



**CITY OF MILL CREEK
DESIGN REVIEW BOARD MEETING MINUTES
February 21, 2019**

Draft

DRB Members:

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

Community Development Staff:
Sherrie Ringstad, Associate Planner
Christi Amrine, Senior Planner

I. CALL TO ORDER:

Chair Gunter called the meeting to order at 5:17 p.m.

II. ROLL CALL:

All members were present as noted above.

III. MINUTES:

A. Minutes of December 20, 2018

MOTION: Member Tiedje moved, seconded by Vice Chair Hambelton, to approve the December 20, 2018 minutes as presented. The motion was approved unanimously.

IV. ELECTION OF OFFICERS:

A. Election of Chair and Vice Chair

MOTION: Member Symms moved, seconded by Member Tiedje, that the current Chair and Vice Chair continue in their respective roles. The motion was approved unanimously.

IV. NEW BUSINESS:

The Farm Informal Review

Senior Planner Christi Amrine introduced the agenda item, noting that this will be the Design Review Board's third informal review for The Farm at Mill Creek project. She noted that the applicant is specifically looking for input on the entry, public plazas, building elevations, retail elevation options and the area between the parking structure and Building F. She introduced the Architect Chris Olsen and Landscape Architect Roby Snow.

Chris Olson, Olson Projects, 3424 South Manito Boulevard, Spokane, WA 99203

Mr. Olson, the project architect, reviewed the entry and frontage landscaping stating that the roadway buffer will be landscaped with a mix of lawn, street trees, shrubs and seasonal color and will feature a meandering sidewalk.

Roby Snow, Landscape Arch., Blueline, 15200 32nd Ave South #210, Tukwila, WA 98188

Mr. Snow, the landscape architect, explained that the landscape and entry design is intended to honor its history with an agrarian/farm character.

The Board discussed the roadway buffer and agreed that they like the use of some lawn areas and concurred that it is important that the areas designated for lawn be a usable shape and size.

Chair Gunter suggested that the location for the tenant's mail box be moved off the spine road to an interior location that won't be as likely to interfere with traffic.

The DRB discussed the spine road and some concern was expressed that it is narrower where it turns the corner adjacent to Buildings A3 and A4. Ms. Amrine explained that the road is a public road and will have the full required width; however, no street parking is proposed which makes the street appear narrower than it actually is.

The Board discussed the southern property boundary and Mr. Olson confirmed that it is likely that the applicant will be installing new fences adjacent to the existing residential uses.

The Board discussed the lack of a sidewalk for the two rows of parking adjacent to the wetland buffer and directly west of Building A3. The applicant explained that this area is very constrained because of the wetland and there wasn't room for a sidewalk.

The Board also discussed the use of a pavement change to delineate the pedestrian way when there is a crossing of the spine road.

Member Hastings asked if the applicant would be using the same benches that have been used elsewhere in the East Gateway area? The applicant confirmed that they would likely

use the same benches along the spine road but may use other bench styles more representative of the agrarian theme in areas that are out of the public right-of-way.

Member Hastings expressed a concern about the use of galvanized planters and the potential for zinc to get into the wetland buffer. Several Board Members concurred. It was suggested that poured concrete might be a better alternative.

Member Symms asked about the roadway improvements on 41st Avenue SE and Mr. Olson confirmed that the final road will be constructed to full width, so it will be about twice as wide as it is now. Ms. Symms suggested adding lawn area to the 41st Avenue entry area.

The Board discussed the transition area between the garage and Building F and Mr. Olson stated that this area is intended for building tenants and not the general public. It will be well lit for safety.

Vice Chair Hambelton expressed a concern about the white walls on the garage. Mr. Olson explained that there is actually quite a bit of variation – it just doesn't show well in the elevation drawings.

Mr. Olson explained that following the Binding Site Plan approval, the applicant will bring the building elevations back for formal review in small groupings or individual buildings. The Board said that it would be helpful to have the landscaping proposed adjacent to the buildings presented at the same time the building is presented.

V. ADJOURNMENT:

Chair Gunter adjourned the meeting with the consensus of the Board at 6:38 p.m.

Submitted by:

Sherrie Ringstad, Associate Planner