



# Design Review Board Agenda

15728 Main Street, Mill Creek, Washington 98012

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**May 17, 2018**

**5:15 p.m.**

## ***COUNCIL CHAMBERS***

- |  |                  |
|--|------------------|
| <b>I. CALL TO ORDER:</b>                                     | <b>5:15 p.m.</b> |
| <b>II. ROLL CALL:</b>  | <b>5:15 p.m.</b> |
| <b>III. APPROVAL OF MINUTES:</b>                             | <b>5:16 p.m.</b> |
| A. Approval of April 19, 2018 Meeting Minutes <sup>(1)</sup> |                  |
| <b>IV. NEW BUSINESS:</b>                                     | <b>5:17 p.m.</b> |
| A. Starbucks – Monument Sign <sup>(2)</sup>                  |                  |
| <b>V. ADJOURNMENT:</b>                                       | <b>6:00 p.m.</b> |

### ATTACHMENTS:

1. April 19, 2018 Meeting Minutes
2. Staff Report with Attached Plans

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**CITY OF MILL CREEK  
DESIGN REVIEW BOARD MEETING MINUTES  
April 19, 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 5:16 p.m.

**II. ROLL CALL:**

All members were present as noted above.

**III. MINUTES:**

A. Minutes of March 15, 2018

**MOTION: Member Hastings moved, seconded by Member Tiedje, to approve the March 15, 2018 minutes as presented. The motion was approved unanimously.**

**IV. NEW BUSINESS:**

The Learning Experience Child Care Center

Senior Planner Amrine noted that the project before the Board is the building elevations, landscaping and monument sign for The Learning Experience. The staff presentation included a brief background, aerial photo, a review of the site plan, a description of the project, existing site photos and a review of the building elevation criteria. Ms. Amrine concluded her presentation and turned the discussion over to the Chair.

Building Elevations, Materials and Colors

Chair Gunter asked if there were any comments from the Board. The general consensus of the Board was that the project was acceptable as proposed and the Board appreciated the applicant's response to the comments from the informal review.

**MOTION: Member Symms moved, seconded by Vice Chair Hambelton, to approve the building elevations, materials and colors for The Learning Experience as proposed and as conditioned in the staff report. The motion was approved unanimously.**

Monument Sign

Senior Planner Amrine described the proposed monument sign and the Code requirements and design guidelines.

There was a suggestion that the sign should include the building address and it was agreed to make this a Condition of Approval. The Board discussed whether it was appropriate for the monument sign to include a logo. Member Hastings stated that she believes the Code does not allow the use of a logo on a monument sign. Chair Gunter stated that he feels there is past precedent allowing the use of corporate logos on monument signs. Member Symms stated that she thinks it is okay for a business to have a signature look and to be easily identified. Member Tiedje and Vice Chair Hambelton concurred.

The Board asked that the topic of the general Code requirements and Design Guidelines for monument signs be brought back to them for a future discussion.

**MOTION: Vice Chair Hambelton moved, seconded by Member Symms, to approve the monument sign for The Learning Experience as proposed and as conditioned in the staff report, with the following additional conditions:**

- **Add the address to the end of the sign.**

**The motion was approved with four in favor and Member Hastings opposed.**

Landscaping

Senior Planner Amrine described the proposed landscape plan and its consistency with the Design Guidelines as well as staff's recommended conditions of approval. Vice

Chair Hambelton asked that in the future any landscape plans being reviewed by the Board be full size rather than the 11 X 17, which is too hard to read.

**MOTION:** Vice Chair Hambelton moved, seconded by Member Symms, to approve the landscaping plan for The Learning Experience as proposed and as conditioned in the staff report, with the following additional conditions:

- Choose a street tree for the roadway buffer that is on the City's Approved Street Tree List or select another species with low root damage potential, to be approved by staff.
- Choose a lower growing plant for the base of the monument sign.
- Adjust the spacing on the groundcover to 18-inches on center and on the low native shrub mix to 24-inches on center.

The motion was approved unanimously.

#### Canyon Creek Church – Informal Review

Senior Planner Amrine noted that the project before the Board was an informal review for Canyon Creek Church for building elevations and landscaping for a new church. She introduced the applicant and their representatives who were present to answer any of the Board's questions.

#### Design Review Board Recommendations Regarding 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 roof top mechanical equipment could be screened by painting it the color of the roof and raising the height of the panel siding to screen more of the equipment.

#### **V. ADJOURNMENT:**

**Chair Gunter adjourned the meeting with the consensus of the Board at 6:25 p.m.**

Submitted by:

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Sherrie Ringstad, Associate Planner

**CITY OF MILL CREEK  
DESIGN REVIEW BOARD  
APPLICATION PL2018-0008**

**PART I - SUMMARY INFORMATION**

**NAME OF PROJECT:** Murphy's Corner Starbucks

**APPLICANT:** Bruce Poitras  
Poitras Sign & Lighting  
8515 189<sup>th</sup> Avenue SE  
Snohomish, Washington 98290

**LOCATION:** The project is located at 2130 132<sup>nd</sup> Street, Mill Creek, Washington.

**PROPOSAL:** Review of monument sign

**ZONING:** Community Business - CB

**PART II – DESIGN REVIEW BOARD AUTHORITY**

Freestanding Sign:

In accordance with Mill Creek Municipal Code (MCMC) Section 17.34.020, the Design Review Board (DRB) reviews freestanding (monument) sign materials, colors, and landscaping for commercial and industrial developments. Design guidelines for freestanding signs are contained in MCMC Section 17.34.040.G.

Wall and Directional Signs:

All wall and directional signage requires a building permit and has been reviewed and approved administratively.

**PART III – BACKGROUND AND PROJECT DESCRIPTION**

Background

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.

On January 19, 2018 the DRB approved the building exteriors and landscaping for the site.

## **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.E.7, the site may have one freestanding sign not exceeding 16 square feet in area and having a maximum height of 42 inches. In addition, other requirements include that the sign must be located no closer than five feet to any street right-of-way or access easement; and at street intersections, driveways, corner or radius lots, or other potential traffic conflict points, the sign is not allowed to be located in an area that would obstruct the required sight distance.

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 Sign**

The total proposed sign area is 42 inches high, 16 square feet in area (double faced) to be visible in both directions from SR 96 (132<sup>nd</sup> Street SE). The sign is proposed to be setback 5 feet from the SR 132<sup>nd</sup> Street SE right-of-way. Due to the downward slope of the site the proposed supporting sign base is angled to provide a level base for the sign. The proposed sign is a white rectangle with black lettering with the corporate mermaid logo (in green and white) with white lettering reading “Drive Thru”. The color scheme is complementary to and coordinates with the proposed wall sign colors and proposed wall graphics, in accordance with MCMC Section 17.34.040.G.3.

### **Landscape Bed Surrounding Freestanding Sign**

Landscaping is currently installed and consists of grass and low growing shrubs and will be retained and maintained for the landscape bed at the base of the sign. The landscape plan was approved by the DRB on January 18, 2018 and is attached for reference.

Please see **Attachment 1- Overall Signage Plan, Attachment 2 - Proposed Monument Sign, Attachment 3 – Approved Landscape Plan.** As conditioned, the sign is in compliance with the design criteria.

## **PART V - FINDINGS, CONCLUSIONS, AND RECOMMENDATION**

Having viewed the property and reviewed the application, City staff finds that the proposed freestanding sign as conditioned is consistent with the design guidelines 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 – Overall Signage Plan**

**Attachment 2 – Proposed Monument Sign**

**Attachment 3 – Approved Landscape Plan**

# Attachment 1 - Overall Signage Plan



**TUBE ART GROUP**

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11715 SE 5th Street  
Bellevue, WA 98005  
206.473.1152  
800.842.2054  
Fax 206.323.1123

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7200  
Corporate Number:  
133284  
Store Number:  
Starbucks - Mill Creek, WA #3256  
Murphy's Corner 133284\_R1  
File Name:  
Name:  
Designer:  
Brandy Pickering  
Checked By:  
\*\*  
Checked By:  
February 19, 2019  
Date:  
February 27, 2019 R1 BP

Revisions  
[ ] Approved  
[ ] Approved With Changes Noted

\_\_\_\_\_  
Signature  
\_\_\_\_\_  
Date  
\_\_\_\_\_  
Signature  
\_\_\_\_\_  
Date



#3256  
Murphy's Corner  
Mill Creek, WA

This drawing is intended to provide a reasonable representation of the final manufactured sign. Fabrication and erection of materials may not be representative of what is shown in this drawing. Colors on print may not accurately depict actual colors.



A

B.2

C

B.1

E

B.3

G

I&J

H

F

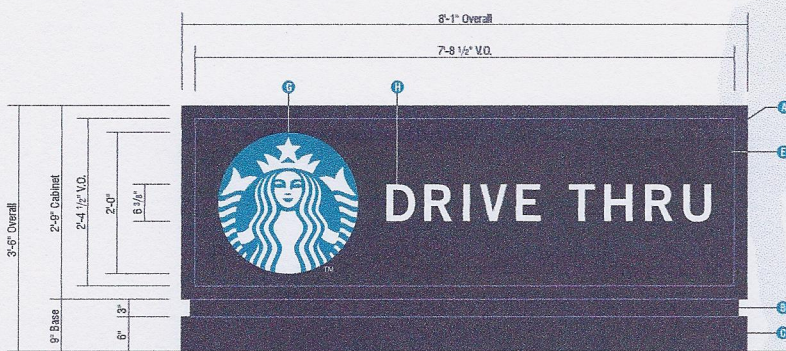
D

1 Site Plan  
Scale: No Scale



# Attachment 2 - Proposed Monument Plan

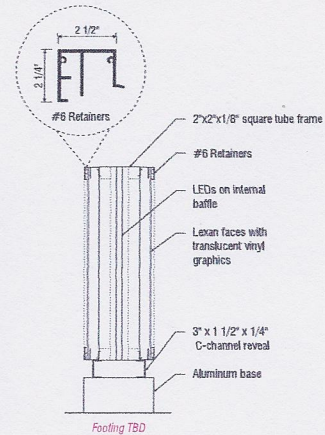
## A - Non Standard Monument Sign



1 Front View (Side A & Side B are the same)  
Scale: 3/4" = 1'-0"



2 Side View  
Scale: 3/4" = 1'-0"



3 Section View  
Scale: 3/4" = 1'-0"

### Custom all new D/F illuminated tenant monument (Concept)

Manufacture and install one (1) all new double-faced illuminated monument sign with two (2) all new inserts with vinyl graphics.

#### Monument Structure:

- 1 Fabricated aluminum: 2 X 2 X 1/8" Sq. Tube body with 2" angle cross supports, TAG (#6) retainers and .090 returns. Leave side retainer removable for access. Paint all Black RAL 7021M (satin finish).
  - 2 Fabricated 3" channel reveal, painted Black RAL 7021M (satin finish).
  - 3 Base is 1"x1"x1/8" aluminum sq. tube with angle supports and .090 cover, Painted Black RAL 7021M (satin finish).
  - 4 Footing and depth of cabinet to be verified.
- Faces:**
- 5 Sign faces to be cut-out of translucent white .177" polycarbonate.
  - 6 Background to be two (2) layers of first surface applied translucent Special Black (3M #3630-D171) vinyl overlay.
  - 7 Evolved logo background to be translucent Holly Green (3M #3630-76) vinyl overlay.
  - 8 "DRIVE THRU" & "TM" lettering to be reverse cut out of vinyl background to read White.



4 Proposed Sign  
Scale: NTS (Reference only)



**TUBE ART GROUP**

Seattle Office  
11715 SE 5th Street  
Bellevue, WA 98005  
206.273.1152  
800.242.0954  
Fax 206.333.1333

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7200  
Customer Number  
133284  
Client Name  
Starbucks - Mill Creek, WA #3256  
Murphy's Corner 133284\_R1  
File Name  
House  
City/Region  
Beady Pickering  
Drawn By  
\*\*  
Checked By  
February 13, 2018  
Date  
February 27, 2018 R1 BP

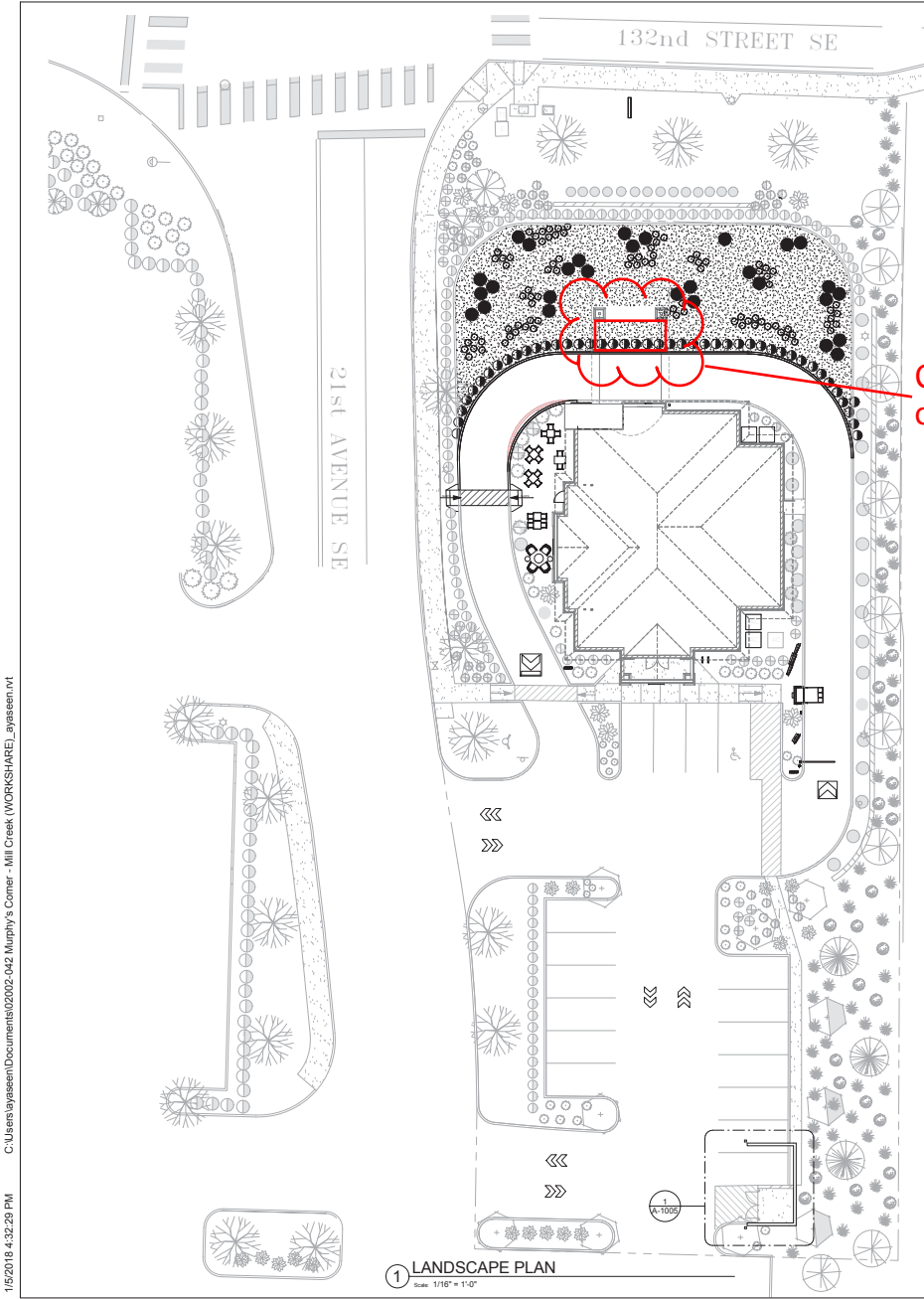
Revised  
[ ] Approved  
[ ] Approved With Changes Noted  
Customer Signature  
Date  
Designer Signature  
Date



#3256  
Murphy's Corner  
Mill Creek, WA

This drawing is intended to provide a preliminary representation of our final proposed artwork. Fabrication and install is necessary and may not be represented exactly as they will be fabricated. Colors on print may not accurately depict actual colors.

# Attachment 3 - Approved Landscape Plan



PLANTS	
VANCOUVER JADE KINKINKINK	
OTTO LUYKEN (PRUNUS SP.)	
DAVID VIBURNUM	
ASSORTED DWARF RHODODENDRON	

**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, WHERE POSSIBLE, MEASUREMENTS TAKEN 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 CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED 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.

Consider adding outdoor seating

**Design Review Board Approval**  
**January 18, 2018**



**STARBUCKS COFFEE COMPANY**  
 2401 UTAH AVENUE SOUTH  
 SEATTLE, WASHINGTON 98134  
 (206) 318-1575

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STARBUCKS TEMPLATE VERSION: 0207-11-03

**ARCHITECT OF RECORD**  
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PROJECT NAME:  
**MURPHY'S CORNER**

PROJECT ADDRESS:  
 2130 132ND ST SE

STORE #: 3256  
 PROJECT #: 02002-042  
 DESIGN MANAGER: MICHAEL WATANABE  
 LEED AP: [Symbol]  
 PRODUCTION DESIGNER: GDP GROUP  
 CHECKED BY:

Revision Schedule			
Rev	Date	By	Description

SHEET TITLE:  
**LANDSCAPE PLAN**

SCALE: AS SHOWN

SHEET NUMBER:  
**L-1001**