



**CITY OF MILL CREEK
DESIGN REVIEW BOARD MEETING MINUTES
October 18, 2018**

Draft

DRB Members:

Dave Gunter, Chair
David Hambelton, Vice Chair (absent)
Tina Hastings
Diane Symms
Beverly Tiedje

Community Development Staff:
Tom Rogers, Development Services Manager
Christi Amrine, Senior Planner
Sherrie Ringstad, Associate Planner

I. CALL TO ORDER:

Chair Gunter called the meeting to order at 5:16 p.m.

II. ROLL CALL:

All members were present as noted above except Vice Chair Hambelton, whose absence is excused.

III. MINUTES:

A. Minutes of August 16, 2018

MOTION: Member Tiedje moved, seconded by Member Symms, to approve the August 16, 2018 minutes as presented. The motion was approved unanimously.

IV. NEW BUSINESS:

The Farm Building Elevations for Buildings D, E and F
Senior Planner Amrine stated that the project before the Board is the informal review for three buildings in the proposed development known as The Farm. She explained that the buildings being reviewed are mixed-use with commercial on the ground floor and four

stories of residential above. Ms. Amrine began with an overview of the Design Review Board (DRB) scope and authority as well as a review of the EGUV area showing a site plan and including a brief review of the development that has occurred to date.

Ms. Amrine introduced the architect Chris Olson and invited him to lead the discussion on the proposed building elevations for Buildings D, E and F.

Building D

Mr. Olson noted that the intent is to have a different look for each of the buildings but to incorporate subtle details that tie the project together. He noted that Building D is the smallest mixed-use building. Ground level commercial is proposed, probably a smaller market, as well as a small retail bay in the back, and behind the building facing the wetland will be a maintenance area. He stated that the building pad is relatively level. They are working on the modulation – right now the end walls appear somewhat flat and blank. Proposed materials include brick veneer, horizontal lap siding, cement board panel, metal siding, low slopped roof with gutters, steel decks with vinyl windows. Mr. Olson noted that this building will front the festival street. Chair Gunter said that he likes the color palette shown on the rendering rather than the elevations, which look a little darker. He added that he likes the building but agreed that they need to work on the modulation. Senior Planner Amrine said that in general for all buildings the roof runoff, awnings and downspouts need to be designed to be tight-lined and routed away from the landscaping and pedestrian areas.

Building E

Mr. Olson stated that Building E is 600 feet long building with 12 feet of grade change and subterranean parking under the building. There are two areas that cut through the building providing pedestrian access. He explained that they are using modulation to create the illusion of smaller towers/columns. The ceiling height on the commercial space is in the 18 to 20-foot range. The grade changes will be separated with planters. Mr. Olson stated that the commercial store fronts will be further developed with more interest and modulation. Chair Gunter stated that similar to Building D, he feels the colors in the perspective rendering is lighter and looks better. Several Board Members said that they like the two building breaks with the proposed cut-through. Member Hastings referenced the south elevation of Building E and said that it appears dark on the base and suggested a brighter color. Chair Gunter stated that the color variation in this building needs to be distinct enough that it helps with modulation. Member Hastings asked to see a section of this building showing the grade changes.

Building F

Mr. Olson described Building F as a C-shaped building with a parking garage in the middle. The live-work units are the north elevation, fronting the top walkway and 132nd Street SE. He stated that an office space/medical office use is proposed on the southern elevation which fronts on the spine road. He said that the ceiling heights in the live-work units will be in the 13-17 foot range and the units will be approximately 900 square feet with commercial windows and doors. Member Symms suggested some type of awnings or

cover over the live-work entries would be nice. Several Board Members said that they like the fact that Building F has a different look, and in particular they liked the vertical element on the south elevation. Chair Gunter noted that they will probably want to consider a design element on the planter walls that will deter skateboarders. Member Hastings expressed a concern that the white on Building F may be hard to keep clean. Mr. Olson explained that it is more of an off-white color, not bright white. Member Symms and Chair Gunter said that they like the lighter color but there may be a happy medium that is light but will not show dirt as well.

Mr. Olson explained that his intent is to refine the elevations based on the Board's comments and bring back conceptual elevations for the commercial storefronts for an informal review at the November meeting. He thanked the Board for their input.

V. **ADJOURNMENT:**

Chair Gunter adjourned the meeting with the consensus of the Board at 6:20 p.m.

Submitted by:

Sherrie Ringstad, Associate Planner