



# Design Review Board Agenda

15728 Main Street, Mill Creek, Washington 98012

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**November 15, 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 October 18, 2018 Meeting Minutes <sup>(1)</sup>  |                  |
| <b>IV. NEW BUSINESS:</b>  | <b>5:17 p.m.</b> |
| B. The Farm at Mill Creek Binding Site Plan – Commercial Building and Storefront Elevations -- Informal Review <sup>(2)</sup> |                  |
| <b>V. ADJOURNMENT:</b>  | <b>6:30 p.m.</b> |

**ATTACHMENTS:**

1. October 18, 2018 Meeting Minutes
2. Commercial Building and Storefront Elevations

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**CITY OF MILL CREEK  
DESIGN REVIEW BOARD MEETING MINUTES  
October 18, 2018**

Draft

**DRB Members:**

Dave Gunter, Chair  
David Hambelton, Vice Chair (absent)  
Tina Hastings  
Diane Symms  
Beverly Tiedje

Community Development Staff:  
Tom Rogers, Development Services Manager  
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 except Vice Chair Hambelton, whose absence is excused.

**III. MINUTES:**

A. Minutes of August 16, 2018

**MOTION: Member Tiedje moved, seconded by Member Symms, to approve the August 16, 2018 minutes as presented. The motion was approved unanimously.**

**IV. NEW BUSINESS:**

The Farm Building Elevations for Buildings D, E and F  
Senior Planner Amrine stated that the project before the Board is the informal review for three buildings in the proposed development known as The Farm. She explained that the buildings being reviewed are mixed-use with commercial on the ground floor and four

stories of residential above. Ms. Amrine began with an overview of the Design Review Board (DRB) scope and authority as well as a review of the EGUV area showing a site plan and including a brief review of the development that has occurred to date.

Ms. Amrine introduced the architect Chris Olson and invited him to lead the discussion on the proposed building elevations for Buildings D, E and F.

#### Building D

Mr. Olson noted that the intent is to have a different look for each of the buildings but to incorporate subtle details that tie the project together. He noted that Building D is the smallest mixed-use building. Ground level commercial is proposed, probably a smaller market, as well as a small retail bay in the back, and behind the building facing the wetland will be a maintenance area. He stated that the building pad is relatively level. They are working on the modulation – right now the end walls appear somewhat flat and blank. Proposed materials include brick veneer, horizontal lap siding, cement board panel, metal siding, low slopped roof with gutters, steel decks with vinyl windows. Mr. Olson noted that this building will front the festival street. Chair Gunter said that he likes the color palette shown on the rendering rather than the elevations, which look a little darker. He added that he likes the building but agreed that they need to work on the modulation. Senior Planner Amrine said that in general for all buildings the roof runoff, awnings and downspouts need to be designed to be tight-lined and routed away from the landscaping and pedestrian areas.

#### Building E

Mr. Olson stated that Building E is 600 feet long building with 12 feet of grade change and subterranean parking under the building. There are two areas that cut through the building providing pedestrian access. He explained that they are using modulation to create the illusion of smaller towers/columns. The ceiling height on the commercial space is in the 18 to 20-foot range. The grade changes will be separated with planters. Mr. Olson stated that the commercial store fronts will be further developed with more interest and modulation. Chair Gunter stated that similar to Building D, he feels the colors in the perspective rendering is lighter and looks better. Several Board Members said that they like the two building breaks with the proposed cut-through. Member Hastings referenced the south elevation of Building E and said that it appears dark on the base and suggested a brighter color. Chair Gunter stated that the color variation in this building needs to be distinct enough that it helps with modulation. Member Hastings asked to see a section of this building showing the grade changes.

#### Building F

Mr. Olson described Building F as a C-shaped building with a parking garage in the middle. The live-work units are the north elevation, fronting the top walkway and 132<sup>nd</sup> Street SE. He stated that an office space/medical office use is proposed on the southern elevation which fronts on the spine road. He said that the ceiling heights in the live-work units will be in the 13-17 foot range and the units will be approximately 900 square feet with commercial windows and doors. Member Symms suggested some type of awnings or

cover over the live-work entries would be nice. Several Board Members said that they like the fact that Building F has a different look, and in particular they liked the vertical element on the south elevation. Chair Gunter noted that they will probably want to consider a design element on the planter walls that will deter skateboarders. Member Hastings expressed a concern that the white on Building F may be hard to keep clean. Mr. Olson explained that it is more of an off-white color, not bright white. Member Symms and Chair Gunter said that they like the lighter color but there may be a happy medium that is light but will not show dirt as well.

Mr. Olson explained that his intent is to refine the elevations based on the Board's comments and bring back conceptual elevations for the commercial storefronts for an informal review at the November meeting. He thanked the Board for their input.

V. **ADJOURNMENT:**

**Chair Gunter adjourned the meeting with the consensus of the Board at 6:20 p.m.**

Submitted by:

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Sherrie Ringstad, Associate Planner

# THE FARM at MILL CREEK

Informal Design Review Board November 2018  
Commercial Storefronts & Elevations

132nd STREET SE (EGUV) - MILL CREEK, WASHINGTON



### SHEET INDEX

DR001	COVER SHEET
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DR101	BUILDING E ELEVATIONS
DR102	BUILDING E ELEVATIONS
DR103	BUILDING E ELEVATIONS
DR104	BUILDING F ELEVATIONS
DR105	BUILDING F ELEVATIONS
DR106a	BLDG E PERSPECTIVES
DR106b	BLDG E PERSPECTIVES
DR106c	BLDG E PERSPECTIVES
DR107a	BLDG F PERSPECTIVES
DR107b	BLDG F PERSPECTIVES
DR107c	BLDG F PERSPECTIVES
DR108	BLDG D PERSPECTIVES
DR109	RETAIL BUILDINGS

### INFORMAL DESIGN REVIEW SUBMITTAL - STREET LEVEL RETAIL / PAD RETAIL

REVISIONS		PROJ. #	1801
_____		DRAWN:	LAB
_____		CHECKED:	co
_____		DATE:	11.01.18
		<b>the LAB</b> architecture collective spokane, wa	
		<b>THE FARM at MILL CREEK</b> 132nd STREET SE (EGUV) - MILL CREEK, WASHINGTON	
#	DESCRIPTION	DATE	COVER SHEET <b>DR001</b>



**RETAIL - ONE LEVEL**

BUILDING A1	10,000 S.F.
BUILDING A2	6,075 S.F.
BUILDING A3	3,650 S.F.
BUILDING A4	3,150 S.F.
BUILDING B	4,400 S.F.
BUILDING C	10,500 S.F.
<b>TOTAL</b>	<b>37,775 S.F</b>

**GROUND LEVEL MIXED-USE RETAIL AREAS**

BUILDING D	7,573 S.F.
BUILDING E	25,389 S.F.
BUILDING F	16,600 S.F.
<b>TOTAL</b>	<b>49,562 S.F</b>

**4 STORY RESIDENTIAL**

354 RESIDENTIAL APARTMENT UNITS

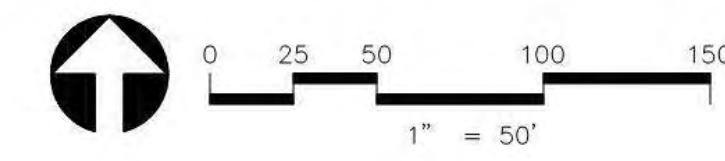
**BUILDING HEIGHTS**

1 STORY - 20' +/-  
A1, A2, A3, A4, B, C

5 STORY - 50' - <60'  
D, E, F, GARAGE

**LEGEND**

- LIVE / WORK
- RETAIL - ONE LEVEL
- MIXED-USE RETAIL W/  
RESIDENTIAL ABOVE
- LOUNGE / OFFICE / FITNESS
- PARKING GARAGE



#	DESCRIPTION	DATE

**the LAB**  
architecture collective  
spokane, wa

PROJ. #	1801
DRAWN:	LAB
CHECKED:	co
DATE:	11.01.18

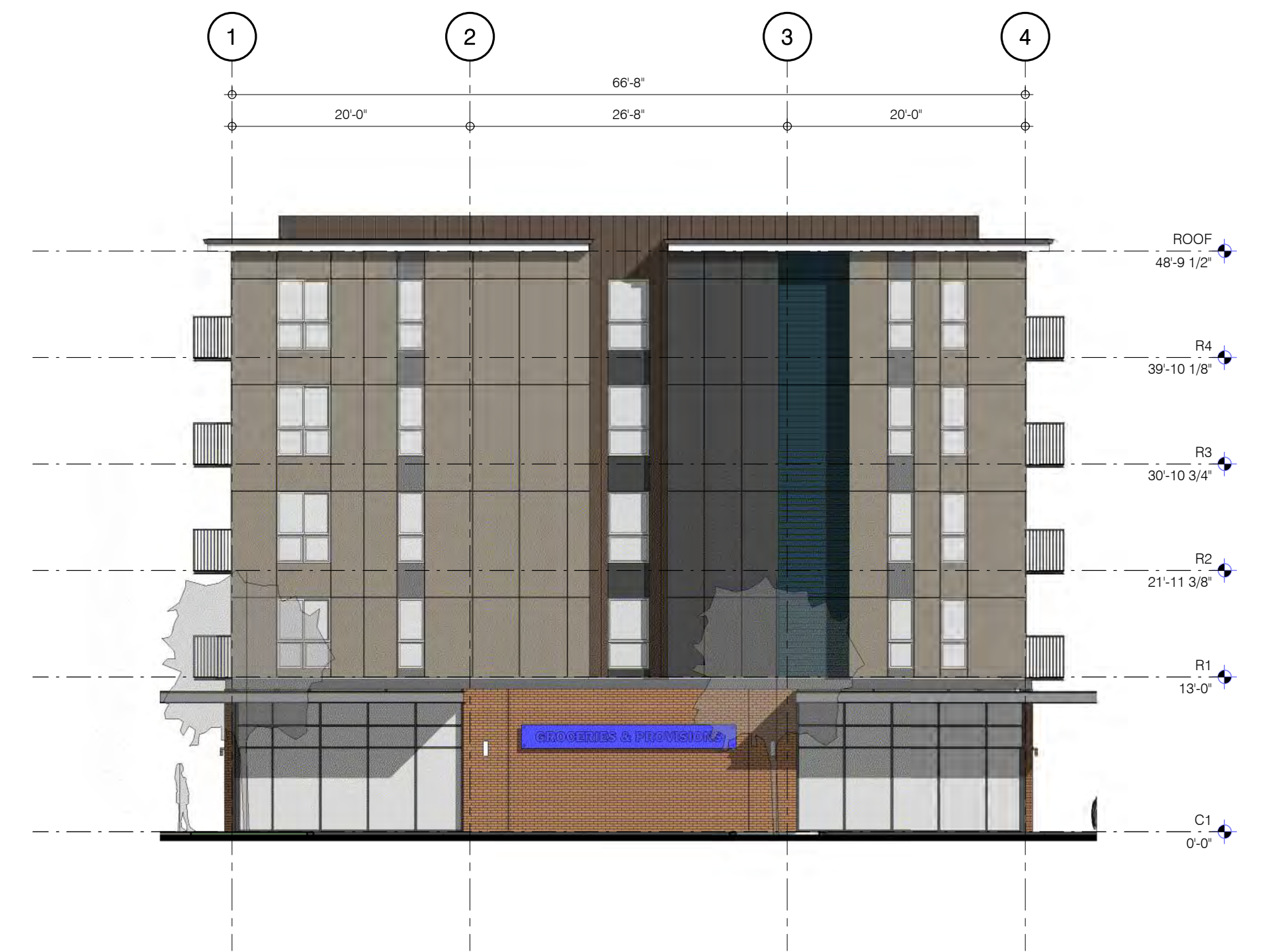
**THE FARM at MILL CREEK**  
132nd STREET SE (EGUV) - MILL CREEK, WASHINGTON

SITE PLAN  
**DR002**



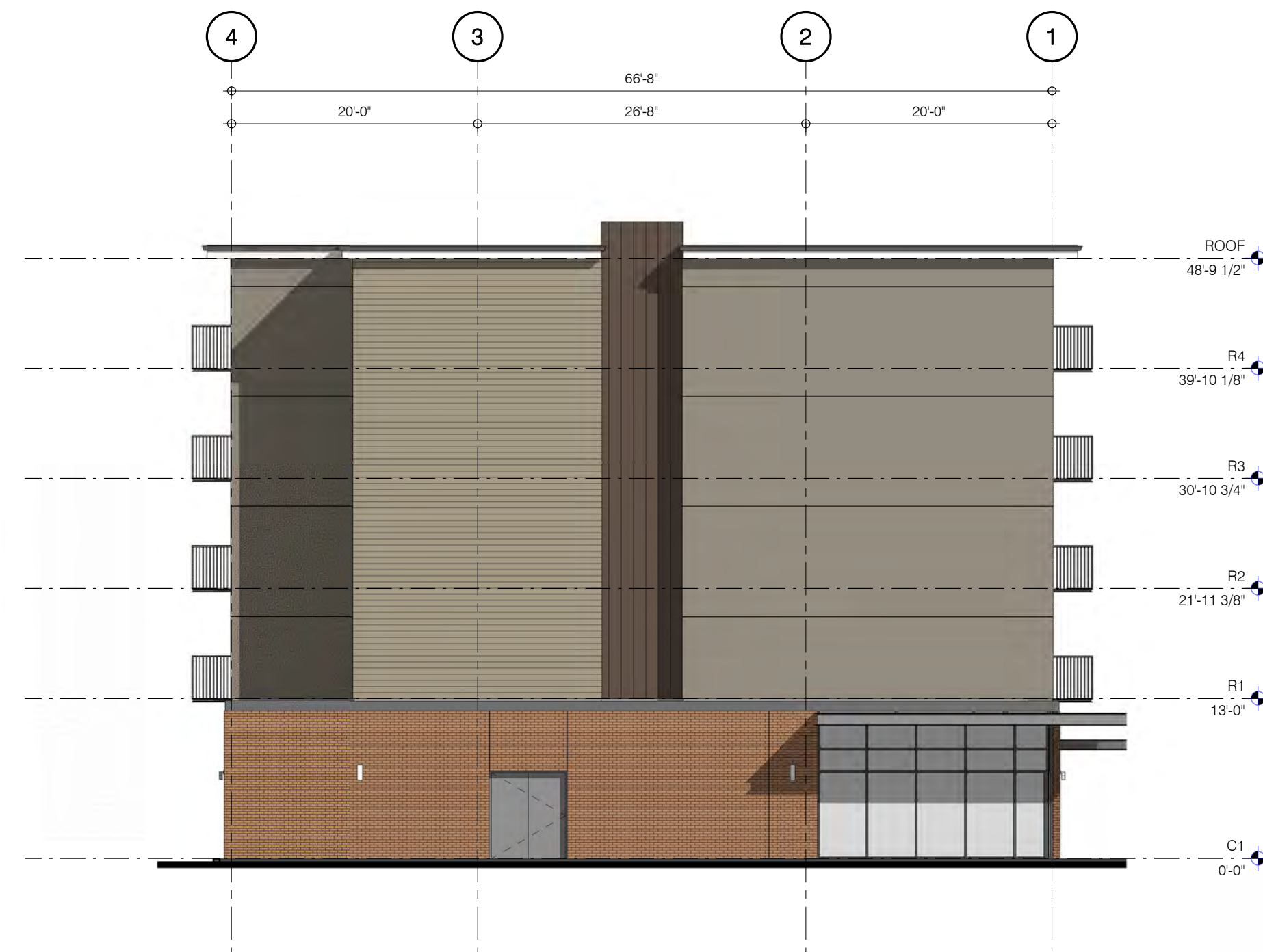
**BLDG. D EAST ELEVATION**

SCALE: 3/32" = 1'-0"



**BLDG. D NORTH ELEVATION**

SCALE: 3/32" = 1'-0"



**BLDG. D SOUTH ELEVATION**

SCALE: 3/32" = 1'-0"



**BLDG. D WEST ELEVATION**

SCALE: 3/32" = 1'-0"

REVISIONS		
#	DESCRIPTION	DATE

the LAB  
architecture collective  
spokane, wa

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**THE FARM at MILL CREEK**  
132nd STREET SE (EGUV) - MILL CREEK, WASHINGTON

BUILDING D ELEVATIONS

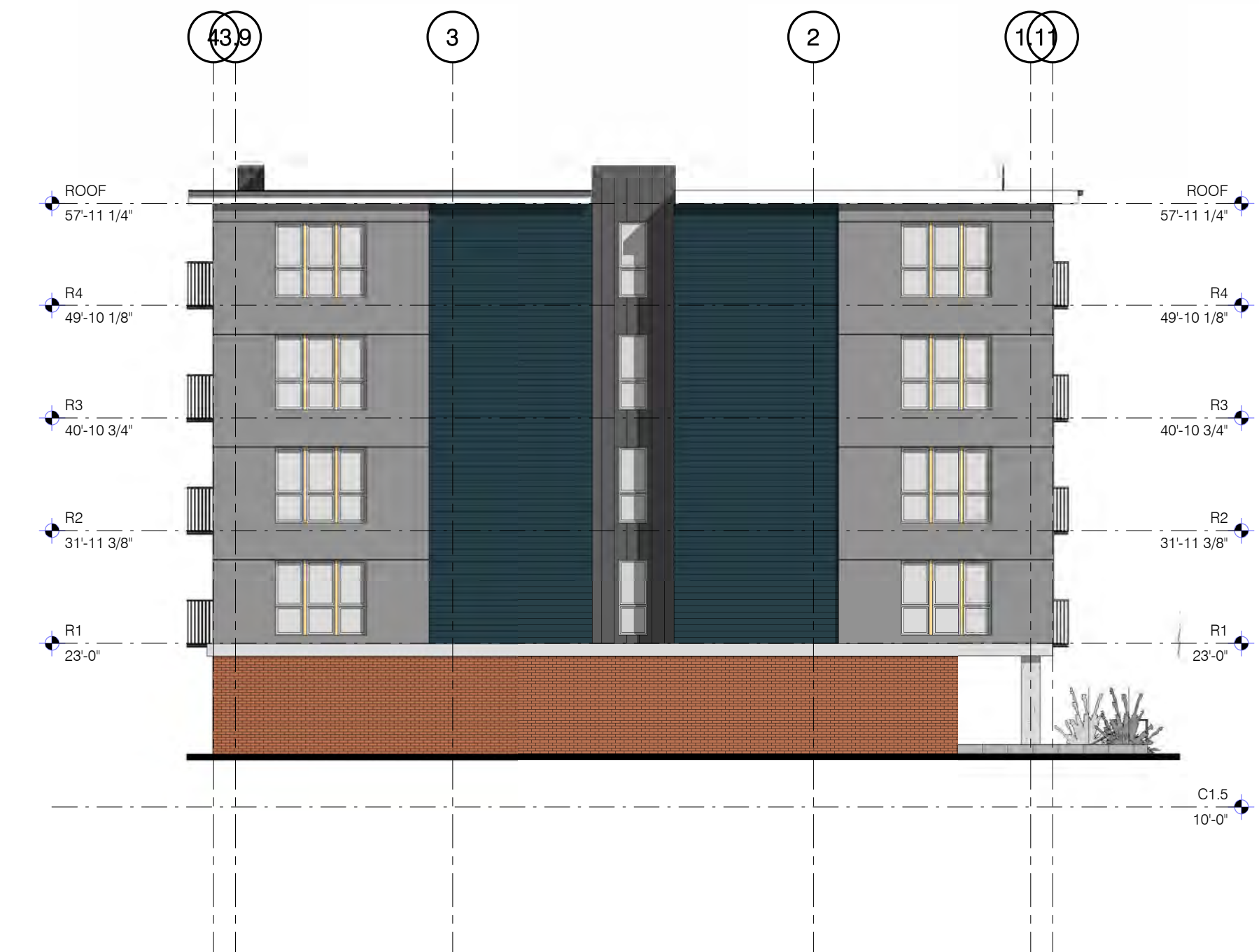
**DR100**



**BLDG. E NORTH ELEVATION - OVERALL**  
SCALE: 1" = 20'-0"



**BLDG. E SOUTH ELEVATION - OVERALL**  
SCALE: 1" = 20'-0"



**BLDG. EAST ELEVATION**  
SCALE: 3/32" = 1'-0"



**BLDG. E WEST ELEVATION - WEST**  
SCALE: 3/32" = 1'-0"

REVISIONS		PROJ. # 1801	
		DRAWN:	LAB
		CHECKED:	co
		DATE:	11.01.18
		BUILDING E ELEVATIONS	
		THE FARM at MILL CREEK	
		132nd STREET SE (EGUV) - MILL CREEK, WASHINGTON	
		DR101	





**BLDG. E NORTH ELEVATION - EAST**  
SCALE: 3/32" = 1'-0"



**BLDG. E NORTH ELEVATION - WEST**  
SCALE: 3/32" = 1'-0"

#	DESCRIPTION	DATE

**the LAB**  
architecture collective  
spokane, wa

PROJ. #	1801
DRAWN:	LAB
CHECKED:	co
DATE:	11.01.18

**THE FARM at MILL CREEK**  
132nd STREET SE (EGUV) - MILL CREEK, WASHINGTON

BUILDING E ELEVATIONS  
**DR102**



**BLDG. E SOUTH ELEVATION - WEST**  
SCALE: 3/32" = 1'-0"



**BLDG. E SOUTH ELEVATION - EAST**  
SCALE: 3/32" = 1'-0"

#	DESCRIPTION	DATE

**the LAB**  
architecture collective  
spokane, wa

PROJ. #	1801
DRAWN:	LAB
CHECKED:	co
DATE:	11.01.18

**THE FARM at MILL CREEK**  
132nd STREET SE (EGUV) - MILL CREEK, WASHINGTON

BUILDING E ELEVATIONS  
**DR103**

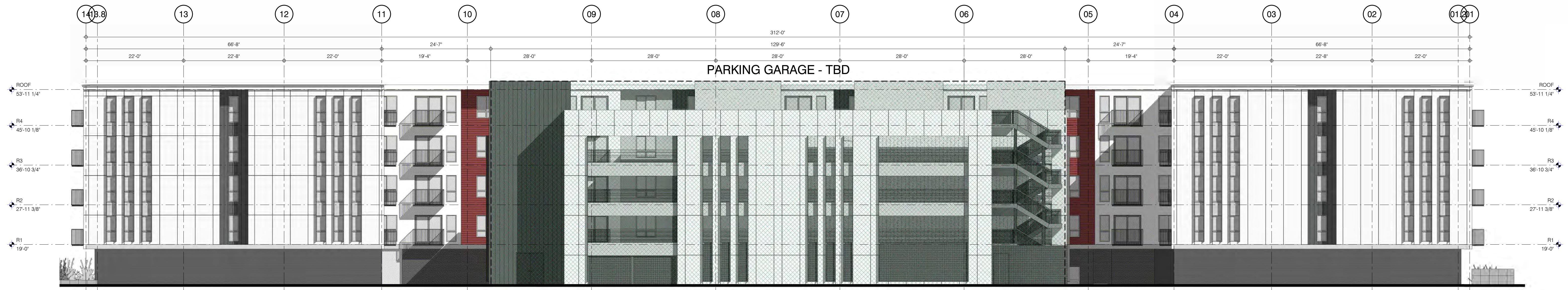


**BLDG. F NORTH ELEVATION**  
SCALE: 3/32" = 1'-0"



**BLDG. F SOUTH ELEVATION**  
SCALE: 3/32" = 1'-0"

REVISIONS		PROJ. #	1801
		DRAWN:	LAB
		CHECKED:	co
		DATE:	11.01.18
		<b>the LAB</b> architecture collective spokane, wa	
		<b>THE FARM at MILL CREEK</b> 132nd STREET SE (EGUV) - MILL CREEK, WASHINGTON	
#	DESCRIPTION	DATE	BUILDING F ELEVATIONS <b>DR104</b>



**BLDG. F EAST ELEVATION**  
SCALE: 3/32" = 1'-0"



**BLDG. F WEST ELEVATION**  
SCALE: 3/32" = 1'-0"

#	DESCRIPTION	DATE

**the LAB**  
architecture collective  
spokane, wa

**THE FARM at MILL CREEK**  
132nd STREET SE (EGUV) - MILL CREEK, WASHINGTON

PROJ. #	1801
DRAWN:	LAB
CHECKED:	co
DATE:	11.01.18

BUILDING F ELEVATIONS  
**DR105**



BUILDING E LOOKING SOUTH EAST

#	DESCRIPTION	DATE

**the LAB**  
architecture collective  
spokane, wa

**THE FARM at MILL CREEK**  
132nd STREET SE (EGUV) - MILL CREEK, WASHINGTON

PROJ. #	1801
DRAWN:	LAB
CHECKED:	co
DATE:	11.01.18

BLDG E PERSPECTIVES  
**DR106a**



BUILDING E STOREFRONTS

#	DESCRIPTION	DATE

the LAB  
 architecture collective  
 spokane, wa

PROJ. #	1801
DRAWN:	LAB
CHECKED:	co
DATE:	11.01.18

THE FARM at MILL CREEK  
 132nd STREET SE (EGUV) - MILL CREEK, WASHINGTON

BLDG E PERSPECTIVES  
 DR106b



BUILDING E LOOKING SOUTH EAST

#	DESCRIPTION	DATE

the LAB  
 architecure collective  
 spokane, wa

PROJ. #	1801
DRAWN:	LAB
CHECKED:	co
DATE:	11.01.18

THE FARM at MILL CREEK  
 132nd STREET SE (EGUV) - MILL CREEK, WASHINGTON

BLDG E PERSPECTIVES  
**DR106c**



BUILDING F LOOKING NORTH EAST

#	DESCRIPTION	DATE

**the LAB**  
 architecture collective  
 spokane, wa  
  
**THE FARM at MILL CREEK**  
 132nd STREET SE (EGUV) - MILL CREEK, WASHINGTON

PROJ. #	1801
DRAWN:	LAB
CHECKED:	co
DATE:	11.01.18

BLDG F PERSPECTIVES

# DR107a





BUILDING F LOOKING SOUTH EAST FROM 132ND

#	DESCRIPTION	DATE

the LAB  
 architecture collective  
 spokane, wa

PROJ. #	1801
DRAWN:	LAB
CHECKED:	co
DATE:	11.01.18

THE FARM at MILL CREEK  
 132nd STREET SE (EGUV) - MILL CREEK, WASHINGTON

BLDG F PERSPECTIVES  
**DR107b**



BUILDING F STOREFRONTS

#	DESCRIPTION	DATE

the LAB  
 architecure collective  
 spokane, wa

PROJ. #	1801
DRAWN:	LAB
CHECKED:	co
DATE:	11.01.18

THE FARM at MILL CREEK  
 132nd STREET SE (EGUV) - MILL CREEK, WASHINGTON

BLDG F PERSPECTIVES  
 DR107c



BUILDING D LOOKING SOUTH WEST

#	DESCRIPTION	DATE

the LAB  
 architecture collective  
 spokane, wa

PROJ. #	1801
DRAWN:	LAB
CHECKED:	co
DATE:	11.01.18

THE FARM at MILL CREEK  
 132nd STREET SE (EGUV) - MILL CREEK, WASHINGTON

BLDG D PERSPECTIVES  
**DR108**



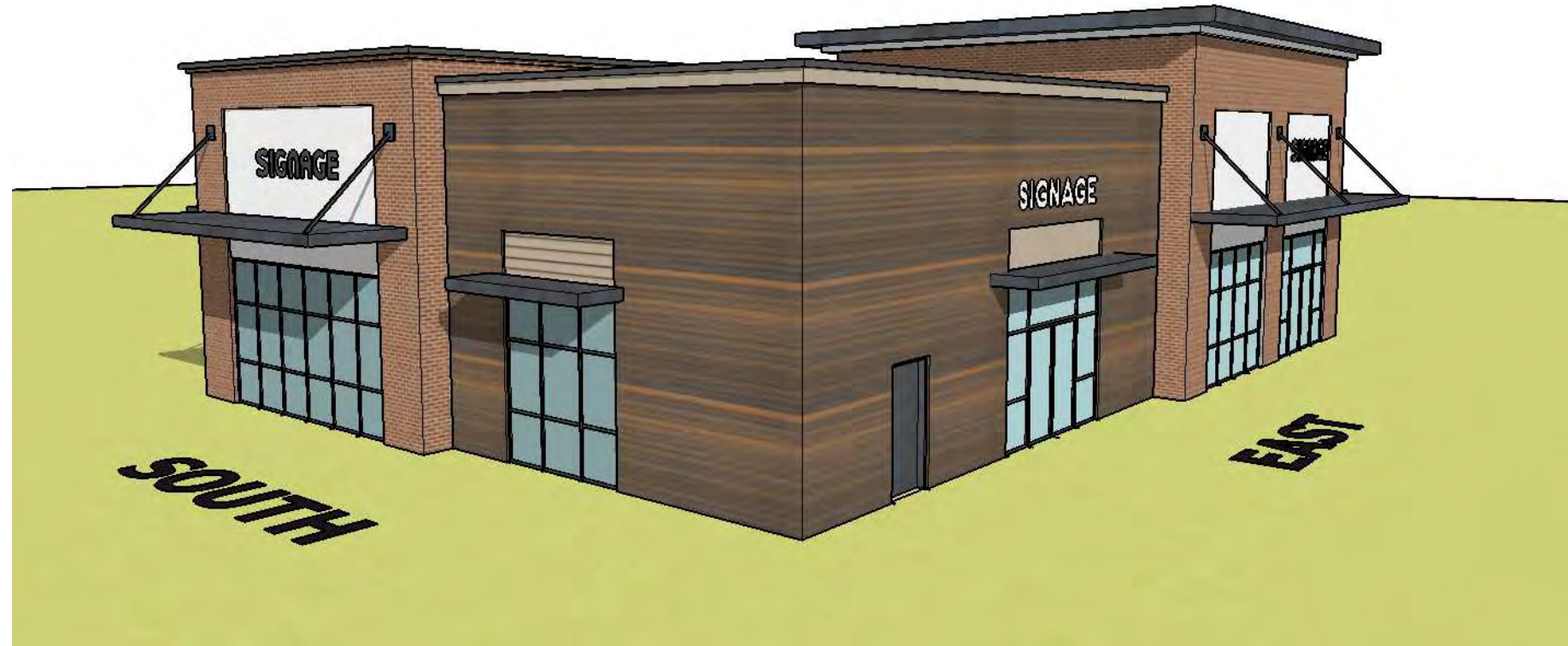
REVISIONS		
#	DESCRIPTION	DATE

the LAB  
 architecture collective  
 spokane, wa

PROJ. #	1801
DRAWN:	Author
CHECKED:	Checker
DATE:	11.01.18

THE FARM at MILL CREEK  
 132nd STREET SE (EGUV) - MILL CREEK, WASHINGTON

RETAIL BUILDINGS  
**DR109**



Perspective: Option 1



Perspective: Option 1



North Elevation: Option 1



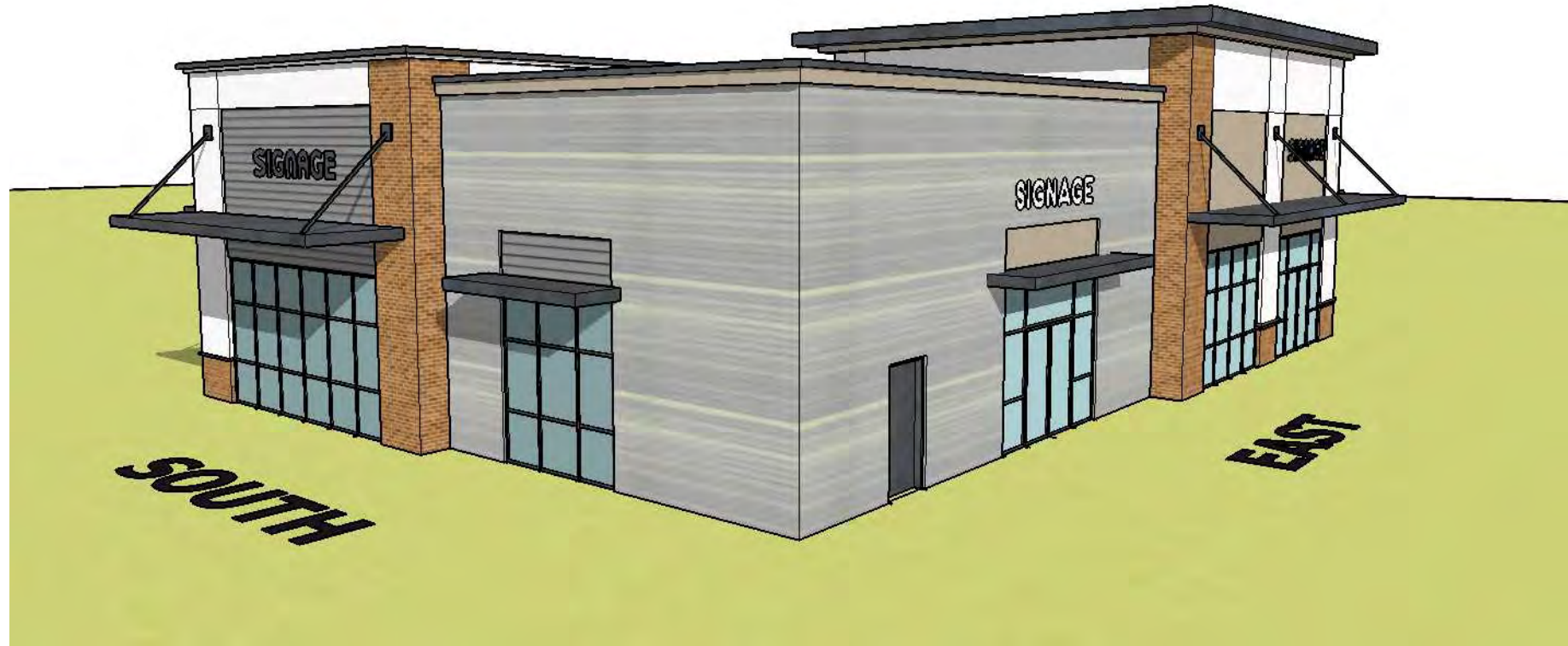
South Elevation: Option 1



East Elevation: Option 1



West Elevation: Option 1



Perspective: Option 2



Perspective: Option 2





North Elevation: Option 2



South Elevation: Option 2



East Elevation: Option 2



West Elevation: Option 2



Perspective: Option 1



Perspective: Option 1



North Elevation: Option 1



South Elevation: Option 1



East Elevation: Option 1



West Elevation: Option 1



Perspective: Option 2



Perspective: Option 2



North Elevation: Option 2



South Elevation: Option 2



East Elevation: Option 2



West Elevation: Option 2