



Design Review Board Agenda

15728 Main Street, Mill Creek, Washington 98012

January 18, 2018

5:15 p.m.

COUNCIL CHAMBERS

- | | |
|---|------------------|
| I. CALL TO ORDER: | 5:15 p.m. |
| II. ROLL CALL: | 5:15 p.m. |
| III. APPROVAL OF MINUTES: | 5:16 p.m. |
| A. Approval of December 21, 2017 Meeting Minutes ⁽¹⁾ | |
| IV. NEW BUSINESS: | 5:17 p.m. |
| A. Hawthorne Apartments – Monument Signs ⁽²⁾ | |
| B. Murphy’s Corner Starbucks – Building Elevations and Landscaping ⁽³⁾ | |
| V. ADJOURNMENT: | 6:00 p.m. |

ATTACHMENTS:

1. December 21, 2017 Meeting Minutes
2. Staff Report with Attached Sign Plans
3. Staff Report with Attachments

G:\EXECUTIVE\WP\BOARDS\Design Review Board\AGENDAS\2018\January 18.docx

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**CITY OF MILL CREEK
DESIGN REVIEW BOARD MEETING MINUTES
December 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
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.

III. MINUTES:

A. Minutes of November 16, 2017

MOTION: Vice Chair Hambelton moved, seconded by Member Tiedje, to approve the November 16, 2017 minutes as presented. The motion was approved unanimously.

IV. NEW BUSINESS:

The Learning Experience – Building Elevations, Landscaping and Signage
Senior Planner Christi Amrine noted that the review before the Board is an informal review for The Learning Experience, which is a commercial daycare. She briefly described the project, showing the proposed plan as well as existing photos of the site.

Member Hastings noted that the fence is called out as PVC and suggested that the applicant use cedar instead. The applicant, Bill Crowley, said that they are proposing the PVC for safety reasons. Senior Planner Amrine said that past projects including the Kids N Us on 9th Avenue used the Trex and the Kiddie Academy at Thomas Lake used the vinyl.

The Board discussed the relatively smaller size of the windows and the apparent lack of windows. Mr. Crowley explained that the interior layout impacts the number of windows as well as the size.

The Board discussed the color combinations and it was the consensus of the Board that a more northwest feel in the colors would be appropriate. Mr. Crowley showed the elevations for a project they are building in Edgewood. Member Symms stated that she prefers the soft yellow used in the Edgewood color scheme. It was suggested that the color could be changed on the top portion of the building to the soft yellow (above the belly band). This would also add the appearance of additional modulation. Mr. Crowley said the color referred to as soft yellow is actually sandstone beige.

Senior Planner Amrine suggested that the applicant consider a metal awning rather than the vinyl for maintenance reasons.

The Board discussed the proposed monument sign and their consensus was that if the sign is modified to meet the dimensional requirements of the Code, which is a maximum area of 34 square feet and a maximum height of 42 inches, it would be acceptable. Ms. Amrine noted that it also needs to be setback 5 feet from the right-of-way.

Mr. Crowley asked for confirmation on the comments regarding the fence material – is the issue with the color or the material. The Board felt the issue was with both – they would like a wood look, either Trex or a high quality vinyl that looks like wood.

The Board discussed the graphics on the building – the letters and numbers, and felt it was appropriate for the use and stated that it highlights the entry.

The Board discussed the proposed landscaping and had the following comments:

- Member Hambelton asked if the Norway Maple can be planted on the WSDOT property. Ms. Amrine stated that WSDOT has an approved tree list, and staff will double check to make sure that it is on the list.
- Member Hambelton noted that one of the trees is missing from the plant key.
- Member Hambelton noted that no foundation plants are proposed.
- Member Hastings suggested that the applicant consider GSI alternatives for the roadway buffer area, saying that this is a great opportunity to educate the children.

Mr. Crowley summarized the direction that he received from the Board as follows and asked for confirmation from the Board:

- Fencing material - darker and/or wood look.

- Consider a metal awning instead of vinyl.
- Maximum size for the monument sign is 34 square feet with a maximum height of 42 inches.
- Change the color on the top half of the siding to sandstone beige all the way around the building.
- ADA designation for curb cuts and parking lot.
- Correct the plant key on landscape plans to show missing tree.
- Add plantings to front of building in the form of potted plants or trees next to the building.
- Label plant photos correctly.

It was the consensus of the Board that this accurately represents their direction to the applicant.

V. **ADJOURNMENT:**

Chair Gunter adjourned the meeting with the consensus of the Board at 6:09 p.m.

Submitted by:

Sherrie Ringstad, Associate Planner

**CITY OF MILL CREEK
DESIGN REVIEW BOARD
APPLICATION PL2018-0001**

PART I - SUMMARY INFORMATION

NAME OF PROJECT: Murphy's Corner Starbucks

APPLICANT: Rafia Darwish
GPD Group
400 North 34th Street, Suite 216
Seattle, Washington 98103

LOCATION: The project is located at 2130 132nd Street, Mill Creek, Washington.

PROPOSAL: Review of building elevations and landscaping

ZONING: Community Business - CB

PART II – DESIGN REVIEW BOARD AUTHORITY

Building Elevations, Materials, and Colors and Landscaping:

In accordance with Mill Creek Municipal Code (MCMC) Section 17.34.020, the Design Review Board (DRB) shall review building elevations, materials, and colors for commercial and industrial developments, as well as landscape plans for commercial developments. Design guidelines for commercial, business park/industrial buildings are set forth in MCMC Section 17.34.040.B and design guidelines for landscaping are set forth in MCMC Section 17.34.040.H.

PART III – BACKGROUND AND PROJECT DESCRIPTION

In 2006 when the Lowes site was subdivided, a separate Lot 3, was created on the northeast corner of the site and was planned for future development. A Prime Pacific Bank was constructed on this lot in 2007. Subsequently the bank closed and the building has been vacant for approximately a year. Starbucks is proposing to convert the existing building to a full-service location with a drive-thru.

Changes to the building are primarily cosmetic. The roof, canopy, walls and brick will be painted in a darker color palette – Sherwin-Williams Iron Ore. The existing stone façade will remain the current color which is a medium gray (Eldorado Stone “Prescot”). Minor changes to the building elevations include changes to the drive-thru window to match the Starbucks standard and adding a secondary exit door on the western elevation. In addition to providing a secondary access, this door will also provide access to outdoor seating. Please refer to **Attachment 2 – Exterior Elevations, Attachment 3 – Color Elevations** for additional details.

The existing landscaping is in relatively good shape and will be retained. Staff is recommending a Condition of Approval requiring that the existing landscaping be refreshed by weeding and replacing any shrubs that have failed. In addition, a portion of the asphalt adjacent to the drive-thru area is proposed to be removed and the area planted with shrubs. Please refer to **Attachment 5 – Landscape Plan** for additional details.

The dumpster area is proposed to be enlarged to accommodate two dumpsters, which will result in the loss of one parking space. Even with the loss of one space, adequate parking is proposed. A total of 13 spaces are required and 14 spaces are provided. In addition, the adjoining Lowe's parking lot has ample room for any occasional overflow parking. Please refer to **Attachment 4 – Trash Enclosure** for additional details.

The interior space is approximately 3,400 square feet and will contain seating for approximately 55. While the Design Review Board does not review the floor plan, a copy was provided to aid in your understanding of how the interior functions relate to the exterior elevations. Please refer to **Attachment 6 – Conceptual Floor Plan** for additional details.

Please note that the wall signage shown in the attachments is conceptual in nature and will be reviewed by staff at a future date. However, the proposed 48 inch signs are well within the amount allowed by Code and would be approved as proposed. A monument sign will be reviewed by the Design Review Board at a future date.

PART IV – PROJECT ANALYSIS

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

Building Elevation Criteria

Not all of the design guidelines related to the building elevations are applicable, such as the requirements regarding modulation, blank walls and building materials, since the building is existing and was previously approved by the Design Review Board and considered to be consistent with the City's design guidelines. The guidelines regarding building colors, however, are applicable and require that the building colors accent, blend with, or complement surroundings. Bright or brilliant colors should be reserved for trim and accents. The proposed color palette meets these requirements. The applicant will provide color samples at the meeting.

As proposed, staff believes that the building elevations are in compliance with the design guidelines contained in the Code.

Landscaping Criteria

Design guidelines require that project landscaping be hardy, adaptable to local conditions, easily maintained, and drought tolerant. Use of native plants and the retention of existing vegetation are strongly encouraged. The only area where new landscaping is proposed is the area to the north of the drive-thru window where the asphalt will be removed. The applicant is proposing a mix of shrubs, including: Otto Luyken, David's Viburnum, and assorted dwarf rhododendron and a Vancouver Jade

Kinnikinnick groundcover. The proposed shrubs are consistent with a majority of the design guidelines.

The design guidelines also require that landscaped areas be irrigated by mechanical sprinkler systems; thus, staff is proposing a Condition of Approval requiring irrigation for the new landscape area.

As proposed, staff believes that the proposed landscaping is in compliance with the design guidelines contained in the Code.

PART V - FINDINGS, CONCLUSIONS, AND RECOMMENDATION

Having viewed the property and reviewed the application, City staff finds that the proposed building elevations and landscaping are consistent with the design guidelines set forth in MCMC Section 17.34.040 and is recommending approval subject to the following conditions.

1. The building elevations, materials, colors, and design shall be as portrayed in the application.
2. Refresh the existing landscaping by weeding and replacing any shrubs that have failed. If any shrubs need to be removed to replace the air conditioning units, replant shrubs that will adequately screen the new utilities.
3. Provide irrigation for the new landscape area in accordance with MCMC 17.34.040.H.1.d

ATTACHMENTS:

Attachment 1 - Site Plan

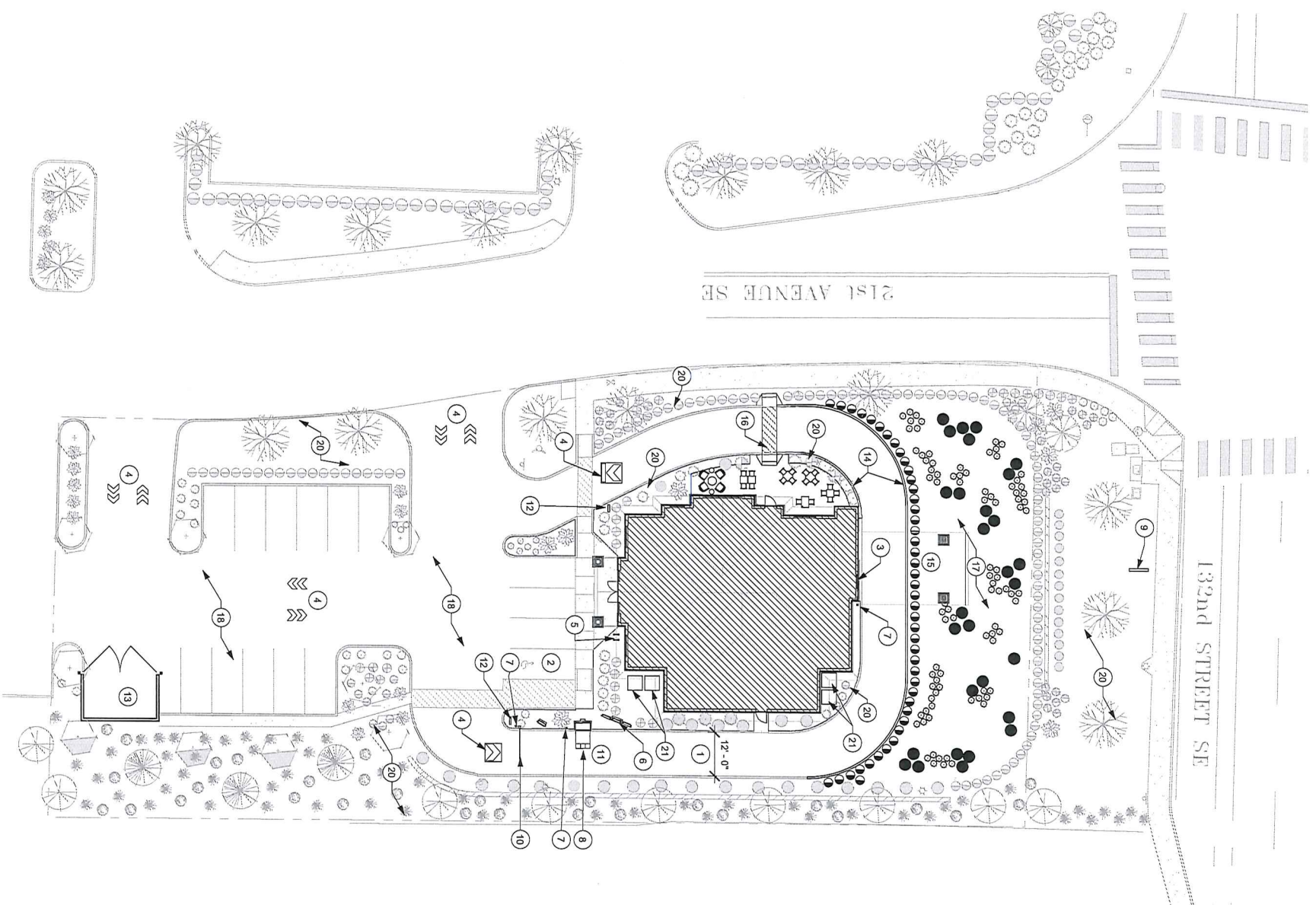
Attachment 2 – Exterior Elevations (Sheets A-2002 and A-2003)

Attachment 3 – Color Elevations

Attachment 4 – Trash Enclosure (Sheet A-1005)

Attachment 5 – Landscape Plan (Sheet L-1001)

Attachment 6 – Conceptual Floor Plan (Sheet I-1105)



1 1ST FLOOR - ARCHITECTURAL SITE PLAN
Scale: 1" = 20'-0"

**ARCHITECTURAL
SITE PLAN NOTES**

- A. REFER TO EXTERIOR ELEVATIONS ON SHEET A-2001 FOR BUILDING SIGNAGE LOCATION AND DESIGN ID. REQUIREMENTS.
- B. LANDSCAPING TO BE PROVIDED PER ZONING CODE AND LEED REQUIREMENTS.
- C. DRIVE-THRU EQUIPMENT INCLUDING VEHICLE SERVICE WINDOW, SIGNAGE, LIGHTING, AND MONITORS COORDINATED BY STARBUCKS CONSTRUCTION MANAGER. REFER TO ELECTRICAL SPECIFICATIONS FOR ELECTRICAL REQUIREMENTS.
- D. LANDLORD TO PROVIDE 6" (150MM) THICK CONCRETE PAVING THE LENGTH OF THE DRIVE-THRU LANE. EXTENT TO INCLUDE DRIVE-THRU WINDOW STANDING PAD.
- E. GENERAL CONTRACTOR TO APPLY CONCRETE SEALER TO ALL EXTERIOR CONCRETE PATIO AND WALKWAY SURFACES.
- F. SEE SHEET A-5001 FOR ARCHITECTURAL SITE DETAILS.

SHEET NOTES

- 1. 12'-0" MIN. DRIVE-THRU LANE, 27' OUTSIDE TURNING RADIUS AND 20' INSIDE TURNING RADIUS
- 2. ACCESSIBLE PARKING SPACES
- 3. NEW DRIVE-THRU WINDOW, SEE DETAILS ON 12A-1002
- 4. APPLY NEW DRIVE-THRU LANE GRAPHIC, BY SR-GC
- 5. NEW HOOP BIKE RACK, BY LL
- 6. INSTALL SPANEL MENU BOARD AND FOOTING.
- 7. NEW NON-ILLUMINATED BOLLARD
- 8. INSTALL NEW DIGITAL ORDER SCREEN WITH CANOPY AND FOOTING, FOOTING BY LL
- 9. INSTALL NEW MONUMENT SIGN AND FOOTING PER SIGN VENDOR'S DESIGN, FOOTING BY LL
- 10. INSTALL NEW CLEARANCE BAR AND FOOTING. FOOTING BY LL, SEE DETAIL 4A-1002
- 11. INSTALL NEW VEHICLE DETECTOR LOOPS, SEE ELECTRICAL FOR MORE INFORMATION
- 12. INSTALL NEW DIRECTIONAL SIGN AND FOOTING. FOOTING BY LL
- 13. NEW TRASH ENCLOSURE BY SR, SEE SHEET A/1005.
- 14. NEW CURB
- 15. METAL CANOPY (E) ABOVE DT WINDOW
- 16. NEW STRIPING
- 17. NEW LANDSCAPING, SEE SHEET L-1001 FOR PLANTINGS
- 18. RE-STRIPE PARKING AREA AS NEEDED
- 19. NEW CURB
- 20. EXISTING LANDSCAPING
- 21. NEW CONDENSING UNITS, SCREENED BY LANDSCAPING



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STARBUCKS TEMPLATE VERSION 12017.11.03

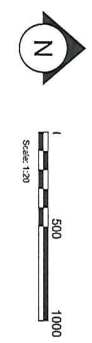
ARCHITECT OF RECORD
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PROJECT NAME:
MURPHY'S CORNER

PROJECT ADDRESS:
2130 132ND ST SE

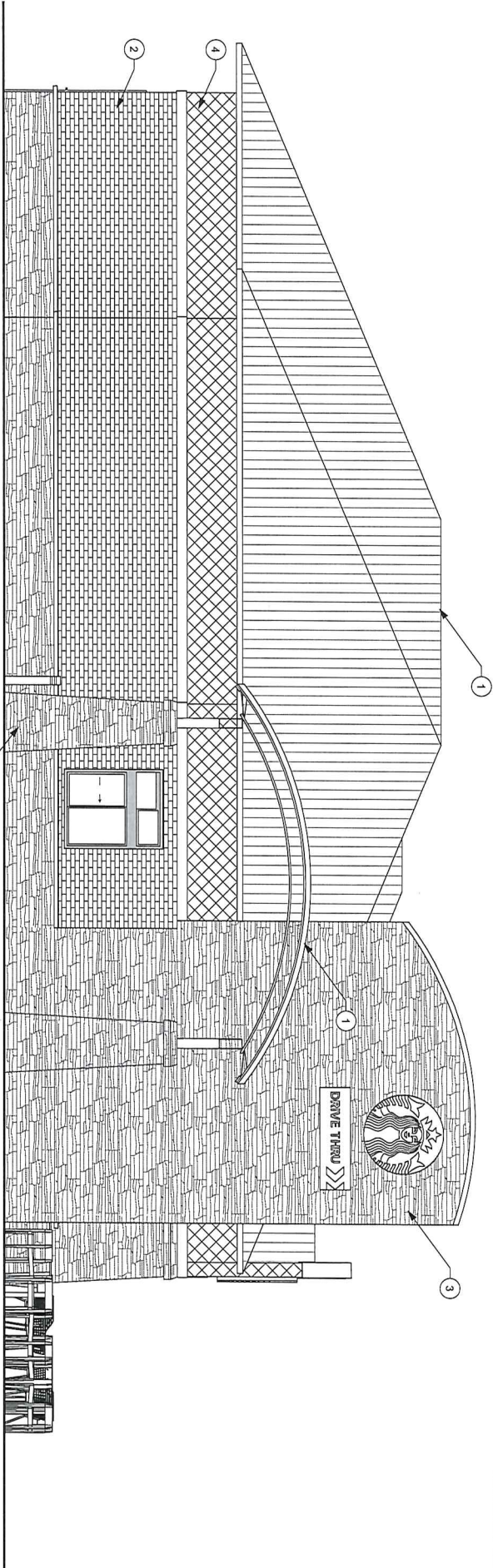
STORE #: 3256
PROJECT #: 02002-042
ISSUE DATE:
DESIGN MANAGER: MICHAEL WATANABE
LEEDD AP:
PRODUCTION DESIGNER: GDP GROUP
CHECKED BY:

Revision Schedule	
Rev	Date

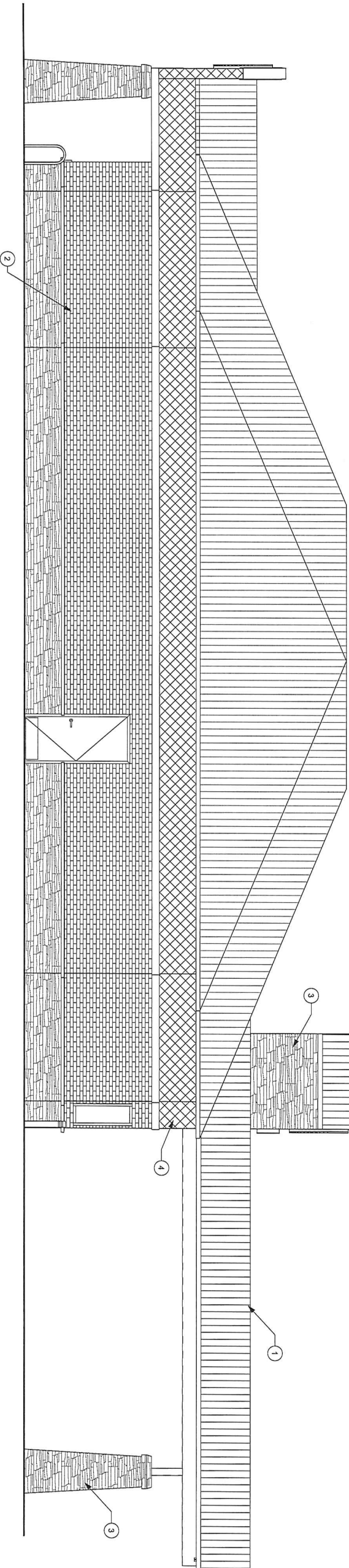


Attachment 1

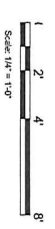
SHEET TITLE:
**ARCHITECTURAL SITE
PLAN**
SCALE: AS SHOWN
SHEET NUMBER:
A-1001



1 NORTH ELEVATION
Scale: 1/4" = 1'-0"



2 EAST ELEVATION
Scale: 1/4" = 1'-0"



SHEET NOTES

1. METAL STANDING SEAM ROOF MEMBRANE (E) TO BE PAINTED SW7069, IRON ORE
2. THIN BRICK (E) TO BE PAINTED SW7069, IRON ORE
3. ELDORADO STONE (E), "PRESCOTT" IN COLOR
4. METAL DIAMOND SHAPED PANEL (E) TO BE PAINTED SW7069, IRON ORE

EXTERIOR ELEVATION NOTES

- A. GENERAL CONTRACTOR TO COORDINATE AND SCHEDULE SIGNAGE INSTALLATION WITH THE SIGNAGE CONTRACTOR PROVIDING A WRITTEN SCHEDULING NOTICE OF 4 WEEKS PRIOR TO SCHEDULED INSTALLATION. STARBUCKS CONSTRUCTION MANAGER TO PROVIDE GENERAL CONTRACTOR WITH SIGNAGE CONTRACTOR CONTACT INFORMATION.
- B. GENERAL CONTRACTOR SHALL COORDINATE WITH ELECTRICAL CONTRACTOR TO FINISH AND INSTALL ELECTRICAL PANELS AND BREAKERS AT PANEL BOARD NECESSARY TO SERVE SIGNAGE.
- C. GENERAL CONTRACTOR TO PROVIDE FIRE TREATED WOOD STUD BLOCKING, OR EQUIVALENT TO SUPPORT SIGNAGE.
- D. SIGNAGE CONTRACTOR SHALL VERIFY SIZE AND LOCATION OF ANY AND ALL ALLOWABLE MONUMENT OR POLE SIGNAGE WITH LANDLORD AND PROVIDE SHOP DRAWING(S) PRIOR TO FABRICATION TO STARBUCKS DESIGNER FOR APPROVAL.
- E. SIGNAGE CONTRACTOR TO INSTALL SIGNAGE IN CONFORMANCE WITH ALL APPLICABLE PERMITS AND REQUIREMENTS AND OBTAIN PERMIT AND LANDLORD APPROVAL.
- F. SIGNAGE CONTRACTOR TO SUPPLY SHOP DRAWINGS TO STARBUCKS CONSTRUCTION MANAGER AND TO THE GENERAL CONTRACTOR AS NEEDED. GENERAL CONTRACTOR SHALL VERIFY THE PROTOTYPICAL STARBUCKS STORE (WHICH IS SUBJECT TO CHANGE AT ANYTIME) AND DO NOT REFLECT ACTUAL SITE CONDITIONS. NEITHER PARTY SHALL HAVE ANY OBLIGATION NOR LIABILITY TO THE OTHER EXCEPT STATED ABOVE UNTIL A WRITTEN AGREEMENT IS FULLY EXECUTED BY BOTH PARTIES.
- G. GENERAL CONTRACTOR TO CLEAN, PATCH AND REPAIR EXISTING EXTERIOR AS REQUIRED.

SIGNAGE TO BE SUBMITTED UNDER SEPARATE PERMIT BY OTHERS - SHOWN FOR REFERENCE ONLY.

DIMENSIONS OF BUILDING SHELL FOR REFERENCE ONLY



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PROJECT NAME:
MURPHY'S CORNER
 PROJECT ADDRESS:
 2130 132ND ST SE

STORE #: 3256
 PROJECT #: 02002-042
 ISSUE DATE: MICHAEL WANTANBE
 DESIGN MANAGER: LEEND AP
 PRODUCTION DESIGNER: GPF GROUP
 CHECKED BY:

Rev	Date	By	Description

SHEET TITLE:
EXTERIOR ELEVATIONS
 SCALE: AS SHOWN
 SHEET NUMBER:
A-2002

SHEET NOTES

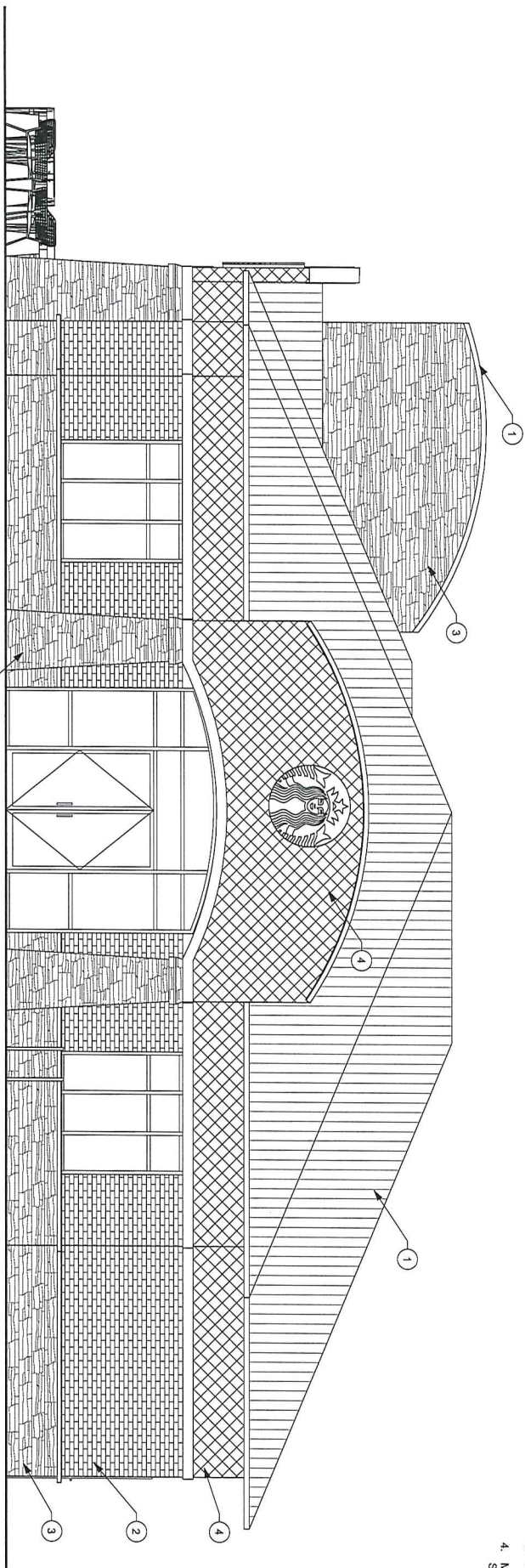
1. METAL STANDING SEAM ROOF MEMBRANE (E) TO BE PAINTED SW7069, IRON ORE
2. THIN BRICK (E) TO BE PAINTED SW7069, IRON ORE
3. ELDRADO STONE (E) "PRESCOOT" IN COLOR
4. METAL DIAMOND SHAPED PANEL (E) TO BE PAINTED SW7069, IRON ORE

EXTERIOR ELEVATION NOTES

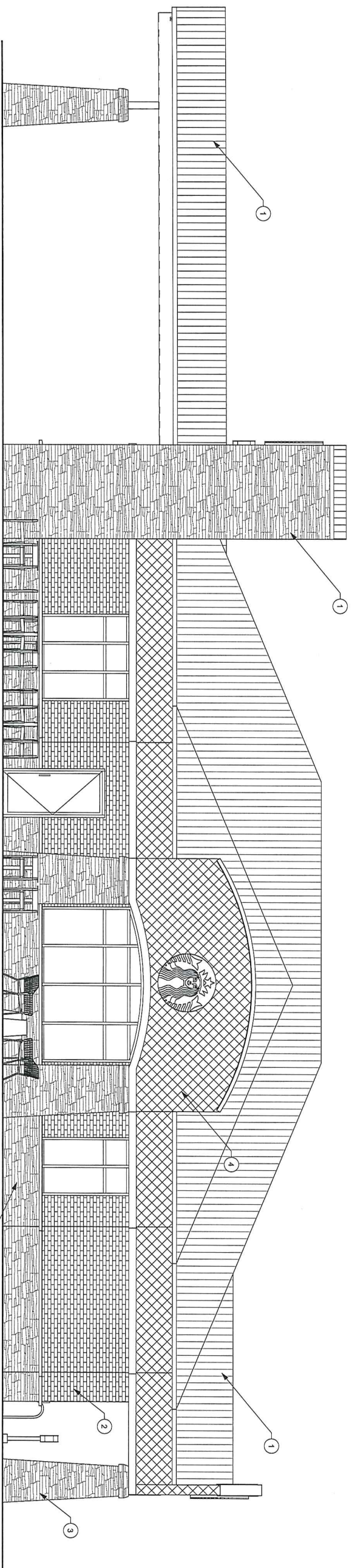
- A. GENERAL CONTRACTOR TO COORDINATE AND SCHEDULE SIGNAGE INSTALLATION WITH THE SIGNAGE CONTRACTOR PROVIDING A MINIMUM SCHEDULING NOTICE OF 4 WEEKS AND 1 WEEK PRIOR TO SCHEDULED DATE OF INSTALLATION. GENERAL CONTRACTOR TO PROVIDE GENERAL CONTRACTOR WITH SIGNAGE CONTRACTOR CONTACT INFORMATION.
- B. GENERAL CONTRACTOR SHALL COORDINATE WITH ELECTRICAL CONTRACTOR TO FURNISH AND INSTALL ELECTRICAL CIRCUITS INCLUDING ALL CONDUIT, WIRE, NECESSARY TO SERVE SIGNAGE.
- C. GENERAL CONTRACTOR TO PROVIDE FIRE TREATED WOOD STUD BLOCKING, OR EQUIVALENT TO SUPPORT SIGNAGE.
- D. SIGNAGE CONTRACTOR SHALL VERIFY SITE AND MATERIALS ON-TO-POLE AND OBTAIN PERMIT OR POLE SIGNAGE WITH LANDLORD AND PROVIDE SHOP DRAWINGS(S) PRIOR TO FABRICATION TO STARBUCKS DESIGNER FOR APPROVAL.
- E. SIGNAGE CONTRACTOR TO INSTALL SIGNAGE IN COMPLIANCE WITH LOCAL JURISDICTIONAL REGULATIONS AND OBTAIN PERMIT AND LANDLORD APPROVAL.
- F. SIGNAGE CONTRACTOR TO SUPPLY SHOP DRAWINGS TO STARBUCKS CONSTRUCTION MANAGER AND TO THE GENERAL CONTRACTOR AS NEEDED. GENERAL CONTRACTOR TO NOTIFY STARBUCKS CONSTRUCTION MANAGER OF ANY SHOP DRAWING REVISIONS IN WRITING IN ACCORDANCE WITH STARBUCKS ARCHITECTURAL DRAWINGS.
- G. GENERAL CONTRACTOR TO CLEAN, PATCH AND REPAIR EXISTING EXTERIOR AS REQUIRED.

SIGNAGE TO BE SUBMITTED UNDER SEPARATE PERMIT BY OTHERS - SHOWN FOR REFERENCE ONLY.

DIMENSIONS OF BUILDING SHELL FOR REFERENCE ONLY



1 SOUTH ELEVATION
Scale: 1/4" = 1'-0"



2 WEST ELEVATION
Scale: 1/4" = 1'-0"



Attachment 2



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MURPHY'S CORNER

PROJECT ADDRESS:
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STORE #: 3256
PROJECT #: 02002-042
ISSUE DATE: MICHAEL WATMANBE
LEAD ARCHITECT: MICHAEL WATMANBE
PRODUCTION DESIGNER: GDP GROUP
CHECKED BY:

Revision Schedule	
Rev#	Description

SHEET TITLE:
EXTERIOR ELEVATIONS

SCALE: AS SHOWN

SHEET NUMBER:
A-2003

FINISH SCHEDULE	
ROOF	SW 7069 IRON ORE
CANOPY	SW 7069 IRON ORE
WALLS - UPPER	SW 7069 IRON ORE
WALL - LOWER BRICK PORTION	SW 7069 IRON ORE

1. (E) ROOF & CANOPY TO REMAIN. PAINT (E) ROOF, CANOPY & TOP OF PARAPET
2. PAINT (E) WALLS
3. (E) BRICK FACADE TO REMAIN. PAINT OVER (E) BRICK
4. (E) STONE FACADE TO REMAIN
5. (N) 48" ILLUMINATED LOGO DISK
6. (E) LANDSCAPE TO REMAIN
7. (N) SECONDARY EXIT DOOR



WEST ELEVATION



SOUTH ELEVATION - MAIN ENTRY

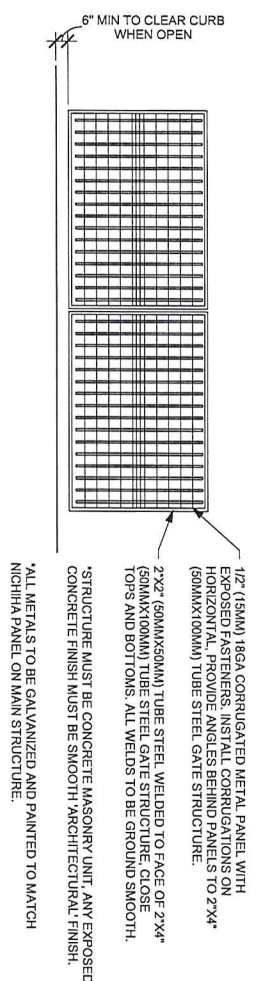
Attachment 3



#3256 - MURPHY'S CORNER - MILL CREEK

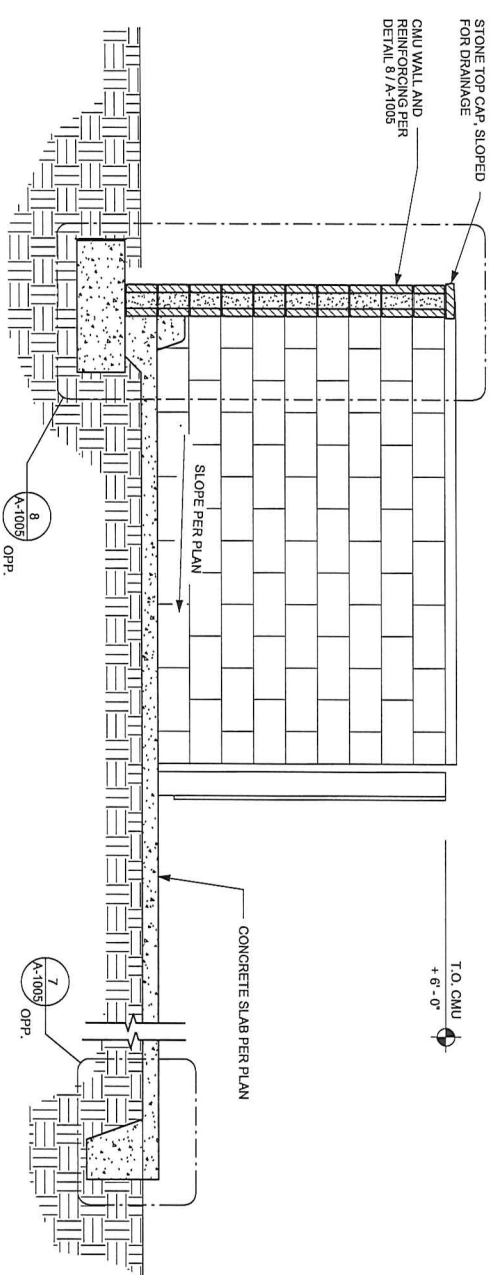
11/21/17

EXTERIOR ELEVATIONS

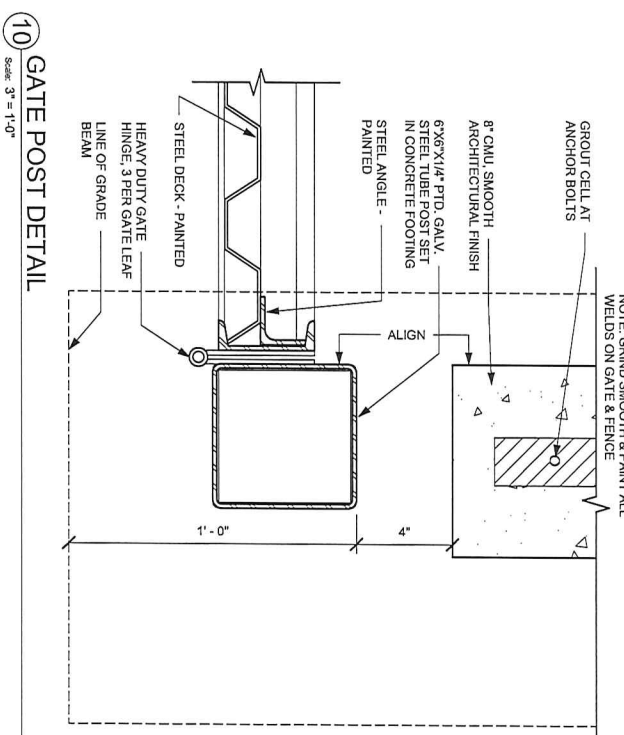


9 INTERIOR TRASH GATE ELEVATION
Scale: 1/4" = 1'-0"

1/2" (15MM) 16GA CORRUGATED METAL PANEL WITH EXPOSED FASTENERS. INSTALL CORRUGATIONS ON HORIZONTAL. PROVIDE ANGLES BEHIND PANELS TO 2"x4" (50MMx100MM) TUBE STEEL GATE STRUCTURE.
2"x2" (50MMx50MM) TUBE STEEL WELDED TO FACE OF 2"x4" (50MMx100MM) TUBE STEEL GATE STRUCTURE. CLOSE TOPS AND BOTTOMS. ALL WELDS TO BE GROUND SMOOTH.
*STRUCTURE MUST BE CONCRETE MASONRY UNIT ANY EXPOSED CONCRETE FINISH MUST BE SMOOTH ARCHITECTURAL FINISH.
*ALL METALS TO BE GALVANIZED AND PAINTED TO MATCH NICHHA PANEL ON MAIN STRUCTURE.

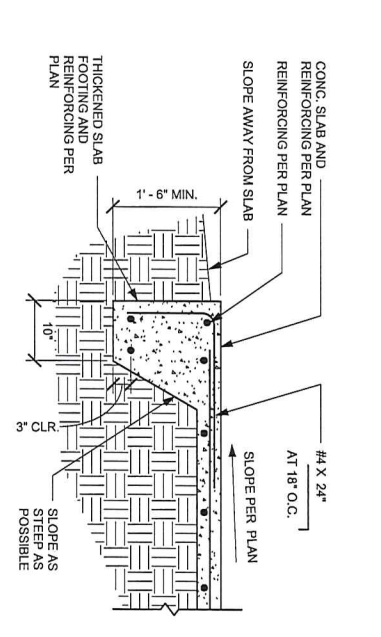


6 TRASH ENCLOSURE SECTION
Scale: 1/2" = 1'-0"

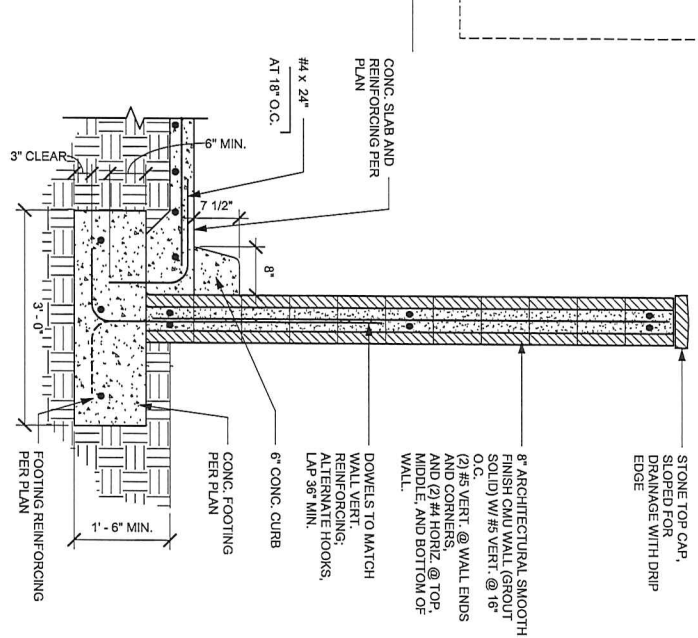


10 GATE POST DETAIL
Scale: 3/4" = 1'-0"

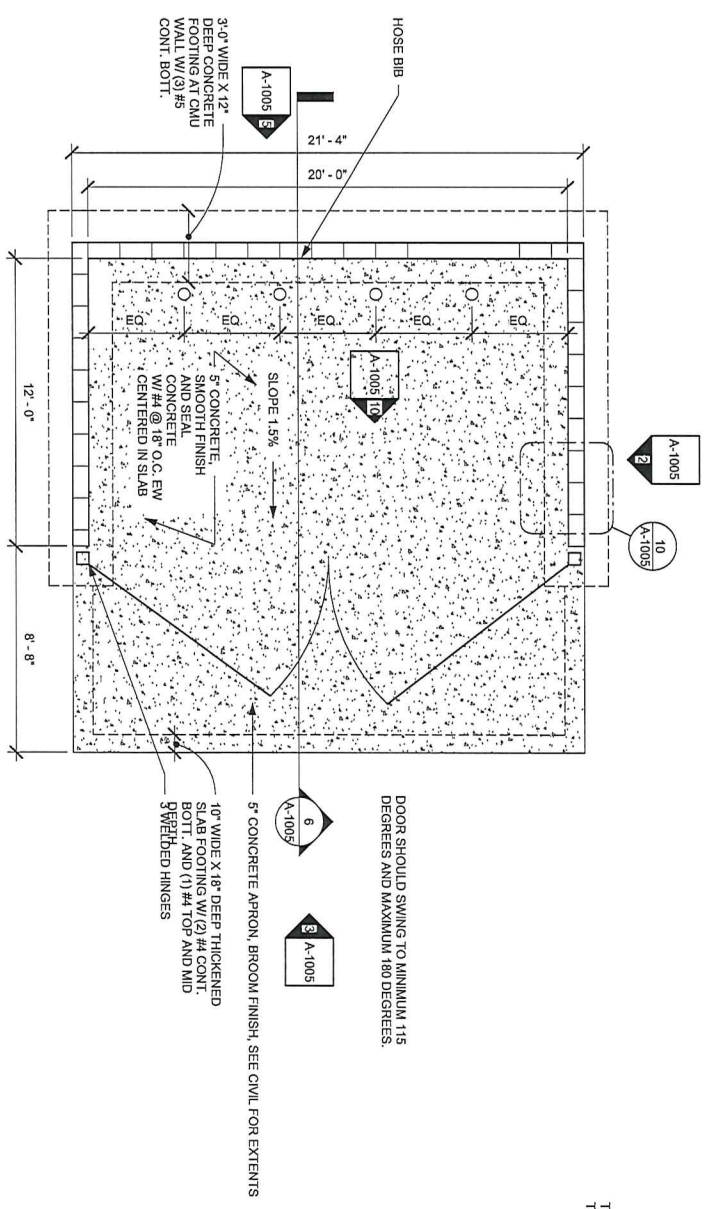
NOTE: GRIND SMOOTH & PAINT ALL WELDS ON GATE & HENCE



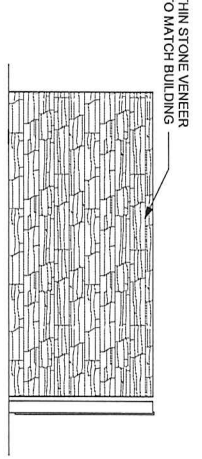
7 THICKENED SLAB FOOTING
Scale: 3/4" = 1'-0"



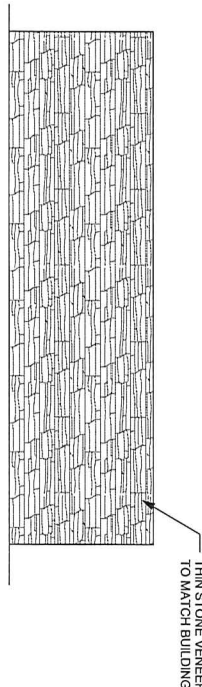
8 CMU WALL FOOTING
Scale: 3/4" = 1'-0"



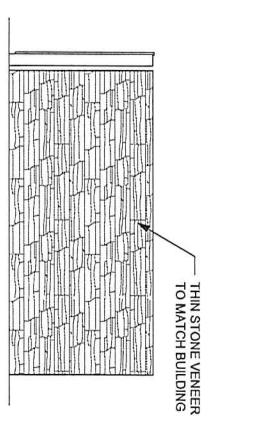
1 TRASH ENCLOSURE PLAN
Scale: 1/4" = 1'-0"



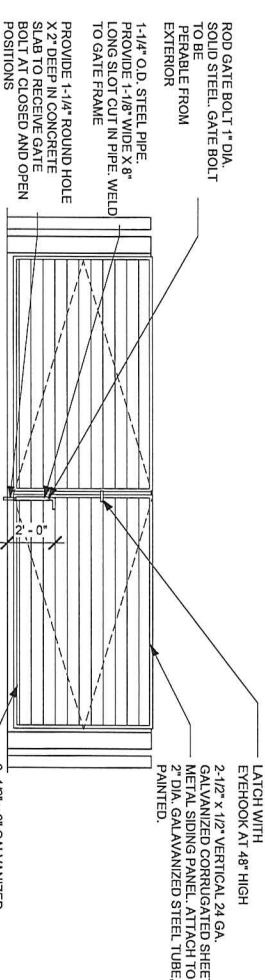
2 TRASH ENCLOSURE - SIDE ELEVATION
Scale: 1/4" = 1'-0"



5 TRASH ENCLOSURE - REAR ELEVATION
Scale: 1/4" = 1'-0"



4 TRASH ENCLOSURE - SIDE ELEVATION
Scale: 1/4" = 1'-0"



3 TRASH ENCLOSURE - FRONT ELEVATION
Scale: 1/4" = 1'-0"



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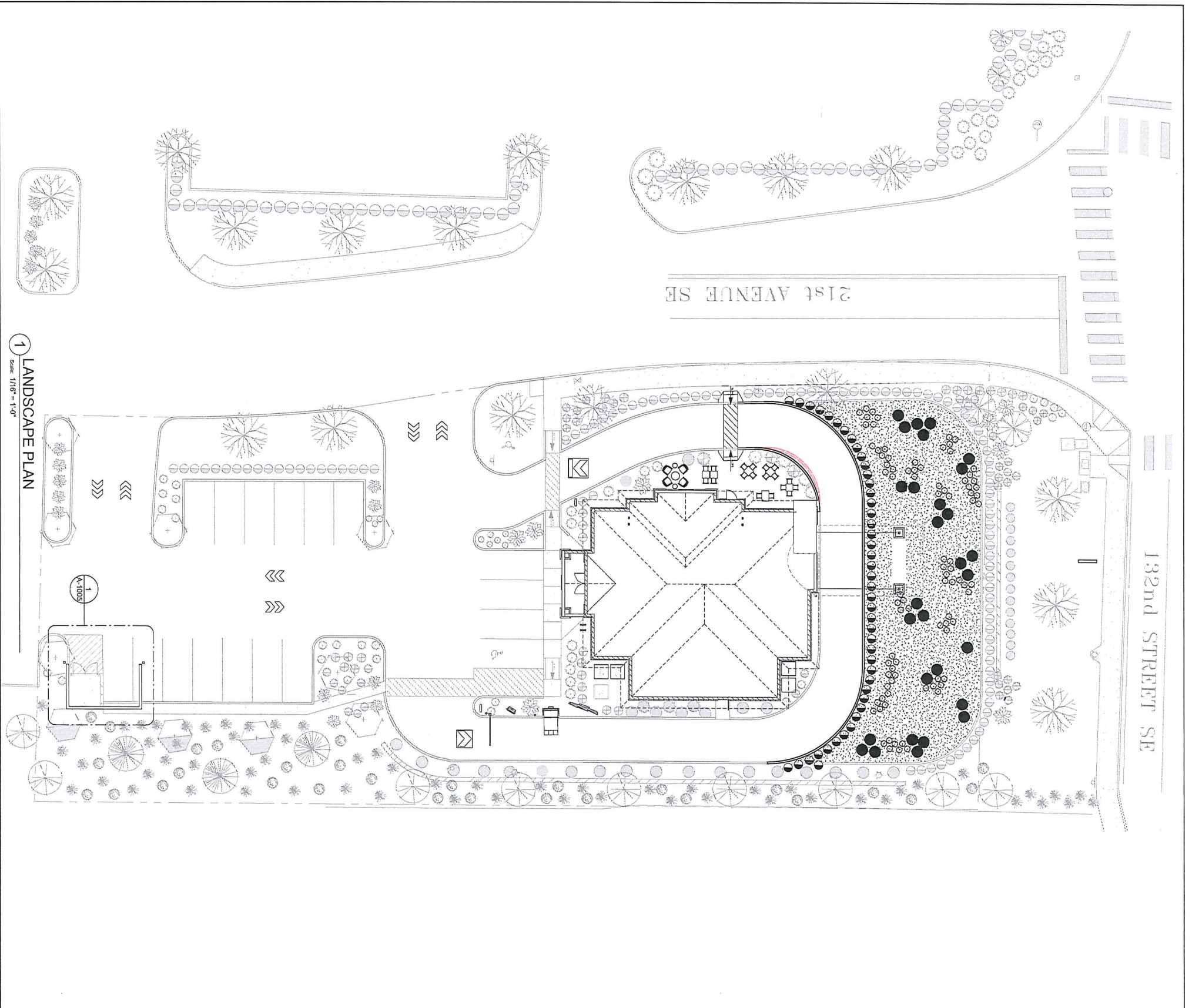
ARCHITECT OF RECORD
THIS DRAWING IS A DESIGN DEVELOPMENT DOCUMENT. SITE SPECIFIC MODIFICATIONS MADE UNDER THE RESPONSIBILITY OF THE ARCHITECT OF RECORD AND ENGINEER SHALL BE REQUIRED PRIOR TO USING THIS DOCUMENT FOR BIDDING, PERMITTING, OR CONSTRUCTION.

PROJECT NAME:
MURPHY'S CORNER
PROJECT ADDRESS:
2130 132ND ST SE

STORE #: 3256
PROJECT #: 02002-042
ISSUE DATE: 02/02/2018
ISSUE BY: MICHAEL WATMAN
LEAD ARCHITECT: MICHAEL WATMAN
PRODUCTION DESIGNER: GDP GROUP
CHECKED BY:

Rev	Date	By	Description

SHEET TITLE:
TRASH ENCLOSURE
SCALE: AS SHOWN
SHEET NUMBER:
A-1005



1 LANDSCAPE PLAN
Scale: 1/16" = 1'-0"

PLANTS

VANCOUVER JADE KINKIKINKIK	
OTTO LUYKEN (PRUNUS SP.)	
DAVID VIBURNUM	
ASSORTED DWARF RHODODENRON	

LANDSCAPE PLAN NOTES

A. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OR THE VARIOUS UTILITY COMPANIES AND NOT FIELD SURVEY. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE UTILITIES CONTRACTOR TO VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY EXCAVATION. IMPROVEMENTS SHOWN ON THE PLANS.

B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING IMPROVEMENTS AND UTILITIES AND SHALL REPAIR ANY DAMAGE AT THEIR EXPENSE.



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PROJECT NAME:
MURPHY'S CORNER

PROJECT ADDRESS:
 2130 132ND ST SE

STORE #: 3256
PROJECT #: 02002-042
ISSUE DATE: MICHAEL WANTAMBE
DESIGNED BY: LEONARD
PRODUCTION DESIGNER: GDP GROUP
CHECKED BY:

Rev	Date	By	Description

REVISION SCHEDULE

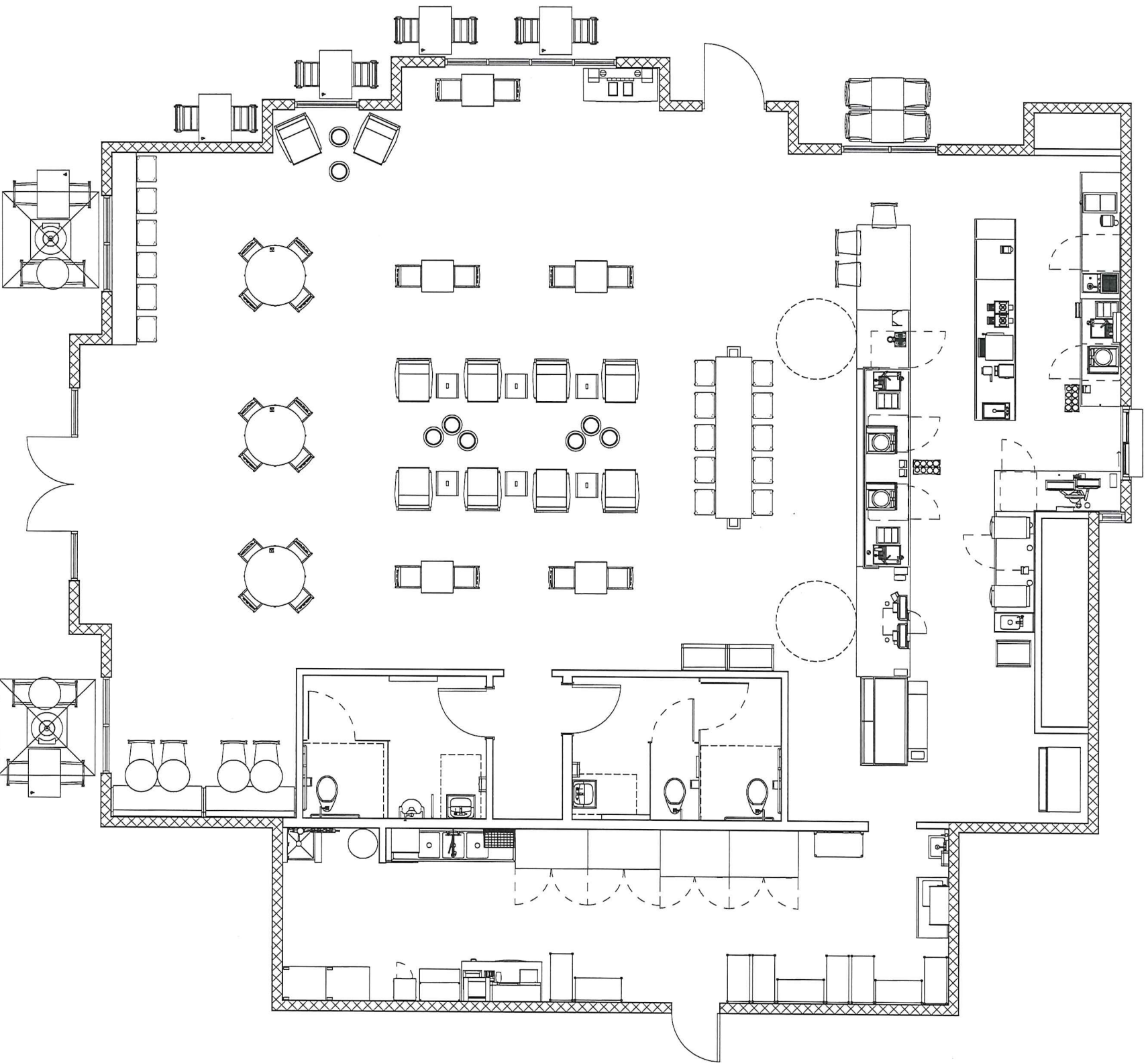
SHEET TITLE:
 LANDSCAPE PLAN

SCALE: AS SHOWN

SHEET NUMBER:
 L-1001

Attachment 5







1 FURNITURE, FIXTURES, AND EQUIPMENT PLAN
1:1005
1/8" = 1'-0"



1" = 8'
2" = 16'
4" = 32'
8" = 64'

Attachment 6
FYI - Conceptual

DESIGN DEVELOPMENT ONLY - NOT INTENDED FOR CONSTRUCTION USE

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Rev	Date	By	Description																			

**CITY OF MILL CREEK
DESIGN REVIEW BOARD
APPLICATION PL2017-0033**

PART I - SUMMARY INFORMATION

NAME OF PROJECT: Hawthorne Apartments Freestanding Signs

APPLICANT: Amanda Grant
Waypoint Sign Company
1505 South 93rd Street #BA
Seattle, Washington 98108

LOCATION: The project is located at 14701 Main Street, Mill Creek, Washington.

PROPOSAL: Review of two freestanding signs.

ZONING: **Mixed Use/High Density Residential (MU/HDR)**

PART II – DESIGN REVIEW BOARD AUTHORITY

Freestanding Sign:

Freestanding residential development identification signs must receive approval from the City of Mill Creek Design Review Board in accordance with MCMC Section 17.26.010. Freestanding 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

The owner of the Hawthorne Apartments is proposing to update their monument signs (one on either side of the main entry on the Bothell-Everett Highway) to reflect a more modern lodge look and feel that complements the remodeled interiors of the buildings. They propose to reuse the existing stone structures, replace the existing fluorescent tube cabinets with new LED cabinets and add a wood trellis to the top of the existing supporting structures. Please refer to **Attachment 1 – Sign Plan and Attachment 2 – Photo of Existing Sign and Mock-up of Proposed Sign.**

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.B, a residential identification sign is permitted for a multifamily development. The sign area allowed is 64 square feet with a supporting structure that does not exceed 128 square feet in area and seven feet in height. The allowed sign area may be apportioned between one or more signs.

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 applicant is proposing to retain the existing stone supporting structure and is proposing to exchange the existing florescent tube cabinet with a new LED cabinet. The new sign cabinet is 22 square feet for each sign for a total of 44 square feet, well below the 64 square feet allowed in the Code. The applicant is also proposing to add a wood trellis to the top of the existing supporting structure to enhance the modern lodge look. The supporting structure is 64 square feet for each sign for a total of 128 square feet, which is the maximum allowed by the Code. The proposed sign height is approximately five feet, which is below the seven feet allowed by the Code.

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 a translucent white vinyl and the background will be painted black.

The stone and wood of the sign supporting structure are complementary to and coordinate with the adjacent apartments, in accordance with MCMC Section 17.34.040.G.3.

The sign will have only the name of the apartments - Hawthorne Apartments, which is consistent with the Code.

As proposed staff believes the new monument signs are consistent with the dimensional requirements contained in MCMC Chapter 17.26 and the design guidelines contained in MCMC Chapter 17.34.

Proposal - Landscaping

The existing signs currently have a landscape bed in front of the sign, which is planted with annuals for seasonal color. 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.

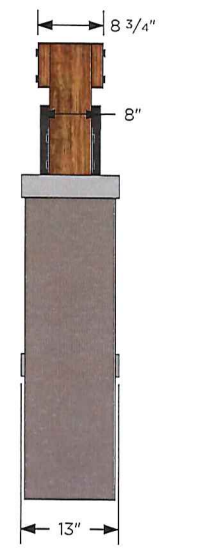
1. The sign design, materials, and colors shall be as portrayed on the materials submitted with the application, except as may be modified by the conditions imposed by the Design Review Board.
2. The sign shall not be installed until a sign permit is issued by the Building Official.

ATTACHMENTS:

Attachment 1 – Sign Plan

Attachment 2 – Photo of Existing Sign and Mock-up of Proposed Sign

Scope of Work: Manufacture and install two (2) single face, LED illuminated cabinet to be mounted onto two existing monument signs remove and dispose of existing cabinet.

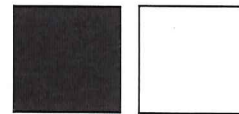


Front (Scale 3/4" = 1'-0")

Side (Scale 3/4" = 1'-0")

Overall Structure: 64 SQFT
Sign Face: 22 SQFT

Colors



PMS Black 7c

White



Existing Mounting Bracket (NTS)

PROJECT
The Hawthorne

JOB#
1402

DATE
01.10.18

REVISION
1.0



WAYPOINT SIGN COMPANY
1505 S. 93rd St.
Suite BA
Seattle, WA 98108
206.452.1332
waypointsignco.com

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PROJECT MANAGER
Amanda Grant

DESIGNER
Dave Bumgardner

CLIENT
UDR

SIGN TYPE: Monument
Fabrication Details

Property: The Hawthorne Apartments
 Address: 14701 Main St, Mill Creek WA 98012



Existing Signs (Approx. Scale 3/4"=1')



Proposed New Sign Design (Approx. Scale 1/2"=1')

Updating existing monument signs to reflect a more modern lodge look and feel that compliments the remodeled interiors of the buildings.

Reuse existing brick structure, replace existing fluorescent tube cabinet with new LED cabinet, add wood trellis to top of existing structure.

PROJECT
The Hawthorne

JOB#
1402

DATE
01.10.18

REVISION
1.0



WAYPOINT SIGN COMPANY
 1505 S. 93rd St.
 Suite BA
 Seattle, WA 98108
 206.452.1332
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PROJECT MANAGER
Amanda Grant

DESIGNER
Dave Bumgardner

CLIENT
UDR

SIGN TYPE: Monument
 Before/After

Attachment 2 – Photo of Existing Sign and Mock-up of Proposed Signs