



# Design Review Board Agenda

15728 Main Street, Mill Creek, Washington 98012

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**November 16, 2017**

**5:15 p.m.**

**COUNCIL CHAMBERS**

- |  |                  |
|--|------------------|
| <b>I. CALL TO ORDER:</b>   | <b>5:15 p.m.</b> |
| <b>II. ROLL CALL:</b>  | <b>5:15 p.m.</b> |
| <b>III. APPROVAL OF MINUTES:</b>                                 | <b>5:16 p.m.</b> |
| A. Approval of September 21, 2017 Meeting Minutes <sup>(1)</sup> |                  |
| <b>IV. NEW BUSINESS:</b>   | <b>5:17 p.m.</b> |
| A. Gateway Shopping Center – Monument Sign <sup>(2)</sup>        |                  |
| <b>V. ADJOURNMENT:</b>   | <b>6:00 p.m.</b> |

**ATTACHMENTS:**

1. September 21, 2017 Meeting Minutes
2. Staff report

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**CITY OF MILL CREEK  
DESIGN REVIEW BOARD MEETING MINUTES  
September 21, 2017**

Draft

**DRB Members:**

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

Community Development Staff:  
Christi Amrine, Senior Planner

**I. CALL TO ORDER:**

Chair Gunter called the meeting to order at 5:15 p.m.

**II. ROLL CALL:**

All members were present as noted above. Chair Gunter introduced new member Diane Symms.

**III. MINUTES:**

A. Minutes of June 15, 2017

**MOTION: Member Tiedje moved, seconded by Vice Chair Hambelton, to approve the June 15, 2017 minutes as presented. The motion was approved unanimously.**

**IV. NEW BUSINESS:**

Silver Firs Dentistry – Monument Sign

Senior Planner Christi Amrine presented the staff report, which included a review of the DRB's scope of authority, background, photos of existing conditions and a description of the proposed sign. Ms. Amrine concluded her presentation by stating that staff finds the proposal to be consistent with the Mill Creek Municipal Code and is recommending approval.

**MOTION: Vice Chair Hambelton moved, seconded by Member Hastings, to approve the proposed monument sign as conditioned in the staff report with the following additional condition:**

- **The irrigation shall be modified as necessary.**

**The motion was approved unanimously.**

Gateway Shopping Center – Exterior Remodel

Senior Planner Christi Amrine presented the staff report, which included a review of the DRB's scope of authority, background, photos of existing conditions, building elevations, and a description of the proposed plan. Ms. Amrine concluded her presentation by stating that staff finds the proposal to be consistent with the Mill Creek Municipal Code and is recommending approval.

Member Symms asked about the proposed height of the new façade compared to the existing façade.

Emily Gilbert, Cushing Terrell Architects & Engineers, 200 West Mercer Street, Suite 503, Seattle, WA 98119

Ms. Gilbert, the project architect, confirmed that the new height will be approximately the same as the existing height.

Member Symms asked how the sidewalk café is going to be protected from the parking strip. Ms. Gilbert explained that it will be protected by the curb and a change in grade. In addition, it is tucked back away from the main flow of traffic in the drive aisle.

Member Hastings asked about the CMU that is being painted versus the CMU that is being replaced in its entirety. Ms. Gilbert explained that the planet fitness space is mostly existing. It is the Sprouts façade that will primarily have a full replacement of the CMU.

Ms. Gilbert referenced Condition of Approval requiring the applicant to paint all of the buildings. She stated that there has been some concern regarding this condition since the property owner has future plans for additional improvements to the perimeter buildings in the shopping center.

Peter Emsky, Kimco Realty, 4065 Factoria Mall SE #F10, Bellevue, WA 98006

Mr. Emsky stated that they are concerned that painting all five buildings might be a little premature and stated that they would prefer not to include the two outlying buildings. He asked if the DRB would remove that Condition of Approval. Senior Planner Amrine stated that the Code requires that the shopping center have a coordinate appearance, which is why staff is recommending that condition. She explained that if the condition is removed, the City would have no control over future phasing.

Chair Gunter stated that the project as conditioned by staff does not preclude the applicant from coming back and asking for a minor modification in conjunction with future improvements.

**MOTION: Vice Chair Hamblton moved, seconded by Member Hastings, to approve the proposed building elevations as conditioned in the staff report. The motion was approved unanimously.**

**V. ADJOURNMENT:**

**Chair Gunter adjourned the meeting with the consensus of the Board at 5:45 p.m.**

Submitted by:

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Sherrie Ringstad, Planning Specialist

**CITY OF MILL CREEK  
DESIGN REVIEW BOARD  
APPLICATION PL2017-0026**

**PART I - SUMMARY INFORMATION**

**NAME OF PROJECT:** Mill Creek Gateway Shopping Center Freestanding Sign

**APPLICANT:** PK II Gateway Shopping Center LLC  
13314 Bothell-Everett Highway  
Mill Creek, WA 98012

**LOCATION:** The project is located at 13314 Bothell-Everett Highway, Mill Creek, Washington.

**PROPOSAL:** Review of two freestanding signs.

**ZONING:** Community Business - CB

**PART II – DESIGN REVIEW BOARD AUTHORITY**

Freestanding Sign:

Freestanding commercial development identification signs must receive approval from the City of Mill Creek Design Review Board in accordance with MCMC Section 17.26.020.E. Freestanding (monument) signs are reviewed in accordance with the sign standards set forth in MCMC Chapter 17.26 and the design criteria set forth in MCMC Section 17.34.040.G.

**PART III – BACKGROUND AND PROJECT DESCRIPTION**

Background

As part of the modernization of the Mill Creek Gateway Shopping Center, the owner is proposing to remove both the existing monument signs along SR 527 and SR 96 and replace them with new larger signs that display the names of the two new anchor tenants, Sprouts Farmers Market and planet fitness, see **Attachment 1 – Sign Plan Set with Existing and Proposed Signs** and **Attachment 2 – Sign Setbacks**.

**PART IV – PROJECT ANALYSIS**

Below is an analysis and summary of the consistency of the proposal with the City’s Design Guidelines:

### Freestanding Sign Criteria

In accordance with MCMC Section 17.26.020.E.7, a commercial center with retail uses within the community business zone district, on a lot or lots over one acre in size, may install one freestanding identification sign on each arterial street bordering the site. Commercial center freestanding identification signs may be mounted on decorative supporting structures. The decorative supporting structure and the sign together shall not exceed 50 square feet in area and six feet six inches in height for signs that are raised a minimum of 18 inches or have a base that is a minimum of 18 inches above grade. A maximum of up to four individual tenants, per side, may be featured on the sign with a minimum of six square feet of sign area per tenant. Individual tenant signs shall contain only the name of the business, the type of business and/or a company logo.

In addition, other requirements include that the sign must be located no closer than five feet to any street right-of-way or access easement; and at street intersections, driveways, corner or radius lots, or other potential traffic conflict points, the sign is not allowed to be located in an area that would obstruct the required sight distance.

MCMC Section 17.34.040.G requires that freestanding monument signs be designed to be complementary to, and coordinated with, building colors and be in scale and proportion with building design, and further states that the sign should provide only the name and address of the building, building complex and/or building tenants.

### Proposal – Freestanding Signs

The proposed signs are six feet and six inches high with a double sided sign face area of approximately 48.75 square feet. The identical signs will be replacing the existing signs. Each sign will be set back approximately 5 feet from the right-of-way. The proposed signs are mounted on metal framework on an 18 inch high concrete base. The sign area of each sign is divided into two spaces for a larger primary tenant and a smaller secondary tenant. The primary tenant space will read “Sprouts Farmers Market” and the letters will be aluminum channel letters with translucent white acrylic backer panel. The secondary tenant space will read “planet fitness” with the company logo in vinyl graphics in the center of the two words. The lettering for the shopping center identification “Mill Creek Gateway” will be an engraved metal plaque and mounted under the secondary tenant sign. Lettering is proposed to be white with the corporate logo on the left.

The proposed sign is to be internally illuminated with LED lighting. The MCMC requires that freestanding signs that are internally illuminated emphasize the lighting of the sign text, message and/or symbols, while minimizing the lighting of the background of the sign face. The proposed sign is consistent with this requirement as only the lettering is proposed to be translucent.

Base and top case metal framework will be painted to match the rose color brick work on the shopping center. The rose and light grey of the sign supporting structure are complementary to and coordinate with the recently approved building colors, in accordance with MCMC Section 17.34.040.G.3.

### Landscape Bed Surrounding Freestanding Sign

Landscaping is established within the roadway buffer at the base of each sign and consists of grass. No changes to the landscaping are proposed.

## **PART V - FINDINGS, CONCLUSIONS, AND RECOMMENDATION**

Having viewed the property and reviewed the application, City staff finds that the proposed freestanding signs are in compliance with the sign standards set forth in MCMC Chapter 17.26 and the design criteria set forth in MCMC Section 17.34.040.G. Based on these findings and conclusions staff recommends approval subject to the following conditions.

1. The sign design, materials, and colors shall be as portrayed on the materials submitted with the application, except as may be modified by the conditions imposed by the Design Review Board.
2. The sign shall not be installed until a sign permit is issued by the Building Official.

### **ATTACHMENTS:**

**Attachment 1 – Sign Plan Set with Existing and Proposed Signs**

**Attachment 2 – Sign Setbacks**



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Client: Kimco Realty

Date: 03/07/2017

Sales Executive: Ken Dennis

Designer: tap

File: Kimco Realty\  
Mill Creek Gateway\  
Permit\  
gatewaymonument.cdr

Drawing Scale: 1/2" = 1'

Revision Date: 10/17/2017

Bothell-Everett Highway (SR 527)



PHOTO RENDERING OF NEW SIGN WITH TENANT FACES

PHOTO OF EXISTING SIGN



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### MONUMENT SIGN

Fabric and install two (2) D/F Center/Tenant Monument Signs.

Sign cabinet to be welded metal framework and facing with painted acrylic polyurethane satin finish. "Sprouts" to be channel letters with aluminum formed channels, translucent white acrylic faces with green trim cap and return, illuminated with white LED modules.

Sign faces to be routed .125" aluminum with translucent white acrylic backer panel for "FARMERS MARKET" lettering.

Secondary tenant sign to be illuminated sign face with white acrylic faces and vinyl graphics. Center ID to be routed 1/4" thick white acrylic.

Base and top cap to be welded metal framework and facing, painted color to match center.

Install in current monument locations, removal of existing monuments required.



Duranodic Bronze



Color match to center



Color match to center

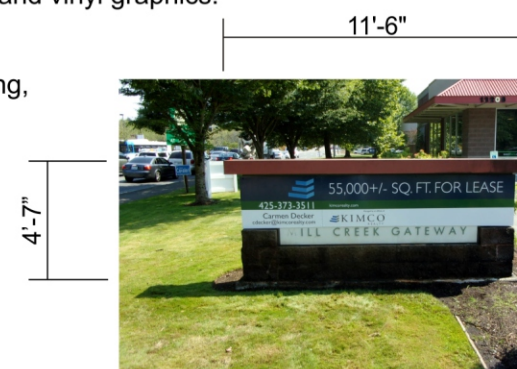


PHOTO OF EXISTING SIGN

PHOTO RENDERING OF NEW SIGN WITH TENANT FACES



132nd Street SE (SR 96)







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signsplusnw.com

Client: Kimco Realty

Date: 09/25/2017

Sales Executive: Ken Dennis

Designer: tap

File: Kimco Realty\  
Mill Creek Gateway\  
2017 Design\  
Permit\  
gatewayitemap.cdr

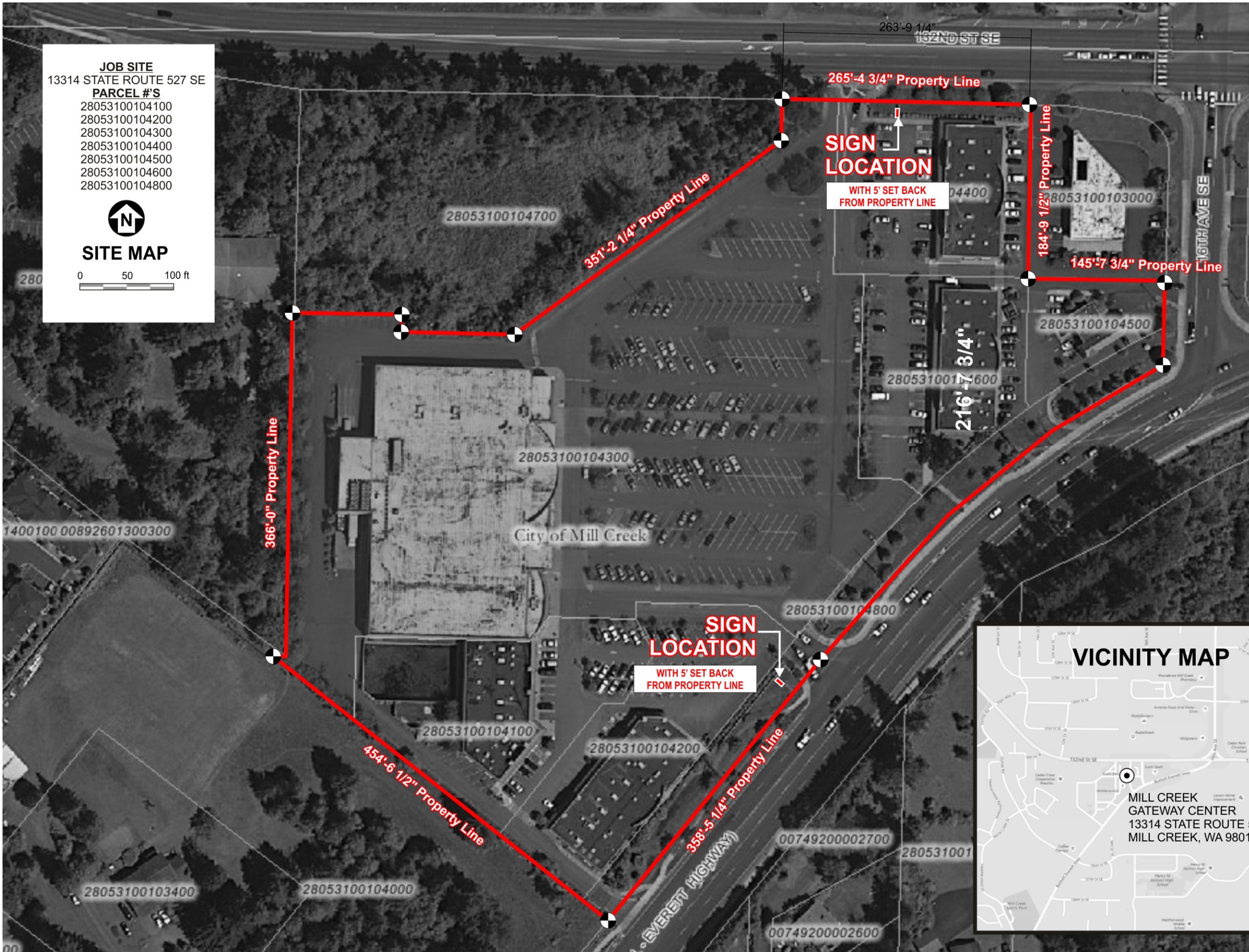
Drawing Scale: as noted

Revision Date: 10/25/2017

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**JOB SITE**  
13314 STATE ROUTE 527 SE  
**PARCEL #'S**  
28053100104100  
28053100104200  
28053100104300  
28053100104400  
28053100104500  
28053100104600  
28053100104800

**SITE MAP**

0 50 100 ft

