



**CITY OF MILL CREEK
DESIGN REVIEW BOARD MEETING MINUTES
November 15, 2018**

Draft

DRB Members:

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

Community Development Staff:

Tom Rogers, Planning and Development Services Manager
Christi Amrine, Senior Planner
Sherrie Ringstad, Associate 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 except Member Tiedje, whose absence is excused.

III. MINUTES:

A. Minutes of October 18, 2018

MOTION: Member Hastings moved, seconded by Member Symms, to approve the revised October 18, 2018 minutes as presented. The motion was approved unanimously.

IV. NEW BUSINESS:

The Farm Binding Site Plan Elevations - Commercial Buildings and Storefront Elevations
Senior Planner Amrine stated that the project before the Board is the second informal review for The Farm Binding Site Plan and noted that last month the DRB looked at

residential conceptual designs. Ms. Amrine distributed a copy of the DRB comments from the October meeting. She turned the meeting over to Chris Olson, the project architect.

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

Mr. Olson stated that they have integrated some of the big picture comments that were easier to address, as well as provided more perspectives on how the site integrates with the sidewalk and the elevation change. In addition, concept elevations for the pad retail are provided. He noted that the pad retail designs are being done by a separate architectural firm so they are similar yet different.

Building D

Mr. Olson noted that the DRB comments regarding the north wall being blank have been addressed by material changes and additional recesses. He stated that they are still working on the rear elevations with regard to the comments on awnings and transparency.

Building E

Mr. Olson stated that, because the DRB was drawn to the bright and lighter colors, they have omitted some of the dark gray and added lighter tones. They also added siding to the back with punches of color in the recessed area, entries and cut-through. Mr. Olson stated that at this point the design is still evolving. Some of the awnings are deeper and thinner. He presented a slide of the perspective drawings that show the planters and steps that cut down into the lower area and noted that some of the storefronts have been recessed.

Building F

Mr. Olson noted that the office use in Building F will not have as many store fronts but they are still using the same planters along sidewalk, with the addition of benches. He noted the grade change is more gradual than on the retail side.

Commercial Building Concepts

Mr. Olson displayed a slide showing commercial pads A3 and A4 which adjoin the plaza. Ms. Amrine noted that the packet and the PowerPoint presentation have an Option 1 and Option 2 for the commercial pads and the applicant has submitted an additional Option, which was distributed this evening and will be called Option 3. Mr. Olson explained that some of the materials used within the residential buildings repeat in the materials for the commercial pads, but they use more wood look elements so there will be a distinct visual difference between the two. Member Symms asked about the peach color shown in Option 3. Roger Sortino confirmed that the color that is showing as peach is really more of a light tan. He noted that the wood look product is aluminum known as Longboard Siding.

The DRB discussed the various options and it was the consensus of the Board that they preferred Option 3 with the exception of the awning supports. They preferred the less obtrusive supports shown in Option 1.

V. **ADJOURNMENT:**

Chair Gunter adjourned the meeting with the consensus of the Board at 6:10 p.m.

Submitted by:

Sherrie Ringstad, Associate Planner