

**CITY OF MILL CREEK
DESIGN REVIEW BOARD
APPLICATION PL2019-0006**

PART I - SUMMARY INFORMATION

NAME OF PROJECT: The Farm at Mill Creek

APPLICANT: Chris Olson, AIA
olsonprojects
502 West Riverside, Suite 200
Spokane, WA 99201

LOCATION: The project is located in the East Gateway Urban Village on the south side of 132nd Street SE at 41st Avenue SE (**Attachment 1 – Vicinity Map**).

PROPOSAL: Building elevations, colors, and materials for Building D and Parking Garage.

ZONING: East Gateway Urban Village (EGUV)

PART II – STATUTORY REQUIREMENTS

Building Elevations, Materials, and Colors:

In accordance with Mill Creek Municipal Code (MCMC) Section 17.34.020, the Design Review Board (DRB) reviews building elevations, materials, and colors, landscaping and freestanding signs for commercial and multifamily developments. The scope of review addressed in this staff report is limited to building elevations and materials. Other elements will be addressed at a later date. This project is being reviewed in accordance with the standards in MCMC Section 17.34.040 and the East Gateway Urban Village (EGUV) Design Guidelines, and the Hearing Examiner Decision for the Binding Site Plan.

Wall signage will be reviewed administratively pursuant to MCMC Section 17.26.010.

PART III – PROJECT DESCRIPTION

Background

On October 18, 2018, November 15, 2018, and February 21, 2019, the applicant brought the proposal to the Design Review Board for informal reviews of the building elevations and streetscape and landscape plan. A copy of the DRB Minutes summarizing the DRB and staff comments from the informal reviews are attached for your reference (**Attachment 2 – DRB Minutes dated October 18, 2018, November 15, 2018 and February 21, 2019**). Staff utilized these comments in review of this proposal.

Proposal

On June 3, 2019, the applicant received approval from the Hearing Examiner to subdivide approximately 17 acres into five lots for the construction of a mixed-use development. Fourteen (14) buildings are proposed. Six of the buildings are one-story and are for commercial use. Three of the buildings have commercial use on the ground floor with four stories of residential use above. In addition to the primary structures, four single story garage buildings are proposed adjacent to the existing single-family homes along the southern property boundary and one five-story parking garage is proposed to be used for residential parking. There is approximately 100,000 square feet of commercial use (including the commercial space within the 25 live/work units). A total of 354 residential apartment units are within the development. See **Attachment 3 - Site Plan**, to see how the buildings are located and interact with the streetscape.



The development includes associated parking, stormwater facilities, public plazas and open spaces with landscaping and walking paths that connect to the existing trails on adjacent properties. Access to the proposed development will be from 132nd Street SE via 39th Avenue SE, 133rd Street SE, and 41st Avenue SE.

In order to simplify the review process, the applicant is proposing to divide up the proposal into several meetings for the Design Review Board review. The proposed tentative schedule is as follows:

June: Building D and the Parking Garage - Building elevations and materials (conceptual landscape plan and signage for reference only).

July: Full landscape plan, streetscape and monument signage

September: Buildings E and F - Building elevations and materials
October: Buildings A1-A4, B, C

In addition, the applicant has shown the conceptual wall signage plan (which is reviewed by staff) so the DRB can see how the signage will be integrated in with the building designs.

PART IV – PROJECT ANALYSIS

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

Building Criteria:

The Code and the EGUV Design Guidelines require that buildings incorporate modulation to reduce the overall bulk and mass of buildings and to avoid blank walls. In addition, building design is required to incorporate traditional building materials such as masonry, stone, stucco, heavy timbers, brick, and other natural appearing materials. Building colors should accent, blend with, or complement surroundings. Bright or brilliant colors should be reserved for trim and accents. Where possible, building mounted utilities shall be placed within utility rooms or enclosures inside the building. In addition, the City’s building design objectives call for a consistent visual identity to be applied to all sides of buildings visible to the general public and for all building sides to have an equivalent level of quality of materials, detailing, and window placement. A description of each building design is as follows:

Building D Proposal:

Building D is a five-story rectangular structure with a height of approximately 60 feet, constructed in a modern style. The ground floor will be primarily used as commercial and retail spaces (a small grocery and retailer are anticipated) along 39th Avenue SE with four floors of residential apartments above, see **Attachment 5 – Building D Floor Plans, Elevations, and 3 D Views, Sheets A.101 to A.111**. The proposed building fronts 39th Avenue SE and abuts the Native Growth Protection Area (NGPA) to the west, and private parking lots to the north and south. The building has been designed to be a focal point as you look to the west from the east end of the site along the public roadway, 133rd Street SE. A retaining wall is to be located between the NGPA and the plaza to address the grade change (height of the wall varies between 1 and 14 feet). To take advantage of the view of the NGPA, the applicant has proposed an outdoor plaza west of Building D for sitting/eating and a small play structure for children. This area will serve both the residents and the commercial customers in Building D. A conceptual landscape/streetscape plan is shown in **Attachment 4 – Conceptual Landscape Plan, Sheets L1.0, L2.0, and L3.0**. A detailed landscape/streetscape plan will be provided to the DRB for review at a later date.

To provide visual interest the applicant is proposing a variety of materials and natural colors for the body of the building to break up the mass every 36 feet (per EGUV Design Guidelines, page 8. A brick veneer for the building base with steel awnings and commercial aluminum storefront windows in bronze anodized to match the Inca colored brick veneer to provide a warm feeling and experience at the pedestrian level. In addition, awnings are shown in musket brown colored metal over the windows and storefronts on the ground floor, but no dimension is provided. The code requires awning be a minimum of six feet wide. Above the commercial base floor the four floors of residential are proposed

to have siding in horizontal lap, vertical board & batten, cement board panel with white vinyl window frames. The materials and colors selected by the applicant are in hues of tans and browns and are shown on **Attachment 6 – Material Board Building D**. The intent with the color selection is to provide a warm palette to blend with the adjacent neighborhoods and blend into the Native Growth Protection Area to the west. The applicant is proposing a “Juliet” style window treatment outside the residential units located on the west and east sides of the building.

The roofline is flat with recessions and awnings to provide modulation, see **Attachment 5, Sheets A.103-A.111**. The rooftop mechanical units are located in the center and are only visible from the west.

To ensure full compliance with the City’s standards, Staff is proposing the following conditions to ensure that Building D is consistent with the City’s design standards.

- All awnings shall be a minimum of 6 feet in width per MCMC 17.34.040.B.e.
- All utility meters and roof top units on Building D are required to be screened and/or painted the units to match the main building, per MCMC 17.34.040.

Parking Garage Proposal:

The parking garage is located on the eastern portion of the site in the alcove of Building F, which is shaped like the Letter C. Secured ingress and egress to the garage will be from 41st Avenue SE. The proposed parking garage is two floors below ground and is five-stories above ground with a height of approximately 53 feet. The garage has been designed to be visually hidden on three sides by Building F, which is also 53 feet in height but has elevated covers over the stairs wells and elevator shafts to provide roofline modulation of the overall visual mass of the two structures.

The parking garage is constructed in a modern style with building materials consisting of an exposed concrete (grey) structure with vertical standing seam metal roofing panels in the color graphite are proposed to be used on portions of the walls to break up the mass, and pre-finished sheet metal in black are proposed to be used in vertical “strips” on the corners to add interest, see **Attachment 7, Sheet A.114**. Each level of parking will be day-lighted on the upper half to allow visibility and natural lighting into the parking garage and a concrete wall on the bottom (base) to block the light and glare of headlights. Parking lot lighting (LED) will be in a metal pole with a cut-off lens, see **Attachment 9- Parking Lighting**. See **Attachment 7, Sheets A.113-A.120**, and **Attachment 8, Material Board Parking Garage**. In addition, the applicant has designed the garage to have pedestrian breezeways between each level of parking to the corresponding floor on Building F. This provides the residents easy and safe access to their units. A conceptual landscape/streetscape plan is shown in **Attachment 4 – Conceptual Landscape Plan, Sheets L1.0, L2.0, and L3.0** and a detailed landscape/streetscape plan will be provided to the DRB for review in July 2019.

As proposed the design for the Parking Garage is consistent with the City’s design standards.

Outdoor Mechanical Criteria:

The Code and the EGUV Design Guidelines require that outdoor mechanical equipment, including ground level and rooftop mechanical and communication equipment shall be screened from view. The method of screening shall be architecturally integrated with the building with respect to materials, color, shape, and size.

Outdoor Mechanical Building D and Parking Garage Proposal:

As noted under the Building D proposal discussion, the mechanical units will be visible from the public plaza and parking area to the west. All utility meters on the building are required to be screened, enclosed within the structure and/or painted to match the building. Therefore, staff is suggesting as a condition of approval that both the roof top units and building meters be screened and/or painted the units to match the main building. The proposed parking garage roof plan is consistent with the City's design standards and screening requirements as the roof top equipment is screened from view. See **Attachment 5, Sheet A.103 and A.109 (Building D Roof Plans and Elevation)** and **Attachment 7, Parking Garage Roof Plans and Elevations**.

The applicant has yet to submit a plan showing the final locations and sizes of the above ground utility boxes. Staff is recommending that the applicant be required to submit a utility plan showing the location, size and screening of the utilities for City review and approval prior to issuance of the clearing and grading plan.

PART V - FINDINGS, CONCLUSIONS, AND RECOMMENDATION

Having viewed the property and reviewed the application, City staff finds that the proposed building elevations, colors and materials are consistent with the design guidelines set forth in MCMC Section 17.34.040 and the EGUV Design Guidelines. Based on these findings and conclusions, staff recommends approval subject to the following conditions:

1. The design, colors and building materials shall be as portrayed on the application and the plans shall be revised and resubmitted for approval per the conditions below.
 - a. All awnings be a minimum of 6 feet in width per MCMC 17.34.040.B.e.
 - b. All utility meters and roof top units on Building D are required to be screened and/or painted the units to match the main building, per MCMC 17.34.040.
2. Submit a utility plan showing the location, size and any proposed screening of the utilities for City review and approval prior to issuance of the clearing and grading plan. Utilities shall be located and/or screened to minimize their visual impact from public areas.

ATTACHMENTS:

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| Attachment 1 | Vicinity Map |
| Attachment 2 | DRB Minutes dated October 18, 2018, November 15, 2018 and February 21, 2019 |
| Attachment 3 | Site Plan, Sheet A.100 |
| Attachment 4 | Conceptual Landscape Plans Sheets L1.0, L2.0, and L3. 0 |
| Attachment 5 | Building D Floor Plans, Elevations, and 3 D Views, Sheets A.101 to A.111 |
| Attachment 6 | Material Board Building D |
| Attachment 7 | Parking Garage Roof Plan, Elevations, and 3 D Views, Sheets A112 to A120 |
| Attachment 8 | Material Board Parking Garage |
| Attachment 9 | Parking Lighting. |