



# Design Review Board Agenda

15728 Main Street, Mill Creek, Washington 98012

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**December 21, 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 November 16, 2017 Meeting Minutes <sup>(1)</sup>   |                  |
| <b>IV. NEW BUSINESS:</b>  | <b>5:17 p.m.</b> |
| A. Informal Review of The Learning Experience Daycare Center – Building Elevations and Landscaping <sup>(2)</sup> |                  |
| <b>V. ADJOURNMENT:</b>  | <b>6:00 p.m.</b> |

**ATTACHMENTS:**

1. November 16, 2017 Meeting Minutes
2. Elevations, Landscape Plan and Project Narrative

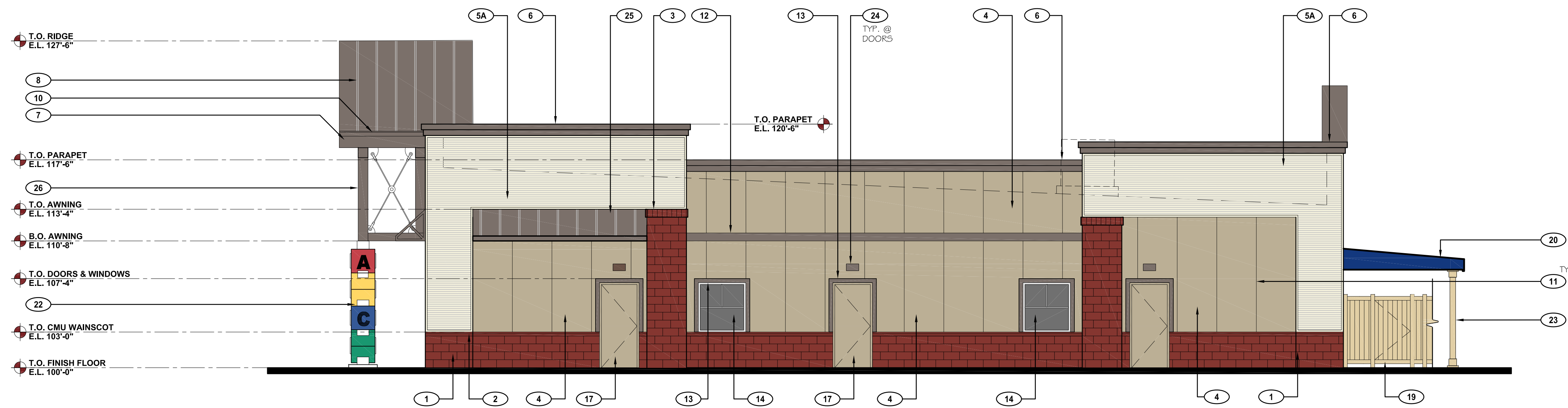
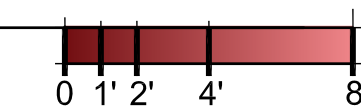
G:\EXECUTIVE\WP\BOARDS\Design Review Board\AGENDAS\2017\March 16 2017 DRB Agenda.docx

*We are trying to make our public meetings accessible to all members of the public. If you need special accommodations, please call City Hall three days prior to this meeting (425) 745-1891.*



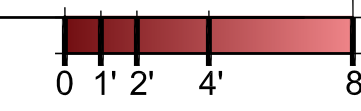
**1 FRONT ELEVATION (EAST)**

SCALE: 3/16"= 1'-0"



**2 RIGHT SIDE ELEVATION (NORTH)**

SCALE: 3/16"= 1'-0"



**ELEVATION KEYNOTES**

NOTE	DESCRIPTION	COLOR FINISH & REMARKS	NOTE	DESCRIPTION	COLOR FINISH & REMARKS	NOTE	DESCRIPTION	COLOR FINISH & REMARKS	NOTE	DESCRIPTION	COLOR FINISH & REMARKS	NOTE	DESCRIPTION	COLOR FINISH & REMARKS
1	CMU VENEER (INTEGRAL COLOR)	COLOR: FUEGO RED STYLE: GROUND FACE DECORATIVE CMU MANUFAC: TBD	7	METAL PANEL FASCIA	COLOR: MBCI - BURNISHED SLATE	13	DOOR & WINDOW ACCENT BANDING	MATERIAL: METAL COLOR: BURNISHED SLATE MANUFAC: MBCI	19	6' HIGH PVC FENCE @ PLAYGROUND	COLOR: TAN	25	PREFABRICATED ALUMINUM FRAME CANOPY W/ STANDING SEAM MTL. ROOF	COLOR: BURNISHED SLATE MTL ROOF MANUFAC: MBCI AWNING MANUFAC: TBD
2	CMU CAP (WINDOW LEDGE)	COLOR: FUEGO RED STYLE: GROUND FACE DECORATIVE CMU MANUFAC: TBD	8	METAL ROOF	COLOR: BURNISHED SLATE STYLE: STANDING SEAM MANUFAC: MBCI	14	FIXED VINYL FRAME WINDOW	MANUFAC: SILVERLINE WINDOWS VINYL CLAD W/ WHITE FRAME. (ANDERSEN WINDOWS AS ALTERNATE)	20	FABRIC AWNING W/ ALUMINUM FRAME	COLOR: BLUE MANUFAC: HUDSON AWNING AND SIGN CO.	26	STEEL OR WOOD ENTRY TRUSS W/ TURNBUCKLE SYSTEM	COLOR: TO MATCH AWIP COLOR - WEATHERED COPPER
3	CMU PILASTER CAP	COLOR: FUEGO RED STYLE: GROUND FACE PATTERN: SOLDIER COURSE MANUFAC: TBD	9	EXTERIOR DRINKING FOUNTAIN		15	METAL FRAMED DOORS	W/ GLASS COLOR: NORTHAMPTON PUTTY (HC-89)	21	T.L.E. SIGNAGE (ILLUMINATED)	SEE DETAIL 5/A-3	27	KNOX BOX #1	KNOX BOX 3200 SERIES W/ RECESSED MOUNT FLANGE HINGE DOOR & TAMPER SWITCH. REFER TO ELEVATION NOTES
4	INSULATED MTL. PANEL	COLOR: SURREY BEIGE PRODUCT: FLAT (FL40) MANUFAC: AWIP FINISH: SMOOTH	10	GUTTER SYSTEM	6" ALUMINUM GUTTER WITH LEAF SCREEN. COLOR: MBCI - BURNISHED SLATE	16	STOREFRONT ALUMINUM FRAME DOORS	MANUFAC: KAWNEER COLOR: BONE WHITE FINISH: KYMAR	22	T.L.E. SIGNAGE (ALPHABET BLOCKS)	SEE DETAIL 6/A-3	28	KNOX BOX #2	KNOX BOX 1650 SERIES W/ RECESSED MOUNT FLANGE HINGE DOOR & TAMPER SWITCH. REFER TO ELEVATION NOTES
5A	INSULATED MTL. PANEL	COLOR: IMPERIAL WHITE PRODUCT: MESA (DM40) MANUFAC: AWIP FINISH: 4" HORIZONTALLY RIBBED (5A) 6" VERTICALLY RIBBED (5B)	11	PANEL JOINTS		17	METAL FRAMED DOORS	COLOR: NORTHAMPTON PUTTY (HC-89)	23	AWNING COLUMN	STL. COL. WRAPPED W/ SQUARE VINYL PVC TUBE NON-TAPERED ECONOMY FLAIN, COLOR TO MATCH PVC FENCE	29	WOOD FALSE BEAMS W/ MTL. CAP	MTL. COLOR: BURNISHED SLATE
6	PREFINISHED COPING CAP & CORNICE	COLOR: BURNISHED SLATE MANUFAC: MBCI	12	MTL. ACCENT BANDING	MATERIAL: METAL COLOR: BURNISHED SLATE MANUFAC: MBCI	18	4' HIGH PVC FENCE @ WALKWAY	COLOR: TAN	24	EXTERIOR LIGHT FIXTURE (SEE ELEC. DWGS.)	COLOR: BRONZE NO. PATRIOT SERIES MANUFAC: LSI INDUSTRIES			

**THE LEARNING EXPERIENCE**

ACADEMY OF EARLY EDUCATION

17512 BOTHELL EVERETT HWY  
MILL CREEK, WASHINGTON

**ISSUE**

NO.	DATE	DESCRIPTION	INT.
11.08.2017		DEMOLITION PERMIT	
11.27.2017		DESIGN REVIEW BOARD	

**REVISION**

NO.	DATE	DESCRIPTION	INT.

**PRELIMINARY**  
NOT FOR  
CONSTRUCTION

Project Number: 2017.23  
Scale: AS NOTED

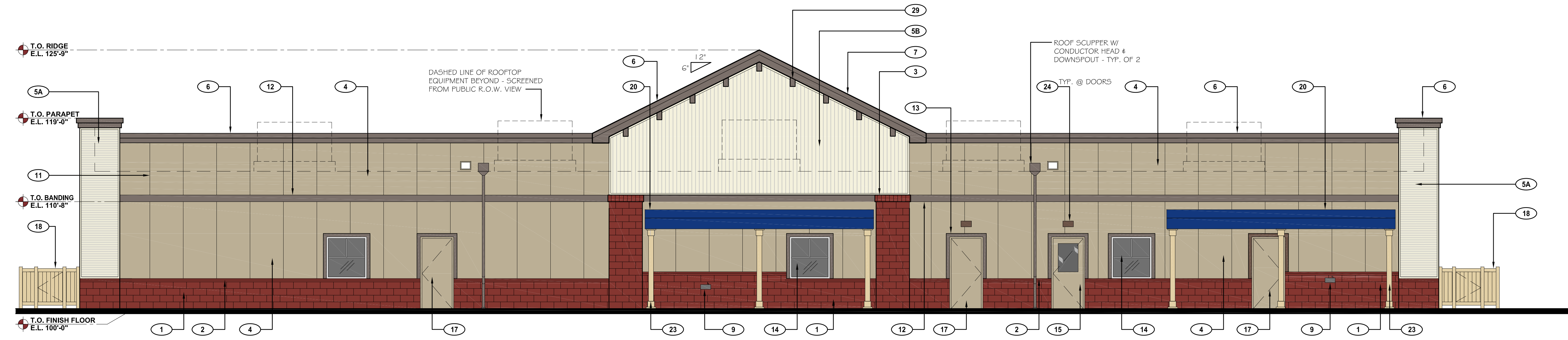
Drawn By: ROGUE  
Approved By: SAB

Drawing Name: **PROPOSED EXTERIOR ELEVATIONS**

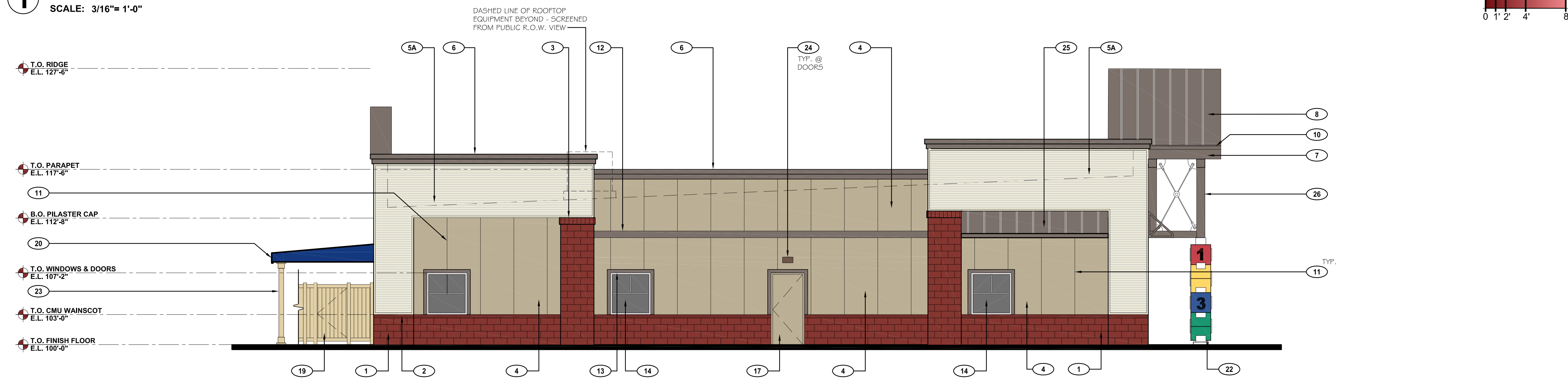
Drawing Number: **A-1**

R:\PROJECTS\2017.23 - SITE WEST - TLE MILL CREEK, WACAD\DESIGN REVIEW BOARD\TLE MILL CREEK, WASHINGTON - A-1- PROPOSED EXTERIOR ELEVATIONS.DWG SLEVESQUE PLOTTED: 11/27/2017

DESIGN REVIEW BOARD - 11.27.2017



**1 REAR ELEVATION (WEST)**  
 SCALE: 3/16"= 1'-0"



**2 LEFT SIDE ELEVATION (SOUTH)**  
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**ELEVATION KEYNOTES**

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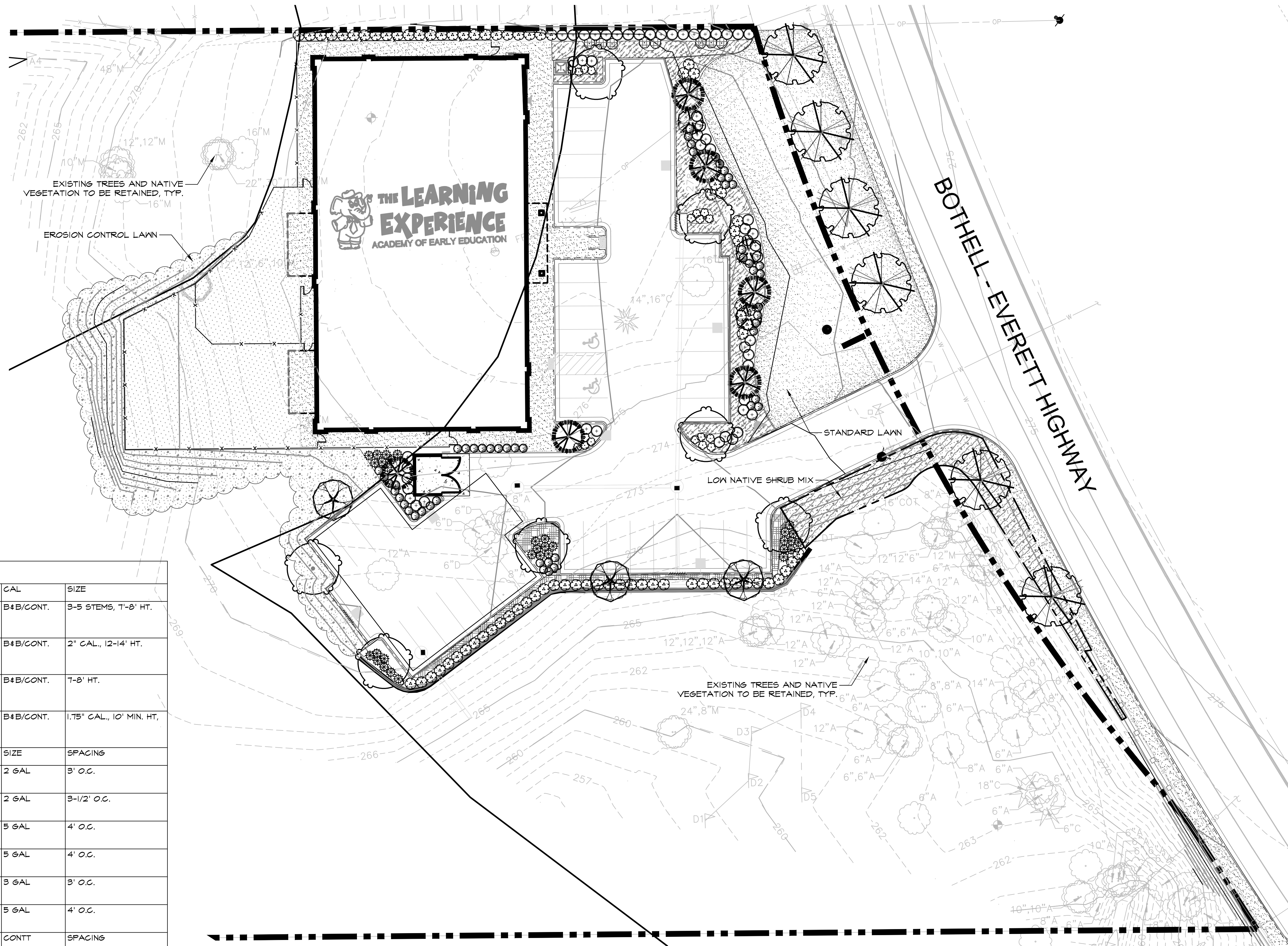
Drawing Name: **PROPOSED EXTERIOR ELEVATIONS**

Drawing Number: **A-2**

R:\PROJECTS\2017.23 - SITE WEST - TLE MILL CREEK, WACAD\DESIGN REVIEW BOARD\TLE MILL CREEK, WASHINGTON - A2 - PROPOSED EXTERIOR ELEVATIONS.DWG - SLEVESQUE PLOTTED: 11/27/2017

DESIGN REVIEW BOARD - 11.27.2017

Oct 11, 2017 4:56:47pm User: jllmcfarland  
 C:\PROJECTS\1864\1864-02\ENGINEERING\1864-02 MILL CREEK EARLY CHILDHOOD FACILITY PHASE 01 - LANDSCAPE IRRIGATION DESIGN\DWG\_1864-02\_X-LS.DWG



**SHEET NOTES**

1. REFER TO DETAILS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2. NO PLANT SUBSTITUTIONS SHALL BE PERMITTED WITHOUT PRIOR APPROVAL OF LANDSCAPE ARCHITECT/OWNER.
3. ALL WORK SHALL BE PERFORMED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT/OWNER.
4. PLANT LIST QUANTITIES ARE SHOWN FOR REFERENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES IN LIST WITH ACTUAL PLAN CALL-OUTS, AND INSTALLING PLANTINGS PER THE LANDSCAPE PLAN. GROUND COVER QUANTITIES SHALL BE ADJUSTED AS REQUIRED FOR FIELD CONDITIONS AT THE SPECIFIED SPACINGS.
5. ALL PLANTS MUST BE APPROVED BY LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
6. ALL NEW LANDSCAPE AREAS SHALL BE WATERED WITH A PERMANENT AUTOMATIC IRRIGATION SYSTEM.

**PLANT SCHEDULE**

TREES	QTY	BOTANICAL NAME	GAL	SIZE
	3	ACER CIRCINATUM VINE MAPLE	B&B/CONT.	3-5 STEMS, 7'-8' HT.
	6	ACER PLATANOIDES 'PARKWAY' NORWAY MAPLE	B&B/CONT.	2" CAL., 12-14' HT.
	6	CHAMAECYPARIS NOOTKATENSIS 'PENDULA' KEEPIING NOOTKA FALSE CYPRESS	B&B/CONT.	7-8' HT.
	3	CORNUS KOUSA 'SATOMI' RED KOUSA DOGWOOD	B&B/CONT.	1.75" CAL., 10' MIN. HT.
SHRUBS	QTY	BOTANICAL NAME	SIZE	SPACING
	51	BERBERIS THUNBERGII 'CRIMSON PYGMY' CRIMSON PYGMY BARBERRY	2 GAL	3' O.C.
	32	MAHONIA AQUIFOLIUM 'COMPACTA' COMPACT OREGON GRAPE	2 GAL	3-1/2' O.C.
	8	PHYSOCARPUS OPULIFOLIUS 'SEWARD' SEWARD NINEBARK	5 GAL	4' O.C.
	77	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC	5 GAL	4' O.C.
	18	SPIRAEA JAPONICA 'LEMON PRINCESS' LEMON PRINCESS SPIREA	3 GAL	3' O.C.
	53	VIBURNUM DAVIDII DAVID VIBURNUM	5 GAL	4' O.C.
SHRUB AREAS	QTY	BOTANICAL NAME	CONT.	SPACING
	140	LOW NATIVE SHRUB MIX LOW NATIVE SHRUBS	1 GAL	3 1/2' O.C.
GROUND COVERS	QTY	BOTANICAL NAME	CONT.	SPACING
	444 SF	ARCTOSTAPHYLOS UVA-URSI 'EMERALD CARPET' KINNIKINNICK	FLAT	
	4,015 SF	EROSION CONTROL SEED MIX EROSION CONTROL LAWN	HYDROSEED	
	269	EUONYMUS FORTUNEI 'COLORATA' PURPLE-LEAF WINTER CREEPER	1 GAL	2-1/2' O.C.
	6,926 SF	LAWN X STANDARD MIX HYDROSEED STANDARD LAWN MIX.	HYDROSEED	

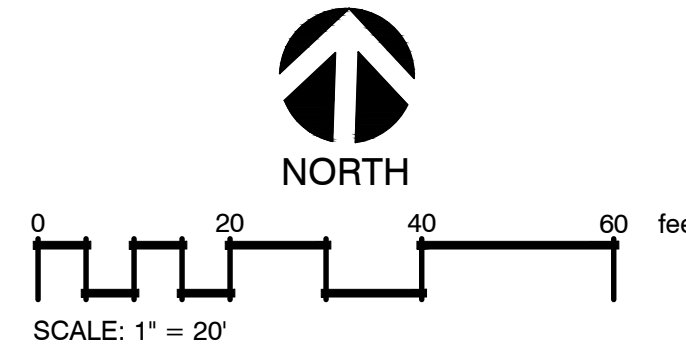
REVISIONS	DATE	BY

**SCJ ALLIANCE**  
 CONSULTING SERVICES  
 8730 TALLON LANE NE SUITE 200, LACEY, WA 98516  
 P: 360-352-1465 F: 360-352-1509  
 SCJALLIANCE.COM

SHEET TITLE: **PRELIMINARY LANDSCAPE PLAN**  
 PROJECT NAME: **EARLY CHILDHOOD FACILITY**  
 MILL CREEK, WA

SEAL:

DESIGNER: J.MCFARLAND  
 DRAWN BY:  
 APPROVED BY: J.GLANDER  
 DATE: OCTOBER 2017  
 JOB NO: 1864-02  
 DRAWING FILE NO: 1864-02-X-LS  
 DRAWING NO: LS-01  
 SHEET NO: 1 OF 1



November 27<sup>th</sup>, 2017

**City of Mill Creek – Planning and Development Department**

15728 Main St.

Mill Creek, Washington 98012

425.551.7254

RE: **The Learning Experience Daycare Center**

APN: 27050700401600

On behalf of **970 Elevation Development**, we are very excited to submit this Project Narrative and Design Review Board request for The Learning Experience Daycare proposed at **17512 Bothell Everett Hwy., Mill Creek, Washington.**

The existing site is Zoned BP: Business Park, with a Daycare Facility as a permitted use. The proposed project and new site shall encompass approximately 219,995 Square Feet (5.05 Acres) located on the west side of Bothell Everett Hwy along the city limits line to the south. Site access shall be directly from Bothell Everett Hwy. The site is surrounded by wetlands to the west and south and Li'l Sprout Nursery & Garden Center to the North.

The development shall include a new 10,000 square foot (76'-0" x 133'-4" footprint), single story building located on the north east part of the site with the proposed main entrance facing to the east. A 5,040 square foot Playground Area is proposed to the west of the building and is to be enclosed within a 6'-0" high solid decorative PVC fence.

The proposed development currently meets all the required building & landscape setbacks. The site shall include 40 onsite parking spaces and internal circulation driveways that meets the city's parking code. Underground infiltration chambers are proposed onsite along east end of the site as part of the drainage system for this specific site to help detain stormwater from the site.

The proposed Early Childhood Facility shall accommodate up to 190 children ranging from ages 6-months to 6-years old with approximately 22 employees. The facility shall operate between the hours of 6:30am to 6:30pm, Monday through Friday. The traffic impact will be minimal to the local streets, with peak hours early in the morning and after work as parents head to and leave from work respectively. The facility is designed to provide a security checkin system, so no drop off area is required as parents must park and log in their children each morning.

Please do not hesitate to contact us if you need any further information. We much appreciate your assistance and we very much look forward to working with the City of Mill Creek as we move forward on the project.

Respectfully submitted,



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Mr. Scott Boduch, AIA  
Principal – Project Manager  
**Rogue Architecture, Inc.**  
**720.599.3311**  
[sboduch@roguearchitecture.com](mailto:sboduch@roguearchitecture.com)



VINE MAPLE



PARKWAY MAPLE



SATOMI DOGWOOD



WEeping ALASKA CEDAR



CRIMSON PYGMY BARBERRY



GRO-LOW FRAGRANT SUMAC



NEON FLASH SPIREA, SIMILAR TO LEMON PRINCESS



SEWARD NINEBARK



COMPACT OREGON GRAPE



DAVID VIBURNUM



KINNIKINNIK



PURPLE LEAF WINTERCREEPER

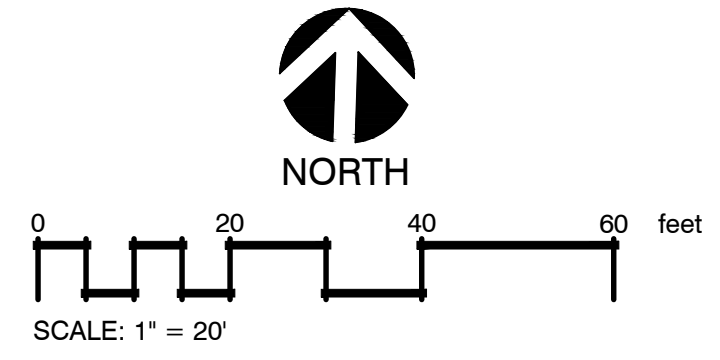
REVISIONS	DATE	BY

**SCJ ALLIANCE**  
CONSULTING SERVICES  
8730 TALLON LANE NE SUITE 200, LACEY, WA 98516  
P: 360-352-1465 F: 360-352-1509  
SCJALLIANCE.COM

SHEET TITLE: PLANT PHOTOS  
PROJECT NAME: EARLY CHILDHOOD FACILITY  
MILL CREEK, WA

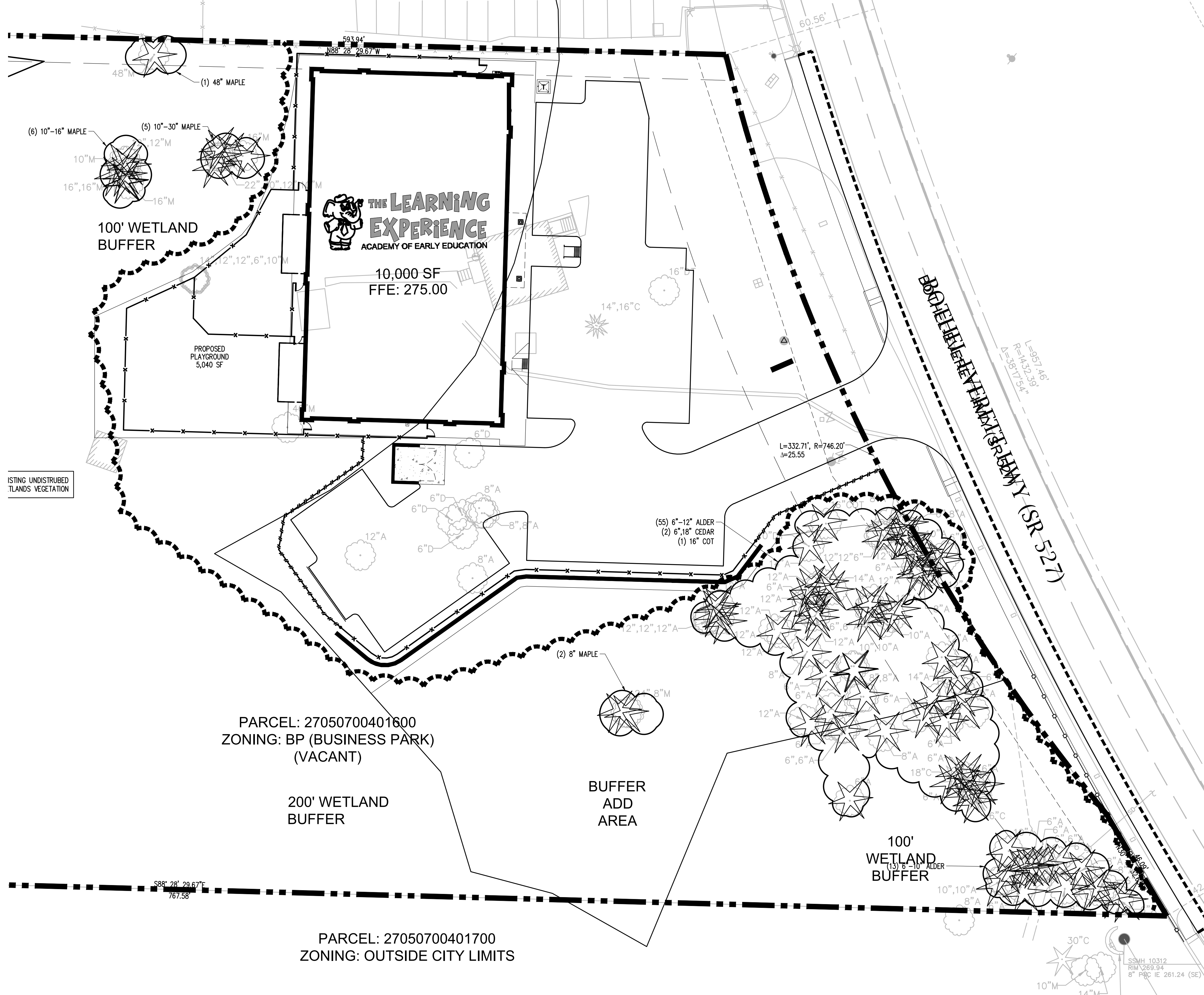


DESIGNER:	J.MCFARLAND
DRAWN BY:	DRAWN BY
APPROVED BY:	J.GLANDER
DATE:	OCTOBER 2017
JOB NO:	1864.02
DRAWING FILE NO:	1864.02 X-LS
DRAWING NO:	LS-02
SHEET NO:	2 OF 2



Nov 21, 2017 11:19:55am - User: jllmcfarland  
C:\PROJECTS\1864\_HOUSETOP\_ENGINEERING\1864.02\_MILL\_CREEK\_EARLY\_CHILDHOOD\_FACILITY\PHASE 01 - LANDSCAPE\_IRRIGATION\_DESIGN\CADD\1864.02\_X-LS.DWG

PARCEL: 27050700401300  
 ZONING: BP (BUSINESS PARK)  
 LIL SPROUTS NURSERY



EXISTING UNDISTURBED WETLANDS VEGETATION

PARCEL: 27050700401600  
 ZONING: BP (BUSINESS PARK)  
 (VACANT)



200' WETLAND BUFFER

BUFFER ADD AREA

100' WETLAND BUFFER

PARCEL: 27050700401700  
 ZONING: OUTSIDE CITY LIMITS

TREE LEGEND

SYMBOL	BOTANICAL/Common Name	SIZE/Comments
 (1) 48" MAPLE  (6) 10"-16" MAPLE  (5) 10"-30" MAPLE  (13) 8"-10" ALDER (2) 6"-18" CEDAR (1) 16" COT	EXISTING TREES	TO REMAIN, LOCATION AS SHOWN ON PLAN, PRESERVE AND PROTECT
	12" D DECIDUOUS	
	12" A ALDER	
	12" COT COTTONWOOD	
	12" M MAPLE	
12" C CEDAR		
	EXISTING VEGETATION	PRESERVE AND PROTECT LOCATION AS SHOWN ON PLAN

LANDSCAPE AND TREE RETENTION DATA

EXISTING TREES TO BE RESERVED (WITHIN PROPERTY) 85 TREES

LOGO  
**RIDGETOP**  
 ENGINEERING & CONSULTING  
 5355 Ronald Reagan Blvd., Ste. 210, Johnstown, CO 80534  
 Tel: (970) 683-6562 | Fax: (970) 683-6562 | W: ridgetopeng.com

PROJECT TITLE  
**MILL CREEK - THE LEARNING EXPERIENCE**

17512 BOTHEL-EVERETT HWY  
 MILL CREEK, WA

PREPARED FOR  
**970 ELEVATION DEVELOPMENT, LLC.**

201 14TH AVENUE  
 STE 200G  
 GLENWOOD SPRINGS, CO 81601

SUBMITTAL  
**BINDING SITE PLAN**

DRAWN BY: APC/BSA  
 CHECKED BY: MRB  
 PROJECT NO.: 17-046-002

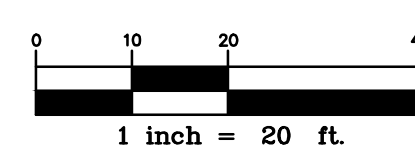

REVISIONS

NO.	DATE	DESCRIPTION

DATE  
 2017/10/03

SHEET TITLE  
**TREE PLAN**

SHEET INFORMATION  
 C-5.0

  
 1 inch = 20 ft.  
  
 Know what's below.  
 Call before you dig.