



**CITY OF MILL CREEK
DESIGN REVIEW BOARD MEETING MINUTES
August 15, 2019**

Approved October 24, 2019

DRB Members:

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

Community Development Staff:

Tom Rogers, Planning and Development Services Manager
Christi Schmidt, Senior Planner
Sherrie Ringstad, Associate Planner

I. CALL TO ORDER:

Chair Gunter called the meeting to order at 5:14 p.m.

II. ROLL CALL:

All members were present except as noted above. Member Symms' absence is considered excused.

III. MINUTES:

A. Minutes of July 18, 2019

MOTION: Member Hastings moved, seconded by Vice Chair Hambelton, to approve the July 18, 2019 minutes as presented. The motion was approved unanimously.

IV. NEW BUSINESS:

Apple Tree at Thomas Lake Monument Sign

Associate Planner Sherrie Ringstad stated that the first item before the Board this evening is a freestanding neighborhood identification sign for the Apple Tree at Thomas Lake subdivision. The staff presentation included a vicinity map, a review of design criteria and dimensional requirements, site photos, the proposed sign design, and a review of the

proposed landscaping. Ms. Ringstad noted that the applicant confirmed there is existing irrigation for the area proposed for landscaping.

Staff and the applicant responded to several questions from the Board. Ms. Ringstad concluded the staff presentation by stating that based on the proposed neighborhood identification sign's consistency with the dimensional requirements in the Code and the design criteria staff is recommending approval.

MOTION: Vice Chair Hambelton moved, seconded by Member Tiedje, to approve the freestanding neighborhood identification sign for Apple Tree at Thomas Lake as proposed. The motion was approved unanimously.

Creekside Phase II – Building Elevations

Associate Planner Sherrie Ringstad stated that the next item before the Board this evening is building elevations and proposed landscaping for Creekside Phase II. The staff presentation included a vicinity map, photo of existing conditions, review of the site plan, and description of proposed building materials.

Ms. Ringstad concluded the staff presentation on the building elevations by stating that based on the proposed neighborhood identification sign's consistency with the dimensional requirements in the Code and the design criteria staff is recommending approval. Staff and the applicant responded to several questions from the Board. Chair Gunter suggested that the Board vote on the building elevations before moving on to the landscaping.

MOTION: Vice Chair Hambelton moved, seconded by Member Tiedje, to approve the building elevations for Creekside Phase II as proposed. The motion was approved unanimously.

Creekside Phase II – Landscaping

Ms. Ringstad noted that there are several areas proposed to be landscaped including the frontage on 9th Avenue, the interior parking lot landscaping and the perimeter landscaping that is adjacent to the critical areas. She reviewed the design criteria, and described the proposed landscaping, noting several staff recommended Conditions of Approval.

Ms. Ringstad stated that based on the landscaping plan's consistency with the design criteria, staff is recommending approval as conditioned in the staff report.

Staff responded to several Board questions. Vice Chair Hambelton suggested that there be more than one landscape pot by the front entry. Chair Gunter asked if staff would verify that the Conditions of Approval had been met. Ms. Ringstad stated that the applicant would be required to submit a revised plan to address the Conditions and staff would approve that.

MOTION: Vice Chair Hambelton moved, seconded by Member Tiedje, to approve the landscape plan for Creekside Phase II as conditioned in the staff report. The motion was approved unanimously.

The Farm at Mill Creek

Senior Planner Christi Schmidt noted that the project before the DRB is the formal review of the landscaping and streetscape for The Farm development. She noted that the Board previously held an informal review of the landscape plan in July. She stated that the packet included staff comments that had been provided to the applicant since the informal review and for the most part the applicant has addressed those comments. Ms. Schmidt stated that for the record the design criteria are contained in the staff report. She will break the discussion of the landscaping into four sections – the Roadway Buffer and Entry Landscaping, the Interior Landscaping, the Perimeter Landscaping and the Streetscape Landscaping and furniture.

Senior Planner Schmidt described the roadway buffer and the entryway landscaping, noting that it includes the 35-foot wide buffer and the two entry signs. They have incorporated a nice variety with evergreen and deciduous plants. The pedestrian gateway creates a focal point for the project. She noted they are proposing the concrete textured sidewalks as required by the East Gateway Design Guidelines. Ms. Schmidt stated that there are no recommend conditions for this particular section.

Ms. Schmidt stated that the interior landscaping includes everything outside of the public right-of-way. The developer is trying to salvage some old concrete fence posts that were found on the site to incorporate in the landscaping. Mr. Snow added that they are thinking about using the larger gateway posts to create a gateway into the wetlands and using the smaller posts in a stylized way in plazas throughout the site. Ms. Schmidt stated that staff is considering softening the condition that requires the concrete posts to be used by stating that , “if they can be salvaged they should be used in the landscaping. She noted that, as requested by the DRB, trees have been added in the area between the parking garage and Building F on the north elevation.

Ms. Schmidt explained that the perimeter landscaping includes a rockery wall to address the grade change, which ranges in height from 2 feet to 12 feet. The meandering pathway will tie into the boardwalk that connects to the south and will eventually connect to the wetland preserve park. She stated that staff has a number of recommend Conditions of Approval, including showing the locations of lighting on the plan, increasing the height of the fence to 6.5 feet, providing a detail of proposed directional signage, replacing the River Birch with another species that isn't as susceptible to insects. Mr. Snow submitted a research paper from the University of Washington that indicates the Heritage River Birch is a cultivar that has proven to be resistant to the Bronze Birch Bark Borer. Ms. Schmidt stated that staff would reconsider the request to replace the River Birch with another species.

Vice Chair Hambelton said that he doesn't feel the condition to increase the fence height to 6.5 feet adds a lot of value but would considerably increase costs. It was the consensus of the Board to remove this condition.

Senior Planner Schmidt stated that the streetscape landscaping and furniture is proposed along 39th Avenue SE and 133rd Street SE. The staff recommended conditions for this section include:

- Provide a note that electrical outlet conduits and irrigation are to be provided in the tree wells.
- Decorative tree grates shall have breakaway system to accommodate growth of the tree trunk.
- Benches shall be added on the sidewalk on the west and east sides of 39th Avenue SE south of Building B and A2 just north of the 2x2' charcoal grey concrete adjacent to the landscape planter near the intersection.
- Add a detail of the garbage dumpers.
- Add pedestrian crossing on the west end of Building E on the south to connect to the sidewalk and perimeter trail to be consistent with the approved Civil Plans.
- Label, provide detail/specification and the location of the exterior public water fountain for (humans and canines) between Building A3 and A4.
- Add to plant legend the symbol used for the 48" round fiberglass planter in the planting circle in the sidewalk along 132nd Street SE.
- Replace River Birch with another tree species.

Ms. Schmidt responded to a question regarding the pavement change at the crosswalk and stated that after consideration, the applicant has decided to use striping. Member Hastings said that the plan appears to have two types of intersection paving at 41st Avenue SE, one grid and one asphalt, and suggested that they should be consistent. Ms. Schmidt agreed that the intersection paving should match what was installed at Vintage.

Ms. Schmidt confirmed that the applicant will revise the landscape plan as requested and submit it for review and approval by staff.

Ms. Schmidt described the proposed identification signs and their location. She noted that the individual buildings will have wall signage, so the entry monument signs have been kept simple and clean.

MOTION: Vice Chair Hambelton moved, seconded by Member Hastings, to approve the landscape plan for The Farm as conditioned in the staff report with the following modifications:

- Clarifying the condition regarding salvaging the concrete posts by adding "If salvageable."
- Adding the condition that the intersection at 41st Avenue SE should match what was installed for The Vintage development.
- The Condition to increase the fence height from 6 feet to 6.5 feet will be removed.

- **The Condition to replace the River Birch with another species will be reconsidered and a determination will be made by staff whether it should be removed.**

The motion was approved unanimously.

V. ADJOURNMENT:

Chair Gunter adjourned the meeting with the consensus of the Board at 6:17 p.m.

Submitted by:



Sherrie Ringstad, Associate Planner