

**CITY OF MILL CREEK  
DESIGN REVIEW BOARD  
APPLICATION PL2019-0015**

**PART I - SUMMARY INFORMATION**

**NAME OF PROJECT:** Brooks Homes  
Roadway Buffer Landscaping and Streetscape

**APPLICANT:** Ed Brooks  
Brooks Homes  
13724 42<sup>nd</sup> Avenue Southeast  
Mill Creek, Washington 98012

**LOCATION:** The project is located at 2904 Seattle Hill Road

**PROPOSAL:** Review of the proposed roadway buffer landscaping and streetscape

**ZONING AND  
COMPREHENSIVE  
PLAN DESIGNATION:** LDR Low Density Residential

**PART II – DESIGN REVIEW BOARD AUTHORITY**

Mill Creek Municipal Code (MCMC) Section 17.34.020 states that the Design Review Board shall review, “all streetscape landscaping and monument signs for detached and attached single-family residential, multifamily residential, industrial, and commercial developments.” This project was reviewed in accordance with MCMC Chapter 17.34.040.H Landscaping Design.

**PART III – BACKGROUND**

On November 28, 2018, the Hearing Examiner approved the Preliminary Plat and Planned Residential Development (PRD) known as Three Oaks. As required in the Comprehensive Plan, a 50-foot roadway buffer was required along Seattle Hill Road. As a Condition of Approval for the Preliminary Plat/PRD, the applicant was required to prepare a landscape plan for the private drive (Tract 999) and the roadway buffer (Tracts A and B) and have the landscape plan reviewed and approved by the Design Review Board.

## **PART IV – PROJECT DESCRIPTION AND ANALYSIS**

### Roadway Buffer

Some existing vegetation in the roadway buffer will be retained, including six Fir trees, three Maple trees and a mature Rhododendron. The roadway buffer is proposed to be planted with additional trees including Western Red Cedar, Red Sunset Maple, and Vine Maple. Proposed shrubs include Azalea, Sword Fern, Evergreen Huckleberry, Kelsii Dogwood, Lavender and Spirea as well as Salal, which is being used as a groundcover. The plant palette is mostly native and drought tolerant once established.

The City’s Comprehensive Plan Streetscape Policies state that landscaping of the roadway buffers can include one or more of the following forms Native Growth, Natural Plantings or Formal Plantings depending on the intended use of the site. The proposed landscape plan most closely fits the definition of Natural Plantings.

*Natural Plantings: Includes the retention of suitable existing vegetation (healthy, non-invasive) supplemented with areas of new vegetation selected to complement the existing vegetation, including trees, shrubs, groundcover and sod. The use of native plants is encouraged to achieve a more informal planting scheme. Minor changes to existing topography may be made to achieve a naturalized planting scheme, while avoiding impacts to the driplines of existing significant trees.*

It is staff’s opinion that the proposed landscape plan is consistent with the City’s Comprehensive Plan Policies.

Following is an analysis of the proposed landscape plan with respect to the regulations contained in the MCMC Chapter 17.34.

<b>Mill Creek Municipal Code (MCMC) Section 17.34.040.H - Landscaping Design</b>	
a. Project landscaping shall provide unity of design through repetition of plants and coordination with adjacent developments.	The proposed plan is consistent with this Code requirement.
b. Landscape materials should be hardy species that are adaptable to local conditions, easily maintained, and drought tolerant. Use of native plants and the retention of existing vegetation are strongly encouraged.	The proposed plant palette consists of plant species that are native, drought tolerant once established, and are relatively low maintenance.
d. Landscaped areas shall be irrigated by mechanical sprinkler systems.	Irrigation is proposed.

### Streetscape

The streetscape consists of a planter strip planted with lawn and street trees. The street tree species proposed is Armstrong Maple. The Armstrong Maple is not on the City’s Approved Street Tree list; however, staff researched the Armstrong Maple and found that “Roots raise sidewalks less often than Silver Maples do because of a slower growth rate and less aggressive root system.” However, Armstrong Maple can develop surface roots in clay soil. As a result, a Condition of Approval has been added requiring the applicant to prepare the planter strip by amending the soil and using a planting

hole for the street trees that is three times the width of the root ball. The applicant is required to retain the duff layer of topsoil when clearing the site for development and this topsoil could be reused to amend the soil in the planter strip and ensure a good planting bed for the street trees. In addition, the Code requires the use of root barrier to help alleviate future issues with surface roots and potential damage to infrastructure.

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

Having viewed the property and reviewed the application, City staff finds that as conditioned the proposed Landscape Plan is consistent with the design guidelines set forth in MCMC Section 17.34.040.H. Based on these findings and conclusions, staff recommends approval subject to the following conditions, as well as any conditions that may be added by the Design Review Board.

1. The landscaping shall be as portrayed on the materials submitted with the application, except as modified by the conditions imposed by the Design Review Board.
2. Revise the landscape plan as follows:
  - Add a note to amend the soil in the planter strip
  - Add note confirming that the existing Fir trees are being retained
  - Show lawn in the planter strip to the south of the ADA crossing ramp
  - Show root barrier adjacent to the street (24 inches) and the sidewalk (18 inches)
  - Adjust spacing on the Salal to 24 inches on center
  - Correct plant quantities
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 installation of the landscaping, pursuant to MCMC Section 16.16.040.
4. 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.

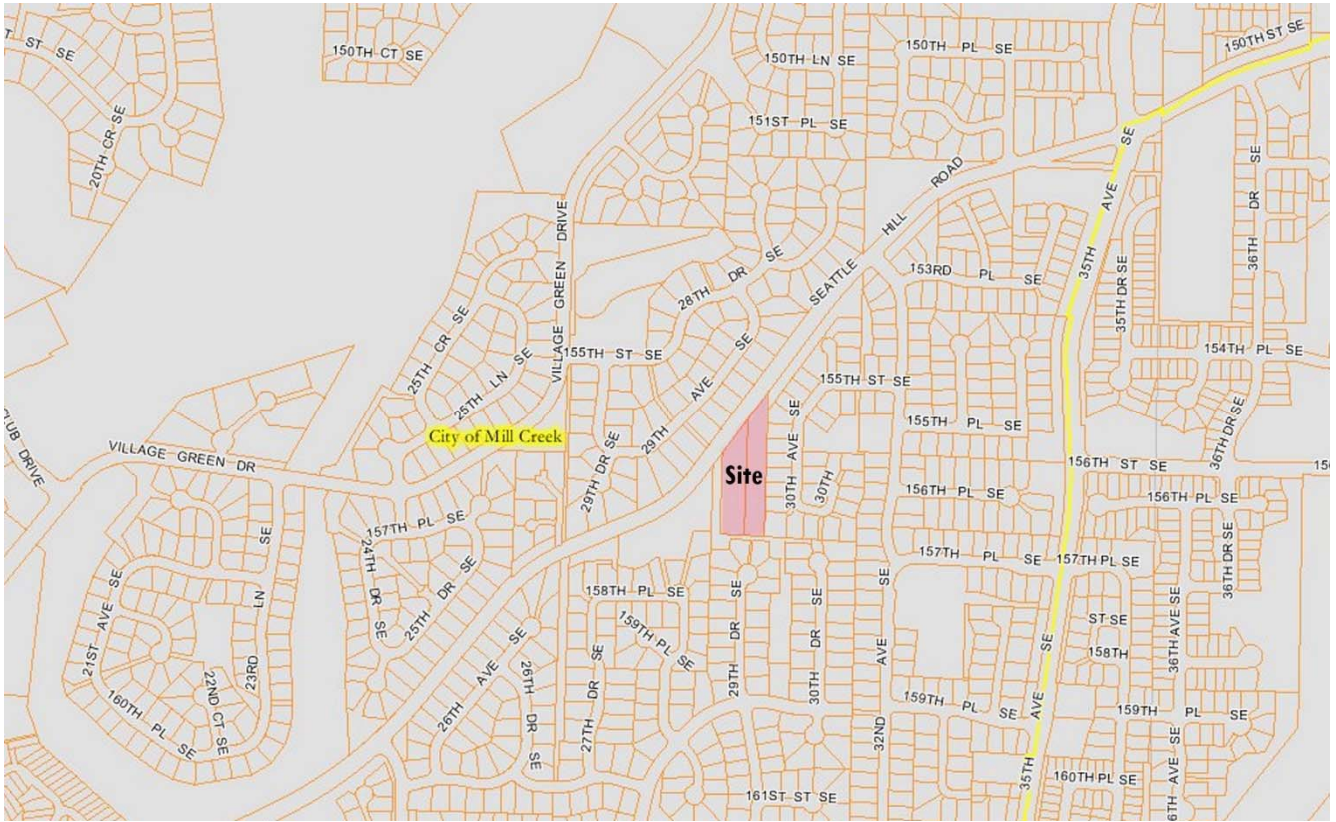
### **ATTACHMENTS:**

***Attachment 1: Vicinity Map***

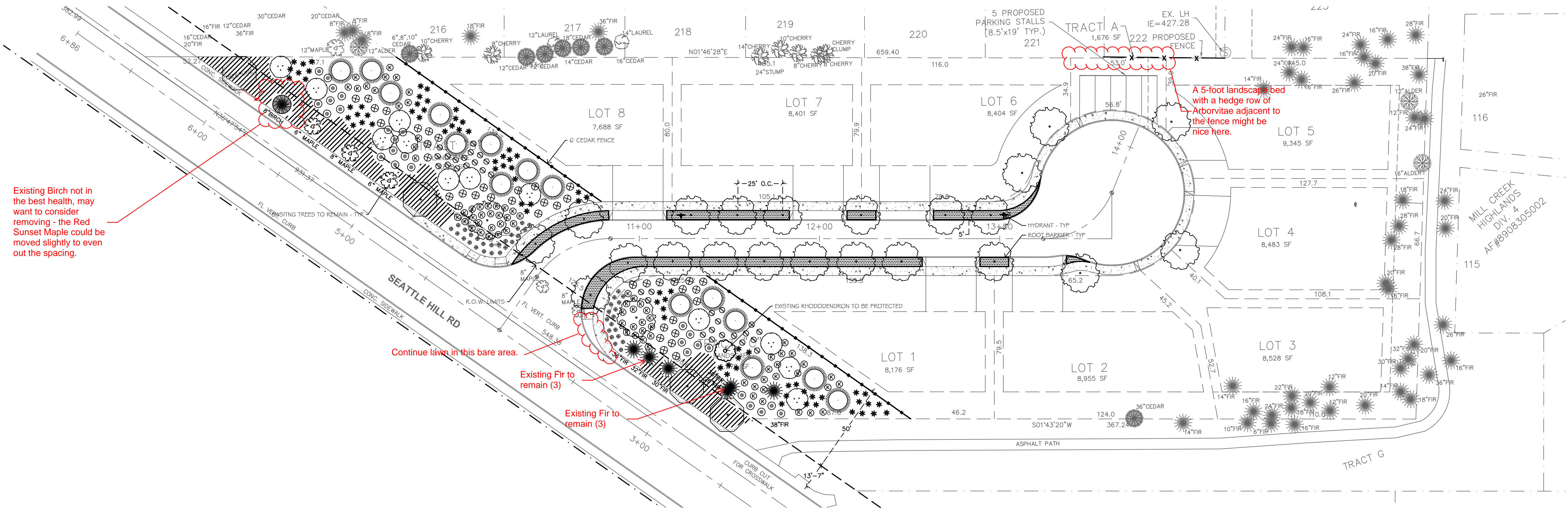
***Attachment 2: Proposed Landscape Plan***

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# Attachment 1 Vicinity Map







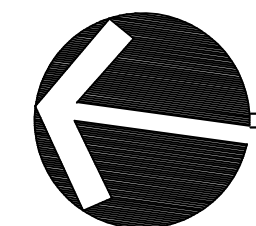
Existing Birch not in the best health, may want to consider removing - the Red Sunset Maple could be moved slightly to even out the spacing.

Continue lawn in this bare area.

Existing Fir to remain (3)

Existing Fir to remain (3)

A 5-foot landscaped bed with a hedge row of Arborvitae adjacent to the fence might be nice here.



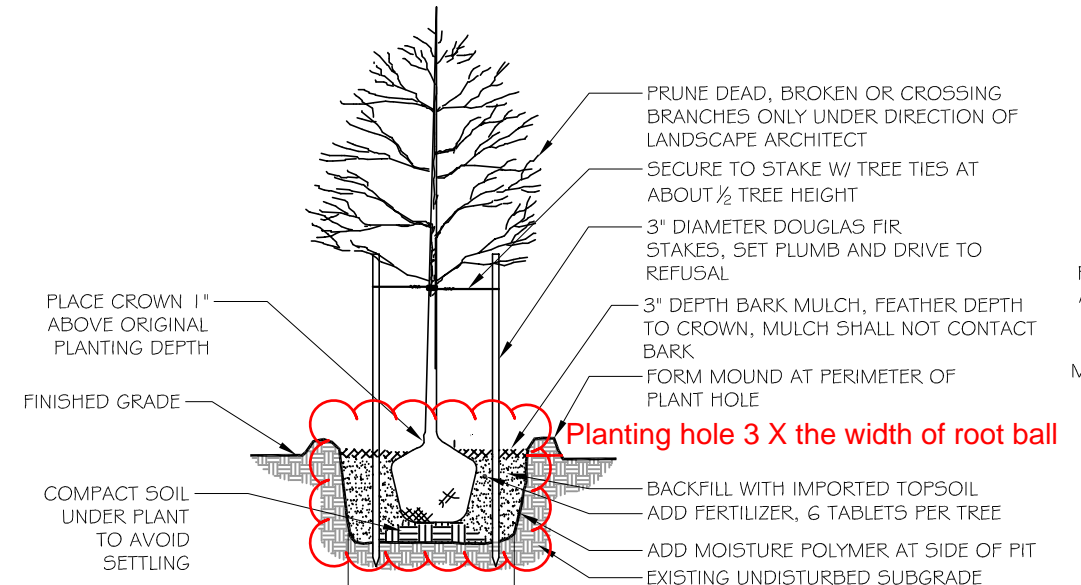
### LANDSCAPE PLAN

SCALE 1" = 30'

#### PLANT SCHEDULE

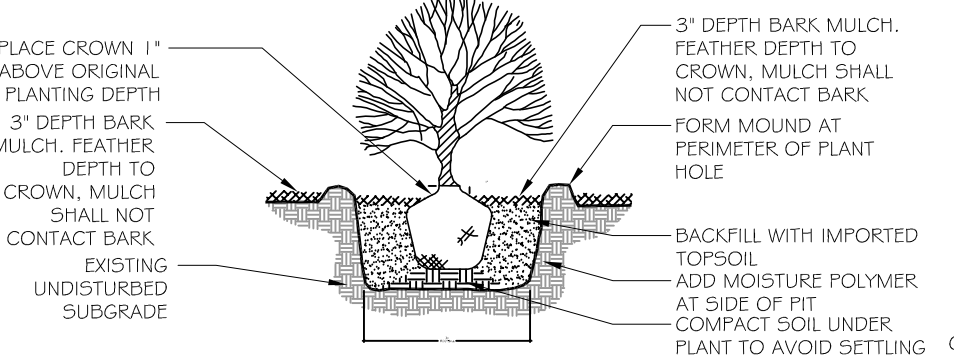
KEY	COMMON NAME	QTY	SIZE & NOTES
	WESTERN RED CEDAR	15	8'-10' HT., B&B
	ARMSTRONG MAPLE	24	1-1/2" Cal.
	RED SUNSET MAPLES	4	1-1/2" Cal.
	VINE MAPLE	12	8' Min. HT.
	THINO CRIMSON AZALEA	40	2 GAL. CONT.
	SWORD FERN	77	1 GAL. CONT.
	EVERGREEN HUCKLEBERRY	27	2 GAL. CONT.
	KELSH DOGWOOD	77	2 GAL. CONT.
	HIDCOTE LAVENDER	41	1 GAL. CONT.
	MAGIC CARPET SPIREA	33	2 GAL. CONT.
	EXISTING RHODODENDRON	1	
	SALAL	AS REQD	1 GAL. CONT. @ 36" O.C.
	LAWN	1,850SF	NW SUN SHADE MIX

Qty on shrubs need adjusting



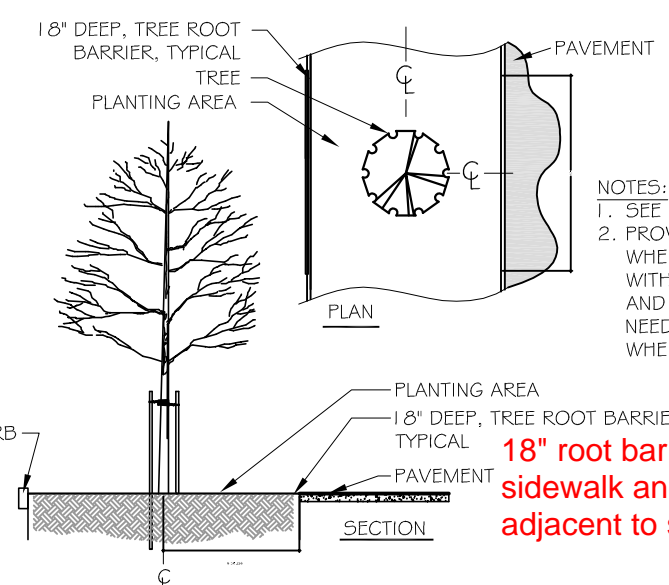
**TREE PLANTING AND STAKING**  
NOT TO SCALE

1



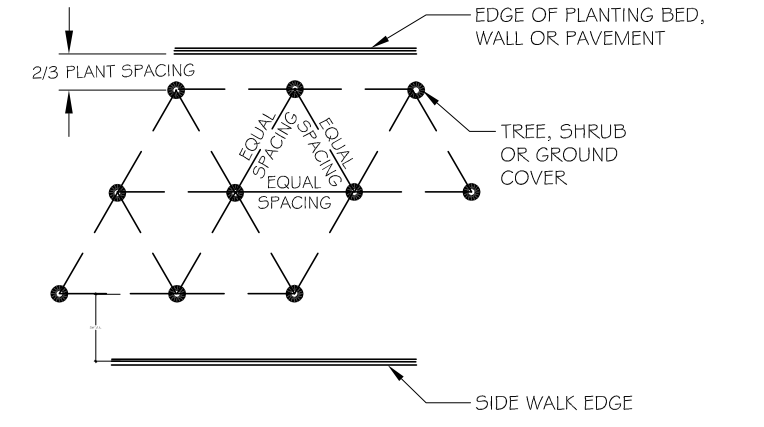
**SHRUB PLANTING**  
NOT TO SCALE

2



**ROOT BARRIER**  
NOT TO SCALE

3



**GROUND COVER SPACING**  
NOT TO SCALE

4

BY	DESCRIPTION	DATE	R#

## LANDSCAPE PLAN

**Greenway Landscape Design & Services, Inc.**  
19811 97TH AVE SE  
SNOHOMISH, WA 98296  
t.206.799.1880



## THREE OAKS PLAT

CITY OF MILL CREEK, Washington  
PORTION OF SECTION 5, TOWNSHIP  
27 NORTH, RANGE 5 EAST, W.M.

PROJ. NO.	DATE	SCALE	DRAWING NO.
TLF	5/23/2019	1"=30'	1 of 1

Attachment 2 - Landscape Plan