



Design Review Board Agenda

15728 Main Street, Mill Creek, Washington 98012

June 21, 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 May 17, 2018 Meeting Minutes ⁽¹⁾ | |
| IV. NEW BUSINESS: | 5:17 p.m. |
| A. Canyon Creek Church – Building Elevations, Landscaping ⁽²⁾ | |
| B. Gateway Exterior Remodel Phase II – Building Elevations ⁽³⁾ | |
| V. ADJOURNMENT: | 6:30 p.m. |

ATTACHMENTS:

1. May 17, 2018 Meeting Minutes
2. Staff Report with Attached Plans
3. Staff Report with Attached Plans

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**CITY OF MILL CREEK
DESIGN REVIEW BOARD MEETING MINUTES
May 17, 2018**

Draft

DRB Members:

Dave Gunter, Chair
David Hambelton, Vice Chair
Tina Hastings
Diane Symms
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 April 19, 2018

MOTION: Vice Chair Hambelton moved, seconded by Member Symms, to approve the April 19, 2018 minutes as revised. The motion was approved unanimously.

IV. NEW BUSINESS:

Starbucks – Monument Sign

Senior Planner Amrine stated that the project before the Board is a monument sign for Starbucks. She noted that the building elevations were previously approved by the DRB in February. The staff presentation included a brief background, aerial photo, a review of the proposed sign plan, existing site photos and a review of the sign Design Guidelines. Ms. Amrine concluded her presentation and turned the discussion over to the Chair.

Ms. Amrine noted that the applicant would be revising the sign plan to be a maximum of 16 square feet so it is consistent with the Code and she answered several additional questions for the Board. Vice Chair Hambelton noted that Attachment 1 shows the sign as being parallel with the road, and for both sides of the two-sided sign to be visible, it would need to be perpendicular to the road. Ms. Amrine confirmed that the plan was in error and the intent is to have the sign perpendicular to the road.

MOTION: Vice Chair Hambelton moved, seconded by Member Tiedje, to approve the monument sign for Starbucks as proposed and as conditioned in the staff report and as modified by the DRB as follows:

- **Correct the proposed sign dimensions so they do not exceed the 16 square feet allowed by Code.**
- **Correct Attachment 1 to show the sign perpendicular to the road.**

The motion was approved unanimously.

V. ADJOURNMENT:

Senior Planner Amrine noted that the formal review for Canyon Creek church will be coming to the DRB at their June 21, 2018 meeting. She stated that based on the Board's request to discuss potential amendments/clarifications to the Code, the Manager of Planning and Development Services Tom Rogers has agreed to put the topic on a future agenda for discussion. The Board agreed that it would be best if it was at a meeting where all members could be in attendance and following a brief review of schedules, determined that the best meeting date would be the September 2018 meeting. A tour of previously approved and constructed projects was discussed and the DRB requested a list of five projects to tour individually since their schedules conflicted for a joint tour with staff.

Chair Gunter adjourned the meeting with the consensus of the Board at 5:37 p.m.

Submitted by:

Sherrie Ringstad, Associate Planner

**CITY OF MILL CREEK
DESIGN REVIEW BOARD
APPLICATION PL2018-0005**

PART I - SUMMARY INFORMATION

NAME OF PROJECT: Canyon Creek Church

APPLICANT: Dennis Chivers
DLC Architects
710 North 193rd Street
Shoreline, WA 98133

LOCATION: The project is located at 14616 35th Avenue SE, Mill Creek, Washington.

PROPOSAL: Review of building elevations, landscaping and monument sign

ZONING: Low Density Residential - LDR

PART II – DESIGN REVIEW BOARD AUTHORITY

Building Elevations, Materials, and Colors:

In accordance with Mill Creek Municipal Code (MCMC) Section 17.34.020, the Design Review Board (DRB) shall review building elevations, landscape plans and monument signs for commercial developments (religious facilities). Design guidelines are set forth in MCMC Section 17.34.040.B. Commercial and Business Park/Industrial Building Design, MCMC Section 17.34.040.G. Freestanding Sign Design, and MCMC Section 17.34.040.H. Landscaping Design.

PART III – BACKGROUND AND PROJECT DESCRIPTION

On June 28, 2017, Canyon Creek Church submitted a Binding Site Plan and Conditional Use permit plan to demolish the existing 13,432 square foot church building and the construct a new facility on the western portion of the site. The property is approximately 3.8 acres. The proposed development includes a 24,000 square foot building and parking for 200 vehicles. Associated infrastructure includes parking, surface water facilities, and landscaping. No impact to the off-site wetland or on-site buffer is proposed. Access to the site will be from the existing driveway along 35th Avenue SE.

On April 19, 2018, the applicant submitted an application to the DRB for informal review and received the following recommendations regarding the building elevations:

- The Board discussed the north elevation, which appears to have a blank section in the middle and discussed methods of visually breaking up this space, including 1) using a

darker color on the top section of the wall, 2) enlarging the size of the proposed trellises to have more of a presence, and 3) installing a cross on the wall in between the trellises.

- The Board also discussed adding a trellis to the west elevation to break up the expanse of bevel siding.
- The Board discussed screening the rooftop mechanical equipment by painting it the color of the roof and raising the height of the panel siding to screen more of the equipment.

On April 22, 2018, Canyon Creek Church held an open house to present the proposed church design to the community and surrounding residents. At this meeting the adjacent residents expressed the following concerns:

- The orientation of the building and the visibility to the adjacent homes
- The need for additional screening of the building
- Noise from church activities
- Potential light and glare from parking lot lighting onto the adjacent residential homes

As a result of hearing these concerns at this meeting the applicant revised the Binding Site Plan and flipped the building layout and shifted the location of the building approximately 58 feet to the east and 37 feet to the south to address the concerns of the neighbors. The new site plan layout results in increasing the landscape buffer along the northern property boundary from 6 feet to 19 feet.

On April 25, 2018, the Hearing Examiner held a public hearing on the Binding Site Plan and Conditional Use Permit and the Hearing Examiner issued the Decision for approval on May 25, 2018, with conditions to address the adjacent neighbors' concerns regarding lighting, noise and screening. Specific conditions that need to be addressed by the applicant in the DRB application are:

Condition No. 7: The developer shall install wheel stops or another suitable mechanism to protect the landscaping and adjacent to walkways.

Condition No. 9: Perimeter landscaping along the north and west property lines shall provide for complete sight obscuring landscaping for at least a height of six feet. In lieu of installing more landscaping than required by the City's landscaping standards, the Applicant may install a sight obscuring fence.

See **Attachment 1- Site Plan, Attachment 2 – Floor Plan** and **Attachment 3 – Color Elevations** to see the site layout, floor plan and building exteriors.

Please note that the wall signage shown on Attachment 3 is conceptual in nature and will be reviewed administratively by staff at a future date during the building permit process.

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

The Code requires that buildings incorporate modulation to reduce the overall bulk and mass of buildings and to avoid blank walls. In addition, building design shall 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. 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.

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

Proposal – Building Elevations, Materials and Colors

The proposed building exterior materials and colors include an exposed concrete base in matte finish grey on portions of the lower façade and columns, panel siding with battens in Maritime White, horizontal bevel siding in Grey, split face concrete masonry units (CMU) in Charcoal, cedar shingles in light natural stain, brick in Inca Blend, with wood fascia, gutters, downspouts, cross, and trim in Black, metal storefront doors and window frames in Black, and asphalt composite roofing in Black Walnut. The main entry is accented with covered double doors surrounded by cedar shingles, and a cross to the south of the entry. A delineated walkway from the meandering sidewalk in the roadway buffer thru the parking lot to the church entry is defined with striping and checkered concrete for a safe walking route. The applicant stated that installation of the playground and fencing by the northwest corner of the building will be at a future date when funding is secured.

At the entry to the patio and foyer, the applicant is proposing to place outdoor tables and chairs as depicted on **Attachment 1 – Site Plan**, consistent with the open spaces and pedestrian walkway requirements of the Code.

The applicant has addressed the DRB concerns (listed in the Background section of this report) on the northern façade by flipping the layout of the building and screening the rooftop equipment. In addition, the applicant did provide a break-up in the western façade on the 49 foot wall by adding a trellis, and on the southern façade the applicant is proposing to break-up the 79 foot wall with two trellises. The applicant is proposing to plant these three trellises with Climbing Star Jasmine.

The rooftop mechanical equipment will be screened from view from the public right-of-way by the building parapet.

As proposed, staff believes that the building elevations are in compliance with the design guidelines contained in the Code and is recommending approval with the Condition of Approval that the applicant add Climbing Star Jasmine to the Landscape Plan planting legend.

Trash Enclosure

The trash enclosure is proposed to be located in the southwest corner of the site to reduce noise to the adjacent residents. It will be constructed of split-face CMU in Charcoal to coordinate with the building. The gate is proposed to be black vinyl chain link, with black slats to be site obscuring.

As proposed, staff believes that the trash enclosure is in compliance with the design guidelines contained in the Code and is recommending approval.

Freestanding Sign Criteria

In accordance with MCMC Section 17.26.020.E, a religious facility located in any zone on a lot equal to or larger than one acre in size, if the use is the sole or primary use on such lot, may install one freestanding identification sign on each street bordering the site. The total sign area for each sign shall not exceed 40 square feet with a maximum height of 54 inches. 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 – Monument Sign

The existing monument sign, which was previously approved by the DRB, is proposed to be relocated to the south of the access drive in the roadway buffer to be closer to 35th Avenue SE to improve visibility. The sign location will meet the five foot setback from the property line requirement contained in the Code. See **Attachment 1 – Site Plan** and **Attachment 4 – Landscape Plan** for the new sign location.

As proposed, the freestanding sign is in compliance with the design guidelines contained in the Code and is recommending approval with the Condition of Approval that sign location is depicted on the landscape plan and a building permit is approved prior to relocating the monument sign.

Landscaping Criteria

City code requires that project landscaping provide unity of design through repetition of plants and coordination with adjacent developments. The Code requires landscape materials to be a hardy species adaptable to local conditions, easily maintained, and drought tolerant. Use of native plants and the retention of existing vegetation are strongly encouraged. In addition, required landscape areas shall be densely landscaped with a combination of trees, shrubs, and groundcover to provide 90 percent coverage within three years of planting.

Proposal - Landscaping

The 35-foot roadway buffer is proposed to be planted with Heather, Dwarf Kelsey Dogwood, Blue Fescue, Daylily, Oregon Grape, Western Sword Fern, Percy Wiseman Rhododendron, Red Flowering Currant, Fragrant Sweetbox, Evergreen Huckleberry, and David Viburnum. The existing sidewalk will remain and meander through the roadway buffer as required by the Code. Between the roadway buffer and the parking lot, the applicant is proposing a trellis and retaining wall of split face CMU to retain the soil where the grade required and to screen the parking lot and provide a focal point to access the walkway entryway thru the parking lot the church entry.

See **Attachment 1 – Site Plan** and **Attachment 4 – Landscape Plan (Sheets L2.01 and L2.02)**.

The landscape beds surrounding the parking lot are proposed to be planted with Confetti Glossy Abelia, Kinnikinnick, Heather, Dwarf Kelsey Dogwood, Blue Fescue, Brass Buttons, Western Sword Fern, Dora Amateis Rhododendron, Fragrant Sweetbox, and David Viburnum.

Site perimeter landscaping under the trees includes Wild Ginger, Salal, Oregon Grape, Delavay Osmanthus, Western Sword Fern, and Evergreen Huckleberry.

General landscaping throughout the site as shown on **Attachment 4 – Landscape Plan**, is proposed to consist of Heather, Variegated Winter Daphne, Blue Fescue, Day Lily, Endless Summer Hydrangea, Little Bunny Fountain Grass, Variegated Lily of the Valley, Western Sword Fern, Dora Amateis Rhododendron, Percy Wiseman Rhododendron, Red Flowering Currant, Fragrant Sweetbox, and David Viburnum.

Staff is recommending the following as Conditions of Approval to the Landscape Plan:

- Replace the Western Sword Fern in the parking lot landscaping with another evergreen shrub, as staff has seen in past applications that sword fern is not a successful plant selection for a parking lot.
- Install trees of varying heights with a minimum height of 8 feet to 12 feet in height to provide a natural appearance and increase the visual vegetative screen along the western and northern property lines.

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

PART V - FINDINGS, CONCLUSIONS, AND RECOMMENDATION

Having viewed the property and reviewed the application, City staff finds that the proposed building elevations, landscaping and freestanding sign will be 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. Amend the landscape plan as follows:
 - Add Climbing Star Jasmine to the plant legend to be planted on the building trellis's on the western and southern facades.
 - Replace the Western Sword Fern in the parking lot landscaping with another evergreen shrub.
 - Install trees of varying heights with a minimum height of 8 feet to 12 feet in height to provide a natural appearance and increase the visual vegetative screen along the western and northern property lines.
 - Add the monument sign location on the landscape plan with the five foot property line setback.
3. A landscape performance bond in the amount of 125% of the proposed cost of materials and installation shall be provided to the City prior to beginning construction of the binding site plan, pursuant to MCMC Section 16.16.040.
4. A building permit shall be submitted and issued prior to relocating the existing monument sign.
5. Irrigation shall be provided for the landscaping, per MCMC Section 17.34.040.H.1.d. The irrigation system will require a building permit. The permit is an over-the-counter plumbing permit, no plans required, with an inspection of the system's backflow prevention.
6. The developer shall install wheel stops or another suitable mechanism to protect the landscaping and adjacent to walkways.

ATTACHMENTS:

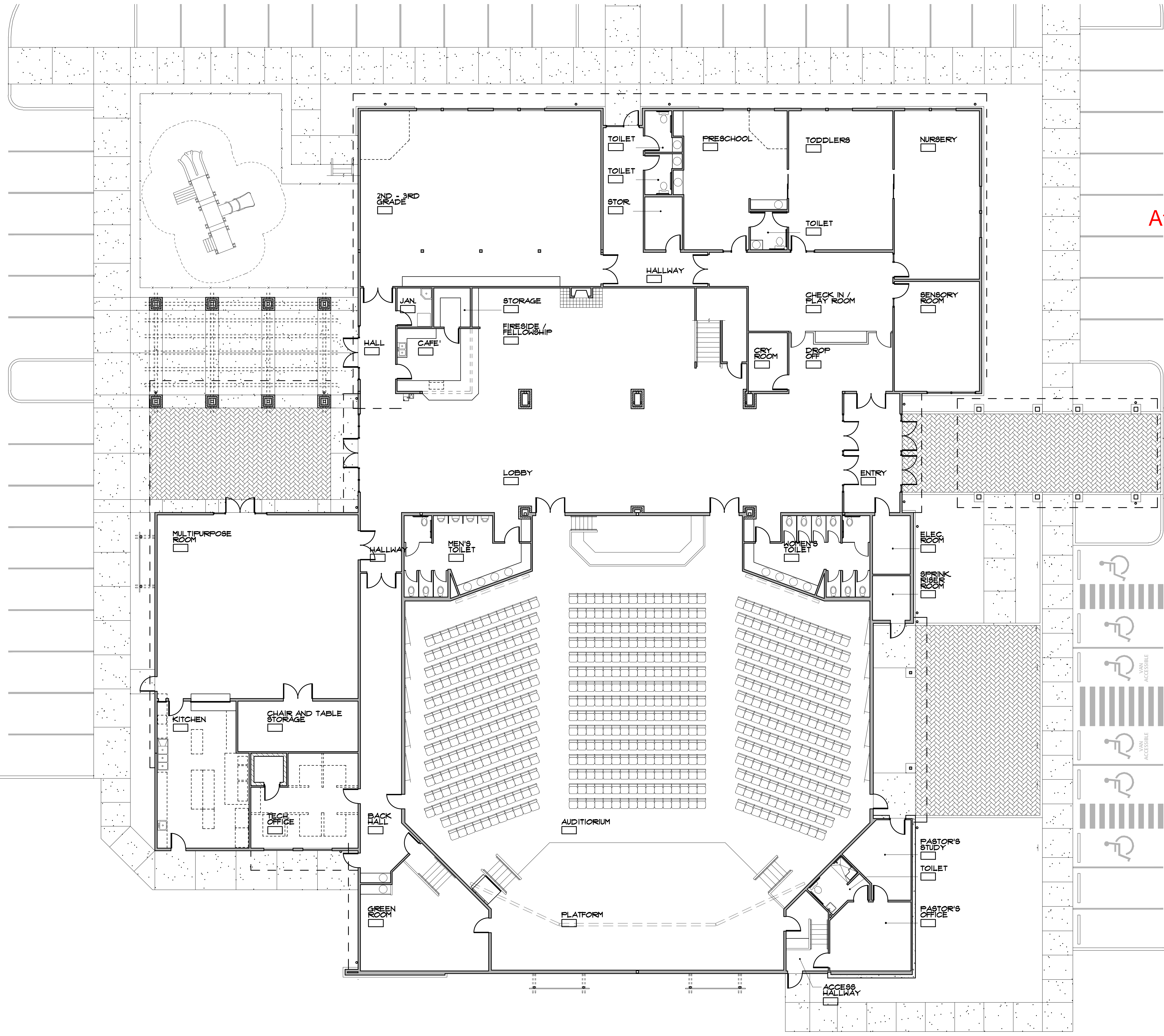
Attachment 1- Site Plan

Attachment 2 – Floor Plan

Attachment 3 - Color Elevations

Attachment 4 – Landscape Plan (Sheets L2.01 and L2.02)

Attachment 2 - Floor Plan



No./Date	Revision	By

Drawn By _____
 Checked By _____
 Project Number _____
 File Number _____

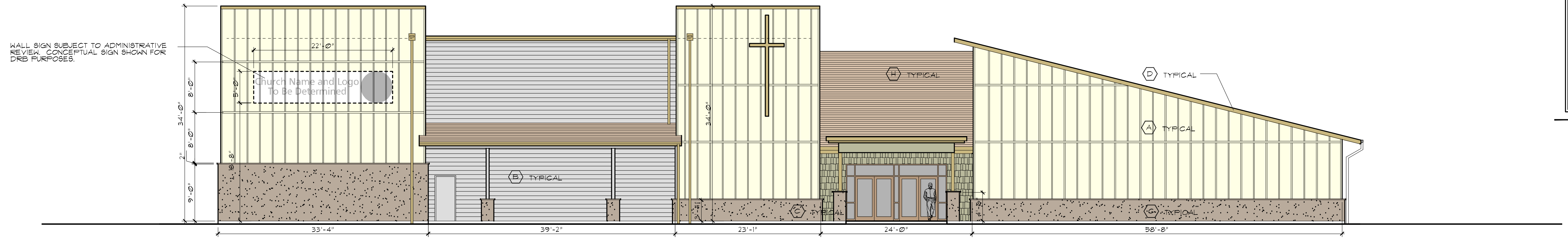
MAIN FLOOR PLAN

Sheet Title

DRB2

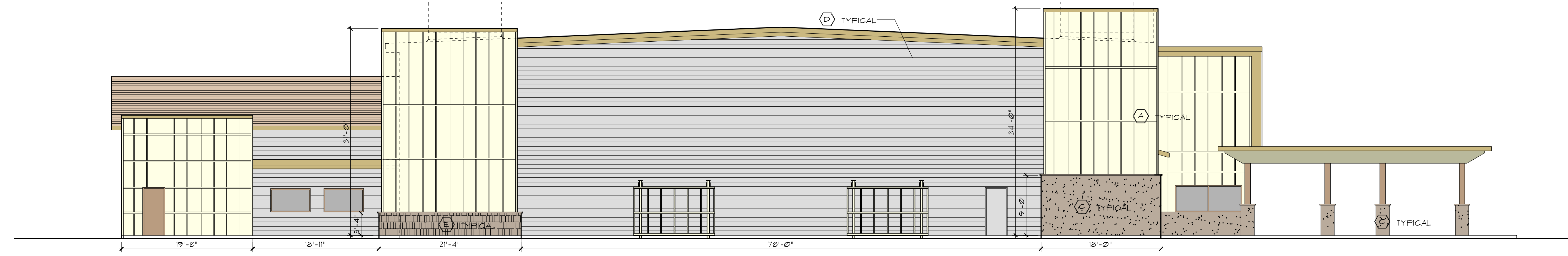
Sheet Number





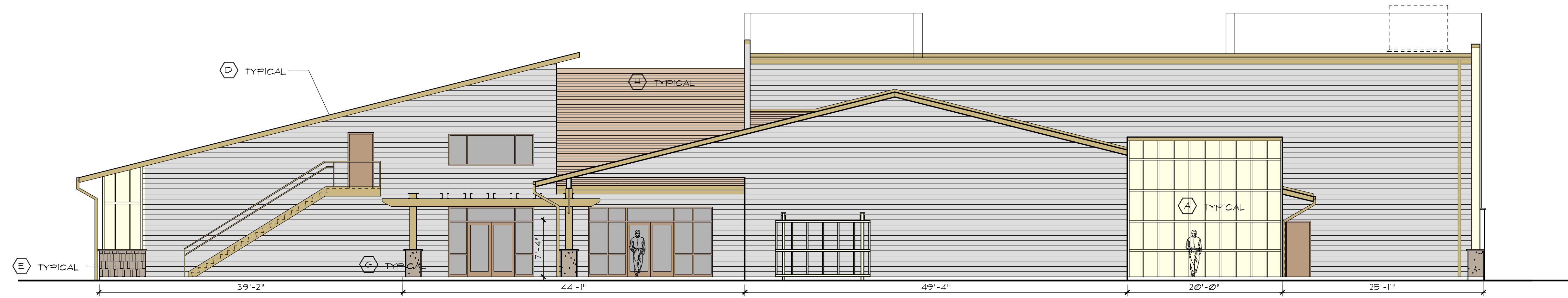
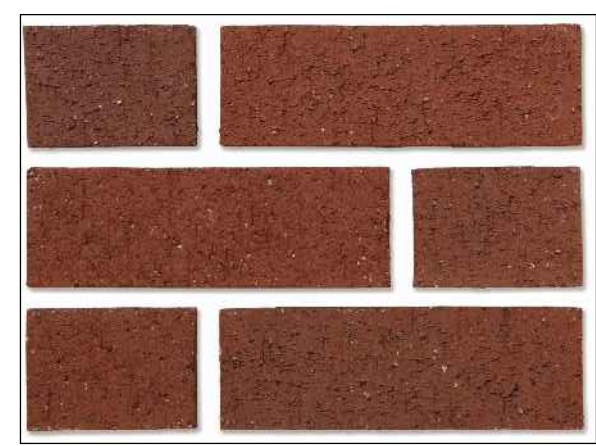
EAST ELEVATION
1/8" = 1'-0"

- MATERIAL (A)
PANEL SIDING WITH BATTENS AT 24" O.C. -
COLOR 1 - BENJAMIN MOORE "OC-8, MARITIME WHITE"
- MATERIAL (B)
HORIZONTAL BEVEL SIDING WITH 8" EXPOSURE -
COLOR 2 - BENJAMIN MOORE "121-10, GRAY"
- MATERIAL (C)
EXPOSED SITE-FORMED CONCRETE
NATURAL CONCRETE WITH MATTE FINISH SEALER - GRAY
- MATERIAL (D)
WOOD FASCIA, GUTTERS, DOWNSPOUTS, CROSS, TRIM, ETC.
COLOR 3 - BLACK
- MATERIAL (E)
CEDAR SHINGLES
COLOR 3 - LIGHT NATURAL STAIN / SEALER



SOUTH ELEVATION
1/8" = 1'-0"

- MATERIAL (F)
STOREFRONT DOOR AND WINDOW FRAMES
DARK BRONZE ANODIZED / BLACK

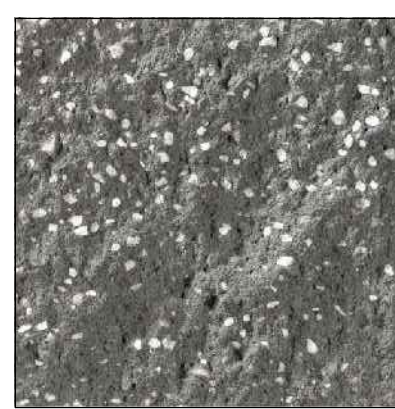


WEST ELEVATION
1/8" = 1'-0"

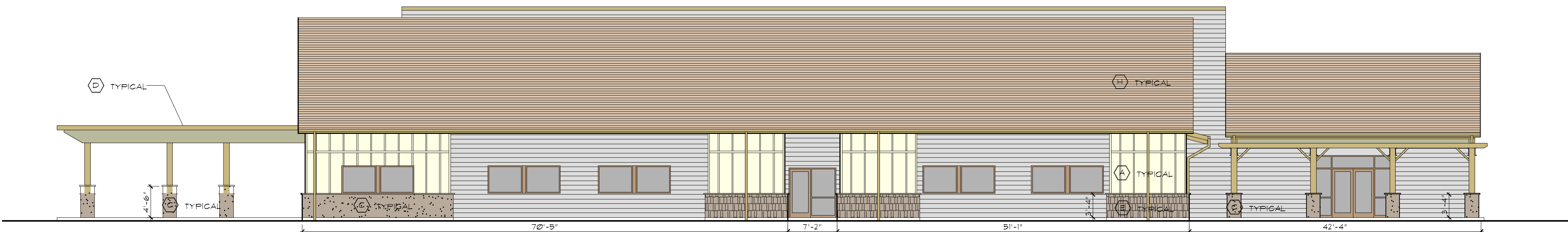
- MATERIAL (G)
BRICK - SAND SET PAVERS
MUTUAL MATERIALS "INCA BLEND"



- MATERIAL (H)
ROOFING
CERTAINTED LANDMARK SERIES, "BLACK WALNUT"



- MATERIAL (J)
SPLIT-FACED CONCRETE MASONRY UNITS (CMU) (SITE SCREEN WALLS)
MUTUAL MATERIALS "CHARCOAL"



NORTH ELEVATION
1/8" = 1'-0"

NOTE: SEE PHYSICAL SAMPLE BOARD FOR TRUE COLORS
MATERIAL LEGEND
N.T.S.

Construction Drawings for:

CANYON CREEK CHURCH

14616 35th Ave. S.E.
Mill Creek, WA 98012

No./Date Revision By
Date

Drawn By
Checked By
Project Number
File Number

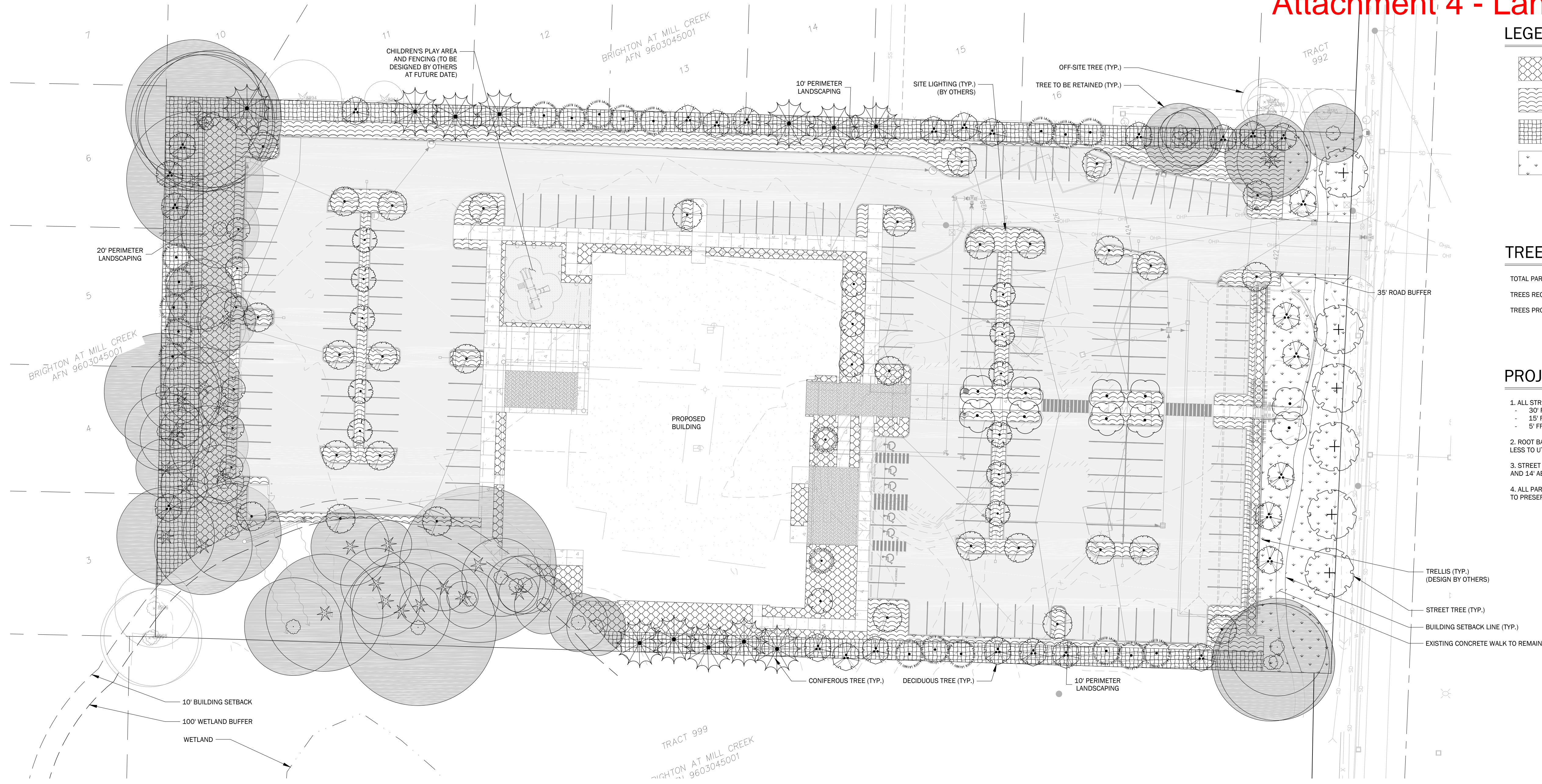
EXTERIOR ELEVATIONS

Sheet Title

DRB3

Sheet Number

Attachment 4 - Landscape Plan



LEGEND

- GENERAL LANDSCAPING
- PARKING LANDSCAPING
- PERIMETER LANDSCAPING
- ROAD BUFFER LANDSCAPING

TREE CALCULATIONS

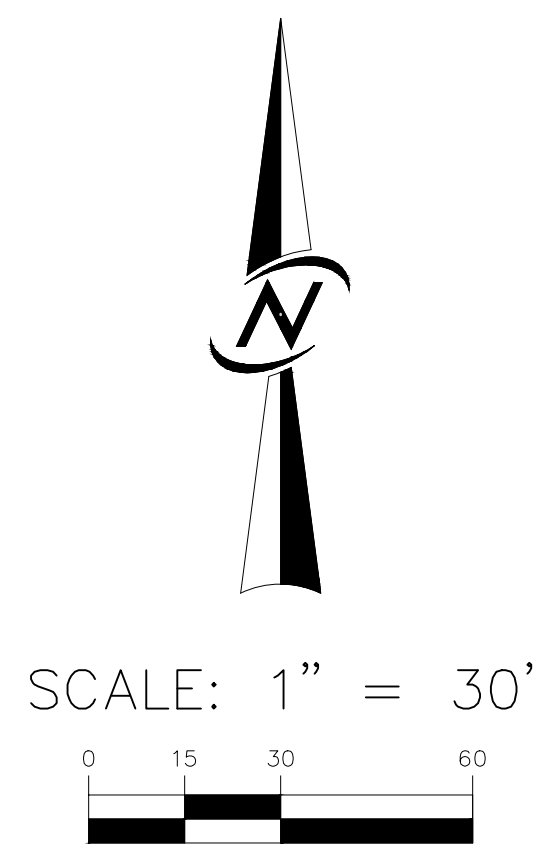
TOTAL PARKING SPACES PROPOSED:	200
TREES REQUIRED (1 PER 4 SPACES):	50 (204 / 4 = 51)
TREES PROPOSED:	56

PROJECT NOTES

1. ALL STREET TREES TO BE PLANTED A MINIMUM DISTANCE OF:
 - 30' FROM INTERSECTIONS
 - 15' FROM POWER POLES AND STREET LIGHTS
 - 5' FROM UNDERGROUND UTILITIES AND DRIVEWAYS
2. ROOT BARRIER TO BE INSTALLED TO TREES LOCATED 5' OR LESS TO UTILITIES.
3. STREET TREES TO BE LIMBED UP TO 8' ABOVE SIDEWALKS, AND 14' ABOVE ROADWAYS.
4. ALL PARKING LOT TREES AND SHRUBS SHALL BE MAINTAINED TO PRESERVE A CLEAR ZONE BETWEEN 3' AND 8'.

GENERAL LANDSCAPE NOTES

- 1) THE LANDSCAPE CONTRACTOR MUST BE LICENSED AND OR BONDED. CONTRACTOR MUST BE EXPERIENCED IN LANDSCAPE WORK OF THE BEST TRADE PRACTICES AND HAVE THE NECESSARY EQUIPMENT AND PERSONNEL TO PERFORM WORK.
- 2) THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HER/HIMSELF WITH THE SITE, ALL OTHER SITE IMPROVEMENTS, LIMITS OF WORK AND EASEMENTS PRIOR TO THE START OF LANDSCAPE WORK.
- 3) THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION AND PROTECTION OF ALL EXISTING AND PROPOSED UTILITIES. THE LANDSCAPE CONTRACTOR SHALL FIELD VERIFY AND USE CAUTION WHILE EXCAVATING IN ORDER TO AVOID DISTURBING ANY UTILITIES. THE LANDSCAPE CONTRACTOR WILL PROMPTLY NOTIFY THE GENERAL CONTRACTOR AND OWNER OF ANY CONFLICTS. IN THE EVENT OBSTRUCTIONS ARE ENCOUNTERED DURING PLANTING ACTIVITIES, ALTERNATIVE LOCATIONS MAY BE SELECTED BY THE OWNER'S REPRESENTATIVE. LANDSCAPE MATERIALS SHALL BE LOCATED AS TO NOT OBSTRUCT VISUAL OR PHYSICAL ACCESS TO FIRE HYDRANTS. LOCATE ALL LANDSCAPE MATERIALS IN CONFORMANCE WITH UTILITY COMPANY AT TRANSFORMERS, METERS, OVERHEAD LINES, ETC.
- 4) THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL WORK RELATED TO OTHER TRADES AS REQUIRED TO ENSURE ORDERLY AND EFFICIENT COMPLETION OF WORK.
- 5) THE LANDSCAPE CONTRACTOR SHALL PROVIDE ALL PLANTS OF THE CORRECT SIZE, SPECIES VARIETY, QUANTITY AND QUALITY AS SPECIFIED ON PLANT SCHEDULE AND SYMBOLS ON LANDSCAPE PLAN. IF UNAVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY AND PROVIDE THE NAMES AND TELEPHONE NUMBERS OF THREE NURSERY SUPPLIERS OR PLANT BROKERS THAT HAVE BEEN CONTACTED. SUBSTITUTIONS SHALL ONLY BE MADE UPON THE APPROVAL OF THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
- 6) ALL PLANT MATERIAL SHALL BE INSPECTED AND APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO PLANTING. ALL PLANT MATERIAL SHALL CONFORM TO THE LATEST EDITION OF AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION (ANSI Z60.1).
- 7) THE LANDSCAPE CONTRACTOR SHALL DELIVER, MAINTAIN AND WATER PLANT MATERIAL UNTIL OWNERS FINAL ACCEPTANCE IS RECEIVED.
- 8) THE LANDSCAPE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT ALL PROPERTY, INCLUDING PAVEMENT, WALKWAYS, CURBS, FENCING, STRUCTURES, ETC. DURING CONSTRUCTION.
- 9) THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING INFORMED OF ALL EXISTING CODES, LAWS AND ORDINANCES RELATING TO THE WORK REQUIRED ON SITE, AND SHALL COMPLY ACCORDINGLY.
- 10) THE LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR TO ASSURE PROPER SUBGRADES ARE MET. THESE INCLUDE 11" BELOW FINISHED GRADE FOR PLANTING BEDS AND 9" BELOW FINISHED GRADE IN LAWN AREAS.
- 11) THE LANDSCAPE CONTRACTOR SHALL SUBMIT THREE REPRESENTATIVE SOIL SAMPLES TO THE OWNER'S REPRESENTATIVE FOR TESTING BY AN APPROVED SOIL TESTING LABORATORY. AMENDMENTS SHALL BE ADDED TO THE SOIL MIX AS RECOMMENDED BY SOIL TESTING LAB.
- 12) THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR BRINGING PLANTING BEDS AND LAWN AREAS TO FINISHED GRADE USING APPROVED TOPSOIL. TOPSOIL DEPTH SHALL BE A MINIMUM OF 8" IN PLANTING BEDS AND 8" IN SODDED LAWN AREAS. TOPSOIL SHALL BE PACIFIC TOPSOIL THREE-WAY MIX OR SIMILAR AND SHALL HAVE A PH RANGE OF 5.0 TO 6.5. TOPSOIL SHALL BE ROTOTILLED A MINIMUM OF 4" INTO EXISTING SOIL LAYER (12" TOTAL).
- 13) THE LANDSCAPE CONTRACTOR SHALL RAKE PREPARED AREAS AND REMOVE ANY ROCK OR DEBRIS OVER 1". ALL LAWN AREAS SHALL BE ROLLED TO PROVIDE A FIRM, SMOOTH SURFACE FREE OF DIVOTS OR MOUNDS. THE LANDSCAPE CONTRACTOR SHALL REMOVE ANY NOXIOUS WEEDS AND OTHER PLANT MATERIAL NOT SHOWN IN LANDSCAPE PLAN.
- 14) THE LANDSCAPE CONTRACTOR SHALL SET FINISHED GRADES BELOW EDGE OF HARDSCAPE ELEMENTS PRIOR TO MULCH AND/OR SOD INSTALLATION. GRADES SHALL BE SET 3" BELOW ADJACENT HARDSCAPE SURFACES FOR PLANTING BEDS AND 1" BELOW FOR LAWN AREAS.
- 15) THE LANDSCAPE CONTRACTOR SHALL PROVIDE A MINIMUM 2" DEEP LAYER OF MULCH IN ALL PLANTING BEDS.
- 16) MULCH SHALL BE 100% NATURAL FIR OR HEMLOCK, FINE GROUND, OF UNIFORM COLOR, FREE FROM DYES, WEED SEEDS, SAWDUST & SCRAP LUMBER FIBER, TRASH, INORGANIC MATERIAL OR ANY OTHER COMPOUND DETRIMENTAL TO PLANT GROWTH.
- 17) FERTILIZER SHALL BE A COMPLETE, BALANCED COMMERCIAL BRAND WITH COMPLETE CHEMICAL ANALYSIS SHOWN ON AN UNOPENED CONTAINER WHEN DELIVERED. FERTILIZER SHALL BE APPLIED AT RATES CONSISTENT WITH THE MANUFACTURER'S RECOMMENDATIONS AND SOIL TESTING LAB'S RECOMMENDATIONS.
- 18) WORK AREAS TO BE KEPT NEAT AND ORDERLY AND FREE OF DEBRIS AND RUBBISH AT ALL TIMES DURING PROGRESS OF WORK. RAKE BEDS NEATLY TO AN EVEN FINE GRADE AROUND ALL PLANTS. ALL PAVED AREAS ARE TO BE CLEANED BY BROOM AND/OR WASHED AFTER EACH DAY'S WORK OR MORE FREQUENTLY AS REQUIRED. ALL PLANTING AREAS AND ADJACENT PAVED AREAS SHALL BE LEFT IN A NEAT AND CLEAN CONDITION UPON COMPLETION OF JOB.
- 19) IF A DISCREPANCY EXISTS BETWEEN THE PLANT QUANTITIES ON THE PLANT SCHEDULE AND THOSE SHOWN ON THE PLAN THE QUANTITIES ON THE PLAN SHALL GOVERN.
- 20) PROPOSALS FOR PLANT SUBSTITUTIONS, LOCATION ADJUSTMENTS, SOIL AMENDMENTS OR ANY VARIATIONS FROM THE APPROVED PLANS SHALL REQUIRE PRIOR APPROVAL BY THE CITY OF MILL CREEK.
- 21) SOILS LOCATED IN PLANTING AREAS THAT HAVE BEEN COMPACTED TO A DENSITY GREATER THAN THAT PENETRABLE WITH A HAND SHOVEL (APPROX. 85%) SHALL BE LOOSENED TO INCREASE AERATION FOR A MINIMUM DEPTH OF 18 INCHES FOR THE ENTIRE AREA OF THE COMPACTED SOILS UTILIZED FOR LANDSCAPE PURPOSES. IMPORTED TOPSOIL SHALL BE INCORPORATED INTO LOOSENED SUB GRADE TO A MINIMUM DEPTH OF 6". VERIFICATION OF THE NEED FOR ADDITIONAL SOIL AMENDMENTS WILL BE MADE AT THIS TIME. RECOMMENDED AMENDMENTS SHALL BE APPLIED PRIOR TO PLANTING.
- 22) DRAINAGE: CONTRACTOR SHALL NOTIFY THE OWNER OF ANY LOW POINTS OR FORESEEN POOR DRAINAGE AREAS EXISTING ON-SITE AND PROVIDE CORRECTIVE DRAINAGE PLANS PRIOR TO COMMENCING LANDSCAPE WORK. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING POSITIVE DRAINAGE IN ALL FINISHED LANDSCAPE AREAS THAT ARE PART OF THIS SCOPE OF WORK. ALL POSITIVE DRAINAGE FROM LANDSCAPE AREAS SHALL BE DISCHARGED APPROPRIATELY AND SHALL NOT CREATE DRAINAGE PROBLEMS OFF-SITE OR IN OTHER AREAS OF THE PROJECT. FINISHED LANDSCAPE AREAS WITH PONDING WATER OR OTHER POOR DRAINAGE CONDITIONS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- 23) OWNER SHALL APPROVE PLANT MATERIAL & PLANTING BED LOCATION PRIOR TO INSTALLATION. ALLOW 24 HOURS MINIMUM NOTIFICATION FOR INSPECTION REQUEST. PLANT MATERIAL THAT HAS BEEN APPROVED FOR INSTALLATION SHALL BE PLANTED WITHIN 24 HOURS. INSTALLATION SHALL NOT BE CONDUCTED UNDER ADVERSE WEATHER CONDITIONS WITHOUT PRIOR APPROVAL OF THE RESPONSIBLE OFFICIAL. PLANT MATERIAL THAT CANNOT BE PLANTED WITHIN ONE DAY FOLLOWING ARRIVAL SHALL BE HELED-IN, KEPT MOIST AND PROTECTED AT ALL TIMES FROM EXTREME WEATHER CONDITIONS. PLANTS SHALL BE STORED AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- 24) TREE PITS SHALL BE A MINIMUM OF TWO TIMES (2x) THE DIAMETER OF THE TREE'S ROOT MASS. ADDITIONAL AERATION MAY BE REQUIRED AS DIRECTED BY THE RESPONSIBLE OFFICIAL. ADD WATER TUBES TO THE TREE PLANTINGS IN PAVED AREAS.
- 25) STREET TREES SHALL BE SYMMETRICAL AND UNIFORM IN APPEARANCE, SIZE AND STRUCTURE.
- 26) STREET TREE AND SHRUB INSTALLATIONS SHALL CONFORM TO THE FOLLOWING GENERAL GUIDELINES:
 - A) TREES SHALL NOT BE PLANTED IN LOCATIONS THAT COULD LEAD TO ROOTS DAMAGING SIDEWALKS OR CURBING, OR IN ANY OTHER LOCATION THAT MAY CAUSE A SAFETY CONCERN.
- 27) PLANT MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF TWO YEARS. PLANT MATERIAL THAT HAS LOST MORE THAN 30 PERCENT OF ITS NORMAL FOLIAGE SHALL BE REPLACED AT CONTRACTOR'S EXPENSE AS DIRECTED BY THE RESPONSIBLE OFFICIAL.
- 28) ALL TREE STAKES TO BE REMOVED AFTER A PERIOD OF TWO YEARS.
- 29) ALL SLOPES STEEPER THAN 3:1 SHALL BE PROTECTED WITH EROSION CONTROL FABRIC INSTALLED PER MANUFACTURER'S SPECIFICATIONS OR OTHER APPROVED EROSION CONTROL METHOD.
- 30) ALL SOIL IN LANDSCAPED AREAS SHALL BE AMENDED PER COMPLIANCE WITH THE CITY OF MILL CREEK STANDARDS.
- 31) ALL EQUIPMENT AND MATERIALS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.



NO.	REVISIONS	DATE
1	CITY REVISIONS FOR BSP FOR HEARING	4/9/18
2	REVISED PER SITE PLAN CHANGE	5/10/18

STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
LINDSEY BENNETT SCORPIO
CERTIFICATE NO. 135
04/17/2018

14711 NE 29th Place Suite 101
Bellevue, Washington 98007
425.885.7877 Fax: 425.885.7963

CORE DESIGN
ENGINEERING • PLANNING • SURVEYING







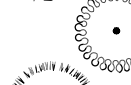




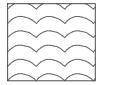

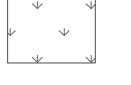
**PRELIMINARY LANDSCAPE PLAN
CANYON CREEK CHURCH
CANYON CREEK CHURCH**
14616 35TH AVE SE
MILL CREEK, WA 98012

DATE	MAY 2018
DESIGNED	CAROLYN E. MULVINK
DRAWN	CAROLYN E. MULVINK
APPROVED	LINDSEY B. SCORPIO, P.L.A.
	DAVID E. CAYTON, P.E.
	PROJECT MANAGER

SHEET	OF
L2.01	5
PROJECT NUMBER	
17046	

Attachment 4 - Landscape Plan

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
	28	ACER CIRCINATUM	VINE MAPLE	8' HT. MIN.	AS SHOWN	MULTI-STEMMED
	6	ACER PALMATUM 'SANGO KAKU'	CORAL BARK MAPLE	1.5' CAL. MIN.	AS SHOWN	FULL/WELL-BRANCHED
	6	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	2" CAL. MIN.	30' O.C.	STREET TREE QUALITY
	11	MAGNOLIA ACUMINATA 'BUTTERFLIES'	SAUCER MAGNOLIA	8' HT. MIN.	AS SHOWN	FULL/WELL-BRANCHED
	4	POPULUS TREMULOIDES	QUAKING ASPEN	1.5' CAL. MIN.	AS SHOWN	FULL/WELL-BRANCHED
	10	PRUNUS CERASIFERA 'THUNDERCLOUD'	THUNDERCLOUD PLUM	1.5' CAL. MIN.	AS SHOWN	FULL/WELL-BRANCHED
	12	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	8' HT. MIN.	AS SHOWN	WELL-BRANCHED
	31	PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR	1.5' CAL. MIN.	AS SHOWN	FULL/WELL-BRANCHED
	2	STYRAX OBASSIA	FRAGRANT SNOWBELL	1.5' CAL. MIN.	AS SHOWN	FULL/WELL-BRANCHED
	19	THUJA PLICATA 'EXCELSA'	WESTERN RED CEDAR	8' HT. MIN.	AS SHOWN	FULL/WELL-BRANCHED
SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
	4,925 SF	GENERAL LANDSCAPING				
	98	CALLUNA VULGARIS 'SPRING TORCH'	HEATHER	1 GAL.	2' O.C.	
	44	DAPHNE ODORA 'AURO-MARGINATA'	VARIEGATED WINTER DAPHNE	1 GAL.	3' O.C.	
	175	FESTUCA GLAUCA 'ELIJAH BLUE'	BLUE FESCUE	1 GAL.	18' O.C.	
	75	HEMEROCALLIS SP.	DAYLILY	1 GAL.	18' O.C.	
	35	HYDRANGEA MACROPHYLLA 'ENDLESS SUMMER'	ENDLESS SUMMER HYDRANGEA	1 GAL.	4' O.C.	
	84	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY FOUNTAIN GRASS	1 GAL.	2' O.C.	
	28	PIERIS JAPONICA 'VARIEGATA'	VARIEGATED LILY OF THE VALLEY	1 GAL.	4' O.C.	
	62	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	1 GAL.	3' O.C.	
	15	RHODODENDRON 'DORA AMATEIS'	DORA AMATEIS RHODODENDRON	1 GAL.	5' O.C.	
	15	RHODODENDRON 'PERCY WISEMAN'	PERCY WISEMAN RHODODENDRON	1 GAL.	5' O.C.	
	25	RIBES SANGUINEUM	RED FLOWERING CURRANT	1 GAL.	4' O.C.	
	56	SARCOCOCCA RUSCIFOLIA	FRAGRANT SWEETBOX	1 GAL.	3' O.C.	
	75	VIBURNUM DAVIDII	DAVID VIBURNUM	1 GAL.	3' O.C.	
	9,833 SF	PARKING LANDSCAPING				
	121	ABELIA X GRANDIFLORA 'CONFETTI'	CONFETTI GLOSSY ABELIA	1 GAL.	4' O.C.	
	499	ARCTOSTAPHYLOS UVA-URSI 'VANCOUVER JADE'	KINKKINICK	1 GAL.	18' O.C.	
	402	CALLUNA VULGARIS 'SPRING TORCH'	HEATHER	1 GAL.	2' O.C.	
	303	CORNUS SERICEA 'KELSEYII'	DWARF KELSEY DOGWOOD	1 GAL.	3' O.C.	
	499	FESTUCA GLAUCA 'ELIJAH BLUE'	BLUE FESCUE	1 GAL.	18' O.C.	
	428	LEPTINELLA SQUALIDA	BRASS BUTTONS	1 GAL.	18' O.C.	
	267	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	1 GAL.	3' O.C.	
	32	RHODODENDRON 'DORA AMATEIS'	DORA AMATEIS RHODODENDRON	1 GAL.	5' O.C.	
	107	SARCOCOCCA RUSCIFOLIA	FRAGRANT SWEETBOX	1 GAL.	3' O.C.	
	267	VIBURNUM DAVIDII	DAVID VIBURNUM	1 GAL.	3' O.C.	
	13,723 SF	PERIMETER LANDSCAPING				
	397	ASARUM CAUDATUM	WILD GINGER	1 GAL.	2' O.C.	
	352	GAULTHERIA SHALLON	SALAL	1 GAL.	3' O.C.	
	149	MAHONIA AQUIFOLIUM	OREGON GRAPE	1 GAL.	4' O.C.	
	64	OSMANTHUS DELAVAYI	DELAVAY OSMANTHUS	1 GAL.	5' O.C.	
	352	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	1 GAL.	3' O.C.	
	248	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	1 GAL.	4' O.C.	
	8,419 SF	ROAD BUFFER LANDSCAPING				
	119	CALLUNA VULGARIS 'SPRING TORCH'	HEATHER	1 GAL.	2' O.C.	
	116	CORNUS SERICEA 'KELSEYII'	DWARF KELSEY DOGWOOD	1 GAL.	3' O.C.	
	254	FESTUCA GLAUCA 'ELIJAH BLUE'	BLUE FESCUE	1 GAL.	18' O.C.	
	127	HEMEROCALLIS SP.	DAYLILY	1 GAL.	18' O.C.	
	60	MAHONIA AQUIFOLIUM	OREGON GRAPE	1 GAL.	4' O.C.	
	106	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	1 GAL.	3' O.C.	
	61	RHODODENDRON 'PERCY WISEMAN'	PERCY WISEMAN RHODODENDRON	1 GAL.	5' O.C.	
	54	RIBES SANGUINEUM	RED FLOWERING CURRANT	1 GAL.	4' O.C.	
	74	SARCOCOCCA RUSCIFOLIA	FRAGRANT SWEETBOX	1 GAL.	3' O.C.	
	66	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	1 GAL.	4' O.C.	
	127	VIBURNUM DAVIDII	DAVID VIBURNUM	1 GAL.	3' O.C.	

PLANT IMAGES

TREES



ACER CIRCINATUM



ACER PALMATUM 'SANGO KAKU'



ACER RUBRUM 'RED SUNSET'



MAGNOLIA ACUMINATA 'BUTTERFLIES'



THUJA PLICATA 'EXCELSA'



POPULUS TREMULOIDES



PRUNUS CERASIFERA 'THUNDERCLOUD'



PSEUDOTSUGA MENZIESII



PYRUS CALLERYANA 'CHANTICLEER'



STYRAX OBASSIA

SHRUBS, PERENNIALS, GROUND COVERS



ABELIA X GRANDIFLORA 'CONFETTI'



ARCTOSTAPHYLOS UVA-URSI 'VANCOUVER JADE'



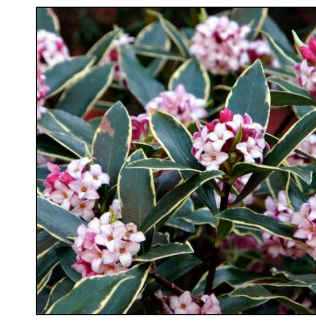
ASARUM CAUDATUM



CALLUNA VULGARIS 'SPRING TORCH'



CORNUS SERICEA 'KELSEYII'



DAPHNE ODORA 'AURO-MARGINATA'



FESTUCA GLAUCA 'ELIJAH BLUE'



GAULTHERIA SHALLON



HEMEROCALLIS SP.



HYDRANGEA MACROPHYLLA 'ENDLESS SUMMER'



LEPTINELLA GRUVERI



MAHONIA AQUIFOLIUM



OSMANTHUS DELAVAYI



PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'



PIERIS JAPONICA 'VARIEGATA'



POLYSTICHUM MUNITUM



RHODODENDRON 'DORA AMATEIS'



RHODODENDRON 'PERCY WISEMAN'



RIBES SANGUINEUM



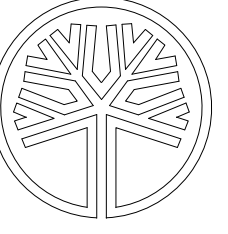

SARCOCOCCA RUSCIFOLIA



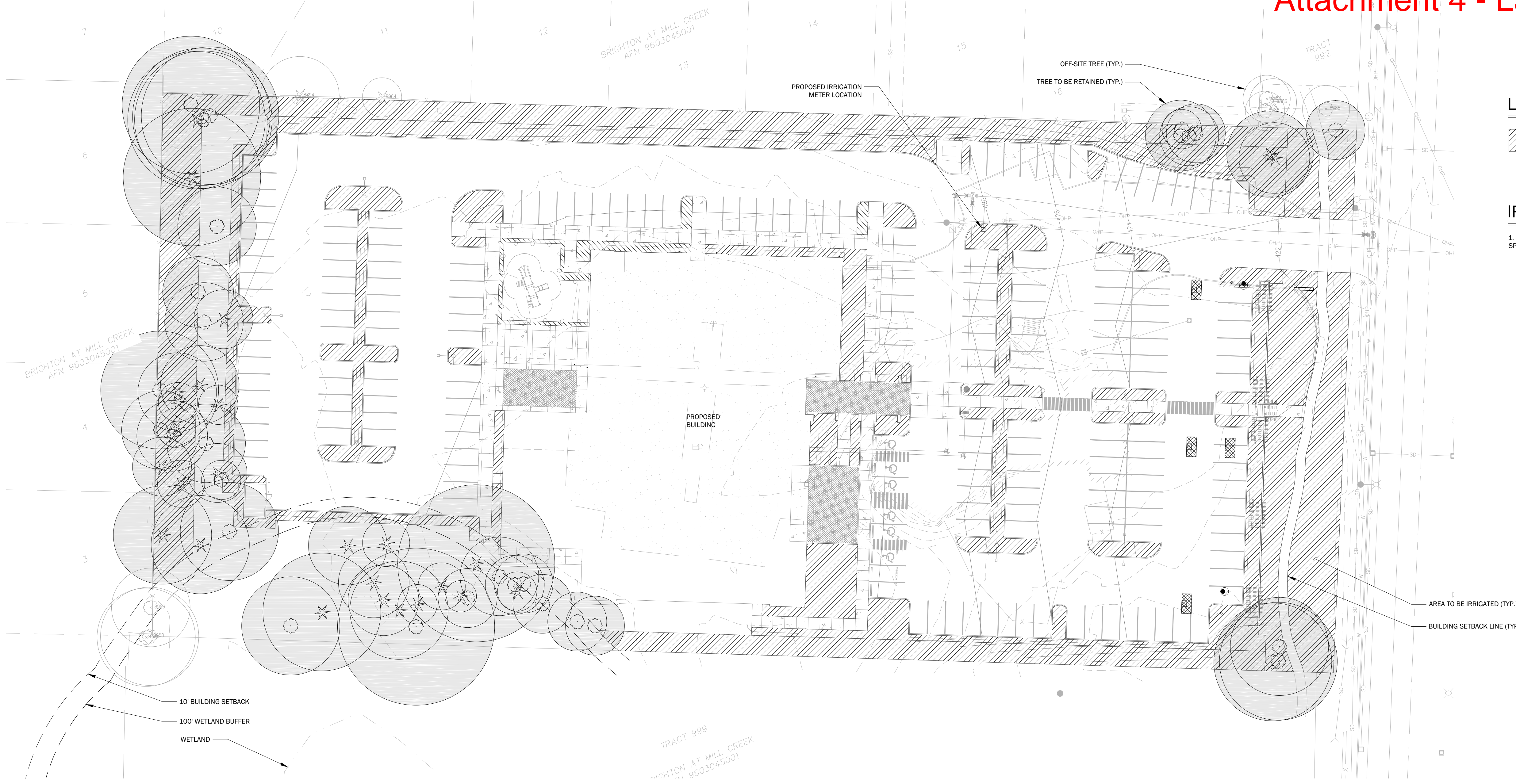
VACCINIUM OVATUM



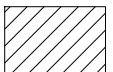
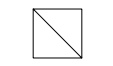
VIBURNUM DAVIDII

NO.	REVISIONS	DATE
1	CITY REVISIONS FOR BSP FOR HEARING	4/9/18
2	REVISED PER SITE PLAN CHANGE	5/10/18
 STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT LINDSEY BENNETT SOLORIO CERTIFICATE NO. 1350 04/17/2018		
14711 NE 29th Place Suite 101 Bellevue, Washington 98007 425.885.7877 Fax: 425.885.7963		
 CORE DESIGN ENGINEERING • PLANNING • SURVEYING		
PRELIMINARY PLANT SCHEDULE CANYON CREEK CHURCH CANYON CREEK CHURCH 14616 35TH AVE SE MILL CREEK, WA 98012		
DATE	MAY 2018	
DESIGNED	CAROLYN E. MULVIX	
DRAWN	CAROLYN E. MULVIX	
APPROVED	LINDSEY B. SOLORIO, P.L.A.	
	DAVID E. CAYTON, P.E.	
	PROJECT MANAGER	
SHEET	OF	
L2.02	5	
PROJECT NUMBER 17046		

Attachment 4 - Landscape Plan



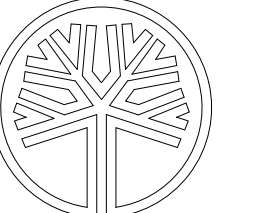
LEGEND

-  AREA TO BE IRRIGATED
-  IRRIGATION METER

IRRIGATION NOTES

1. ALL LANDSCAPED AREAS TO BE IRRIGATED BY MECHANICAL SPRINKLER SYSTEM PER MCMC 17.34.040.

NO.	REVISIONS	DATE



STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT

LINDSEY BENNETT SOLORIO
CERTIFICATE NO. 1351
04/17/2018

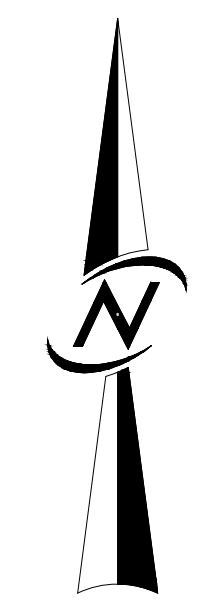
14711 NE 29th Place Suite 101
Bellevue, Washington 98007
425.885.7877 Fax 425.885.7963



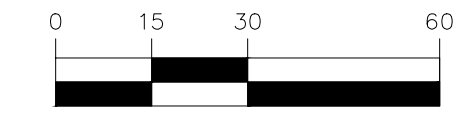
IRRIGATION PLAN
CANYON CREEK CHURCH
CANYON CREEK CHURCH
14616 35TH AVE SE
MILL CREEK, WA 98012

DATE	MAY 2018
DESIGNED	CAROLYN E. MULNIX
DRAWN	CAROLYN E. MULNIX
APPROVED	LINDSEY B. SOLORIO, P.L.A.
	DAVID E. CAYTON, P.E.
	PROJECT MANAGER

SHEET	OF
L3.01	5
PROJECT NUMBER	
17046	



SCALE: 1" = 30'



**CITY OF MILL CREEK
DESIGN REVIEW BOARD
APPLICATION PL2018-0012**

PART I - SUMMARY INFORMATION

NAME OF PROJECT: Gateway Shopping Center Exterior Remodel – Phase II

APPLICANT: Mike O’Leary
Cushing Terrell Architecture
200 West Mercer Street, Suite 503
Seattle, Washington 98121

LOCATION: 13314 Bothell-Everett Highway, Mill Creek, Washington.

PROPOSAL: Review of Building Elevations

ZONING: Community Business - CB

PART II – DESIGN REVIEW BOARD AUTHORITY

Building Elevations, Materials, and Colors:

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. Design guidelines for commercial, business park/industrial buildings are set forth in MCMC Section 17.34.040.B.

PART III – BACKGROUND AND PROJECT DESCRIPTION

The Gateway Shopping Center, originally developed in 1995, has been undergoing a recent remodel. On September 21, 2017, the Design Review Board (DRB) reviewed the first phase of the remodel for the Sprouts and Planet Fitness anchor tenants. At that meeting, the DRB required the property owner (Kimco Realty) to update the remainder of the complex by painting the remaining buildings in coordinating colors. Kimco has since decided to provide a higher level of improvement by providing a façade treatment that breaks up the storefront into a number of architectural elements with wood finish accents and six foot awnings. The second phase will include the remaining four buildings in the complex. The building adjacent to Planet Fitness is referred to as Building 100 and across the drive aisle is Building 200 (backing up to SR 527). Located in the northeast corner are Buildings 300 (McMenamins) and Building 400 (adjacent to SR 96). Please refer to **Attachment 1- Site Plan** for building locations, **Attachment 2 – Building Elevations** and **Attachment 3 – Existing Site Photos**.

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

The Code requires that buildings incorporate modulation to reduce the overall bulk and mass of buildings and to avoid blank walls. In addition, building design shall 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. 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.

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

Proposal – Building Elevations, Materials and Colors and Outdoor Mechanical Equipment

The intent of the proposal is to update the remainder of the shopping complex to blend with the Sprouts and Planet Fitness buildings currently under construction and to give the shopping complex a more modern image. The façade treatment will be small protrusions from the face of the existing facade constructed of metal stud and prefinished cement board paneling painted Benjamin Moore Olympic Mountains (the light tan color utilized on the Sprouts facade). The wood accent sign panels set in between the arches will be synthetic materials with a faux wood grain finish in alternating Ash Grey and Dark Walnut. The existing awning will be replaced with metal awnings that match the awnings installed on the Sprouts and Planet Fitness spaces.

The applicant’s representative will bring actual material samples to the DRB meeting.

The rooftop mechanical is currently screened and the new façade will be taller than the old one, so the mechanical equipment will continue to be adequately screened.

The existing elevations have trellises on the end elevations that were likely required initially to provide modulation on the flat wall space. Thus, staff is including a Condition of Approval that the trellises be retained and further enhanced with plantings.

As conditioned, staff believes that the building elevations are 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 will be 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. A building permit is required for the façade additions.
3. The trellises attached to the sides of the buildings shall be retained and further enhanced with climbing vines.

ATTACHMENTS:

Attachment 1- Site Plan

Attachment 2 – Building Elevations

Attachment 3 – Existing Photos

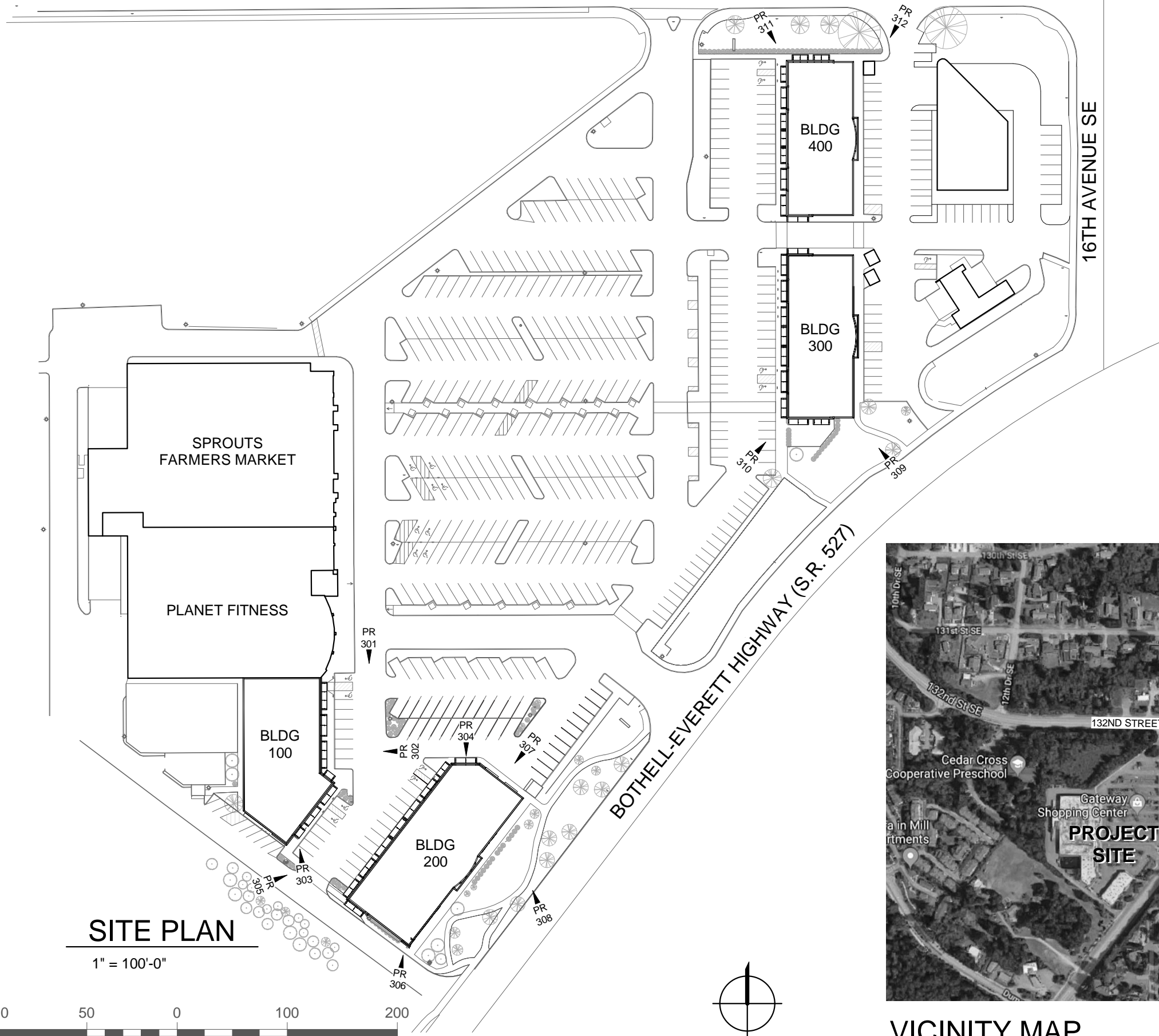
132ND STREET SE (S.R. 96)

Attachment 1 - Site Plan



BILLINGS, MT
p 406.248.7455
f 406.248.3779

16TH AVENUE SE

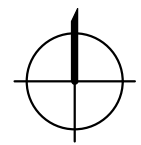


SITE PLAN

1" = 100'-0"



SCALE: 1" = 100'



NORTH REF



VICINITY MAP

NOT TO SCALE

KIMCO REALTY

GATEWAY SHOPPING CENTER

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Author
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Checker

REF SHEET

SHEET
PR100



BUILDING 100 + 200 - VIEW FROM N

KIMCO REALTY
GATEWAY SHOPPING CENTER

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PR301



BUILDING 100 VIEW FROM EAST

KIMCO REALTY
GATEWAY SHOPPING CENTER

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SHEET
PR302



BUILDING 100 - VIEW FROM SOUTH

KIMCO REALTY
GATEWAY SHOPPING CENTER

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SHEET
PR303



BUILDING 200 - VIEW FROM NORTH

KIMCO REALTY
GATEWAY SHOPPING CENTER

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SHEET
PR304



BUILDING 200 - VIEW FROM SW

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GATEWAY SHOPPING CENTER

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SHEET
PR305



BUILDING 200 - VIEW FROM SOUTH

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GATEWAY SHOPPING CENTER

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REF SHEET

SHEET
PR306



BILLINGS, MT
p 406.248.7455
f 406.248.3779



BUILDING 200 - VIEW FROM NORTHWEST

KIMCO REALTY
GATEWAY SHOPPING CENTER

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SHEET



BUILDING 200 - VIEW FROM SOUTHEAST

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GATEWAY SHOPPING CENTER

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REF SHEET

SHEET
PR308



BUILDING 300 - VIEW FROM SE

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GATEWAY SHOPPING CENTER

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REF SHEET

SHEET
PR309



BUILDING 300 - VIEW FROM SW

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GATEWAY SHOPPING CENTER

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REF SHEET

SHEET
PR310



BUILDING 400 - VIEW FROM NW

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GATEWAY SHOPPING CENTER

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Checker

REF SHEET

SHEET
PR311



BUILDING 100 - EAST ELEVATION

(EXISTING) PLANET FITNESS & SPROUTS FARMERS MARKET - EAST ELEVATION

COLOR LEGEND	
	BEIGE
	ASH GREY
	DARK WALNUT
	DARK GREY



BUILDING 100 - EAST ELEVATION



BUILDING 400 - WEST ELEVATION

GATEWAY SHOPPING CENTER

KIMCO REALTY

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REF SHEET

SHEET
PR400



FIBER CEMENT BOARD - REVEAL PANEL SYSTEM



FIBER CEMENT BOARD - REVEAL PANEL SYSTEM



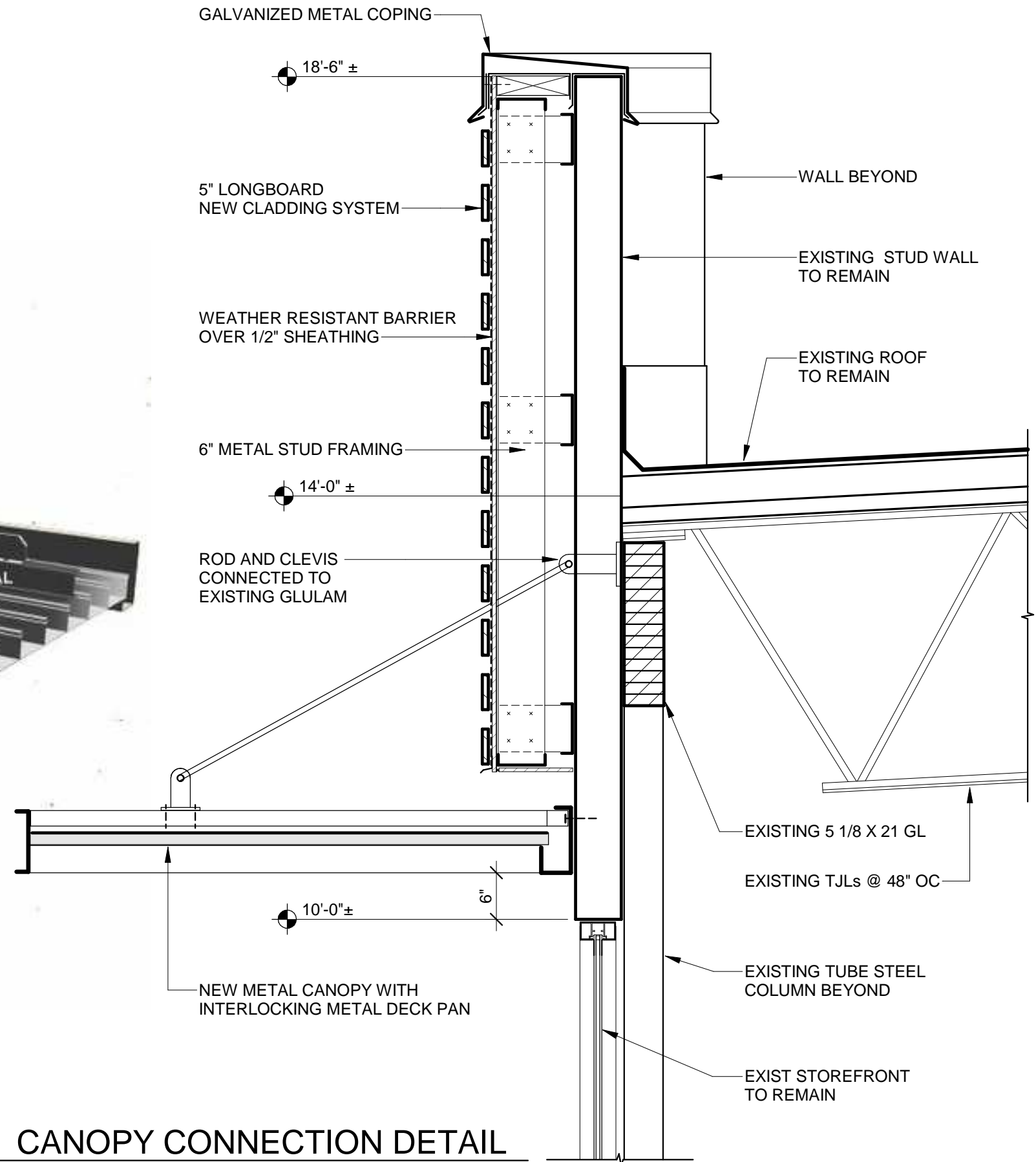
FIBER CEMENT SLATS



FIBER CEMENT SLATS



CANOPY COMPONENTS



CANOPY CONNECTION DETAIL

3/4" = 1'-0"

KIMCO REALTY
GATEWAY SHOPPING CENTER

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RK
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cg/mo

REF SHEET

SHEET
PR500

Attachment 3 - Existing Site Photos



BILLINGS, MT
p 406.248.7455
f 406.248.3779



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BUILDING 100 - EXISTING VIEWS



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BUILDING 200 - EXISTING VIEWS



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BUILDING 400 - EXISTING VIEWS