



# Design Review Board Agenda

15728 Main Street, Mill Creek, Washington 98012

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**October 18, 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 August 16, 2018 Meeting Minutes <sup>(1)</sup>
- IV. NEW BUSINESS:** **5:17 p.m.**
  - A. The Farm at Mill Creek Binding Site Plan – Building Elevations Informal Review <sup>(2)</sup>
- V. ADJOURNMENT:** **6:30 p.m.**

**ATTACHMENTS:**

- 1. August 16, 2018 Meeting Minutes
- 2. Proposed Project Narrative, Site Plan, Floor Plan and Buildings Elevations – Mixed-Use Buildings D, E and F



**CITY OF MILL CREEK  
DESIGN REVIEW BOARD MEETING MINUTES  
August 16, 2018**

Draft

**DRB Members:**

Dave Gunter, Chair (absent)  
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:**

Vice Chair Hambelton called the meeting to order at 5:17 p.m.

**II. ROLL CALL:**

All members were present as noted above except Chair Gunter, whose absence is excused.

**III. MINUTES:**

A. Minutes of July 19, 2018

**MOTION: Member Hastings moved, seconded by Member Symms, to approve the July 19, 2018 minutes as presented. The motion was approved unanimously.**

**IV. NEW BUSINESS:**

The Pointe Condominiums - Monument Sign

Senior Planner Amrine stated that the project before the Board is a proposed residential identification sign for The Pointe Condominiums. She reminded the Board that this project was reviewed at the July meeting and the DRB deferred a decision and asked the applicant to provide a more detailed site plan. Ms. Amrine noted that the applicant submitted a detailed site plan, to scale, with specific measurements and planting details. She noted that the location of the sign has been moved to the east side of the entry. The sign is also

slightly smaller than noted in the original proposal. The sign will meet the setback requirements and will also feature LED up-lighting. Ms. Amrine concluded her presentation and turned the meeting over to the Chair for Board discussion and questions.

The applicant answered several questions for the Board. Several Board Members complimented the applicant on the proposed sign and thanked them for providing the additional requested information.

**MOTION: Member Symms moved, seconded by Member Hastings, to approve the proposed monument sign for The Pointe Condominiums as conditioned in the staff report. The motion was approved unanimously.**

**V. ADJOURNMENT:**

**Vice Chair Hambelton adjourned the meeting with the consensus of the Board at 5:25 p.m.**

Submitted by:

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Sherrie Ringstad, Associate Planner

olsonprojects  
3624 s manito blvd.  
spokane, wa 99203

The Farm at Mill Creek  
Informal Design Review

The Farm is a mixed-use development consisting of 6 commercial free standing buildings with 3 mixed use podium residential buildings. The site has a mixture of surface lot, street and structured parking. Primary access resides off 132nd Street NE.

This informal design review meeting is intended to introduce the board to the project and illustrate the scale of the residential structures. The site and pad commercial buildings shall be discussed at a second meeting. The drawings are conceptual in nature.

The buildings materials consist of the following:

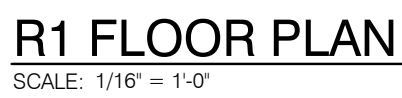
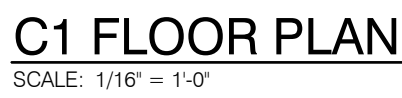
Commercial Levels

- Concrete
- Brick Veneer
- Steel Awnings
- Aluminum Storefront

Residential Levels

- Steel Siding
- Cement Board panel
- Vinyl lap
- Painted trim
- Steel decks



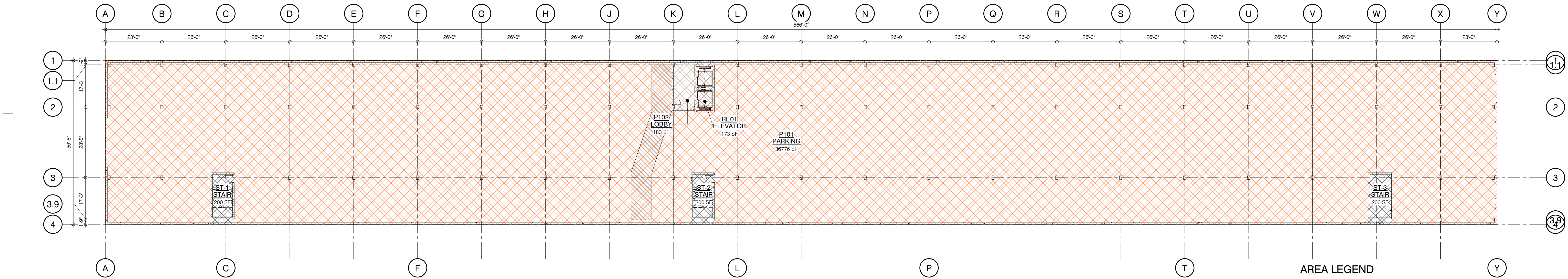


REVISIONS		
#	DESCRIPTION	DATE
PROJ. #		1801
DRAWN:		LAB
CHECKED:		CO
DATE:		09.25.2018

## AREA PLANS

A0000

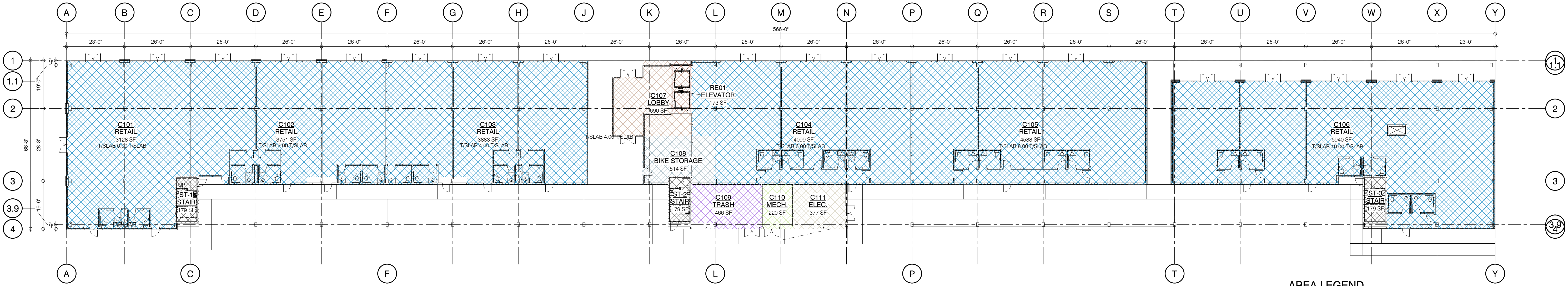




P1 LEVEL FLOOR PLAN  
SCALE: 1" = 20'-0"

AREA LEGEND

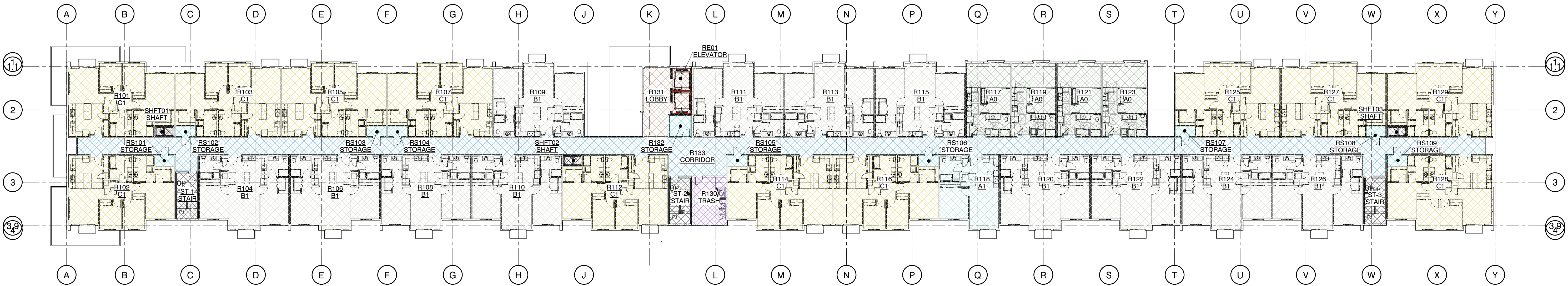
- ELEVATOR
- LOBBY
- PARKING
- STAIR



C1 LEVEL FLOOR PLAN  
SCALE: 1" = 20'-0"

AREA LEGEND

- BIKE STORAGE
- ELEC.
- ELEVATOR
- LOBBY
- MECH.
- RETAIL
- STAIR
- TRASH



R1 LEVEL FLOOR PLAN  
SCALE: 1" = 20'-0"

AREA LEGEND

- A0
- A1
- B1
- C1
- CORRIDOR
- ELEVATOR
- LOBBY
- SHAF
- STAIR
- STORAGE
- TRASH

the LAB  
architecture collective  
spokane, wa

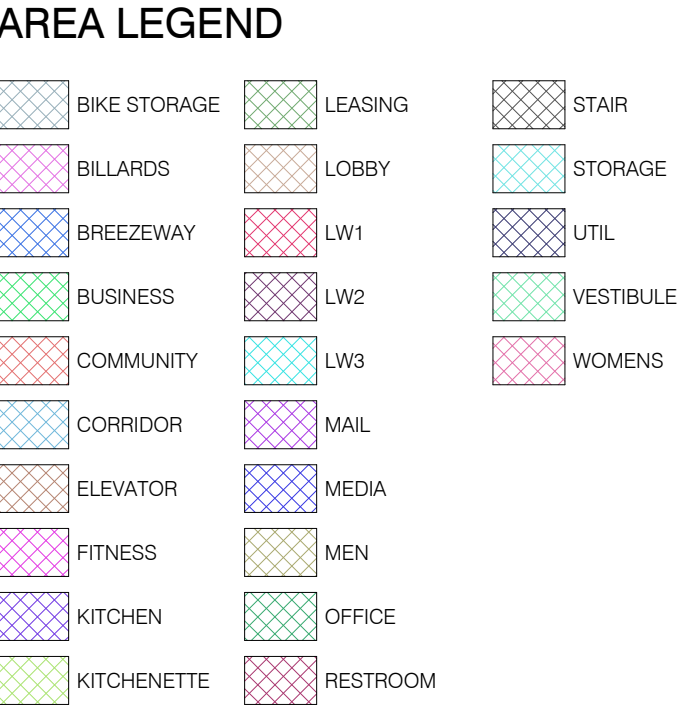
THE FARM at  
MILL CREEK  
BUILDING E  
132nd STREET SE (EGUN)  
MILL CREEK, WASHINGTON

REVISIONS		
#	DESCRIPTION	DATE
PROJ. #	1801	
DRAWN:	LAB	
CHECKED:	CO	
DATE:	09.25.2018	

AREA PLANS

A0000





THE FARM at  
MILL CREEK  
BUILDING F

132nd STREET SE (EGUV)  
MILL CREEK, WASHINGTON

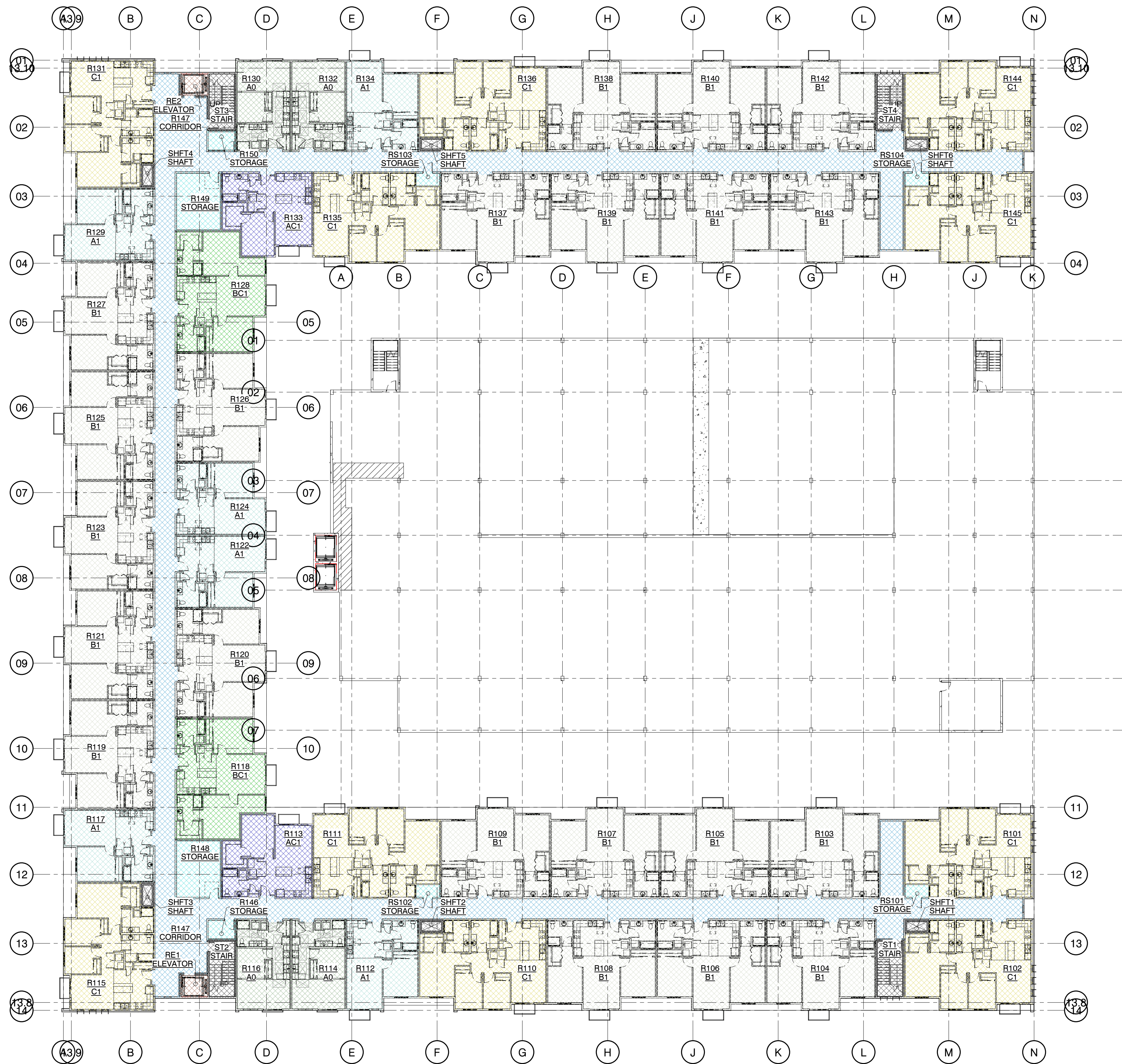
REVISIONS		
#	DESCRIPTION	DATE
PROJ. #		1801
DRAWN:		LAB
CHECKED:		CO
DATE:		10.01.2018

## AREA PLANS

A0000

**C1 FLOOR PLAN**  
SCALE: 1" = 20'-0"





R1 FLOOR PLAN  
SCALE: 1" = 20'-0"

AREA LEGEND

- A0
- A1
- AC1
- B1
- BC1
- C1
- CORRIDOR
- ELEVATOR
- SHAFT
- STAIR
- STORAGE

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THE FARM at  
MILL CREEK  
BUILDING F  
132nd STREET SE (EGUN)  
MILL CREEK, WASHINGTON

REVISIONS		
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PROJ. #	1801	
DRAWN:	LAB	
CHECKED:	CO	
DATE:	10.01.2018	

AREA PLANS

A0001



# THE FARM at MILL CREEK

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

10-18-18 DRB Informal Review for  
Mixed-Use Buildings D, E and F  
(Ground level commercial with four stories of residential above)



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DRB101	BUILDING E ELEVATIONS
DRB102	BUILDING E ELEVATIONS
DRB103	BUILDING E ELEVATIONS
DRB104	BUILDING F ELEVATIONS
DRB105	BUILDING F ELEVATIONS
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DRB112	PERSPECTIVES
DRB113	PERSPECTIVES
DRB114	PERSPECTIVES

INFORMAL DESIGN REVIEW SUBMITTAL - MULTI FAMILY BUILDINGS - MEETING 10.18.18

REVISIONS		PROJ. #	1801
		DRAWN:	Author
		CHECKED:	Checker
		DATE:	10.04.18
		COVER SHEET	
		the LAB	
		architecture collective	
		spokane, wa	
		THE FARM at MILL CREEK	
		132nd STREET SE (EGUV) - MILL CREEK, WASHINGTON	
#	DESCRIPTION	DATE	

DRB001



10-18-18 DRB Informal Review for  
Mixed-Use Buildings D, E and F  
(Ground level commercial with four stories of residential above)



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.
TOTAL	37,775 S.F

GROUND LEVEL MIXED-USE RETAIL

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

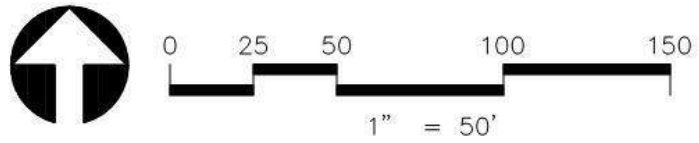
4 STORY RESIDENTIAL  
354 RESIDENTIAL UNITS

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



REVISIONS		the LAB architecture collective spokane, wa	PROJ. #	1801
			DRAWN:	Author
			CHECKED:	Checker
			DATE:	10.04.18
			SITE PLAN	
#	DESCRIPTION	DATE	THE FARM at MILL CREEK 132nd STREET SE (EGUV) - MILL CREEK, WASHINGTON	

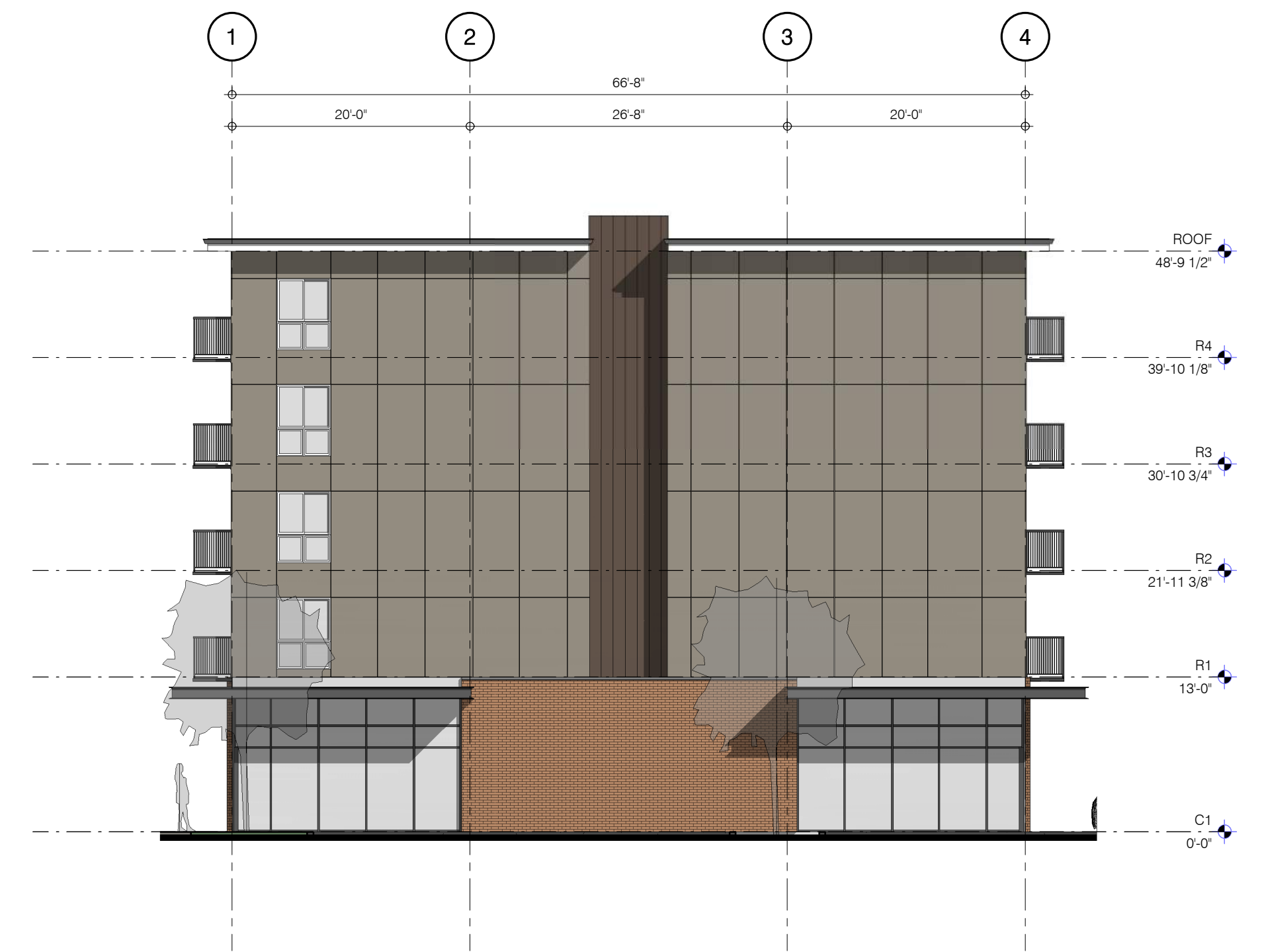
DRB002





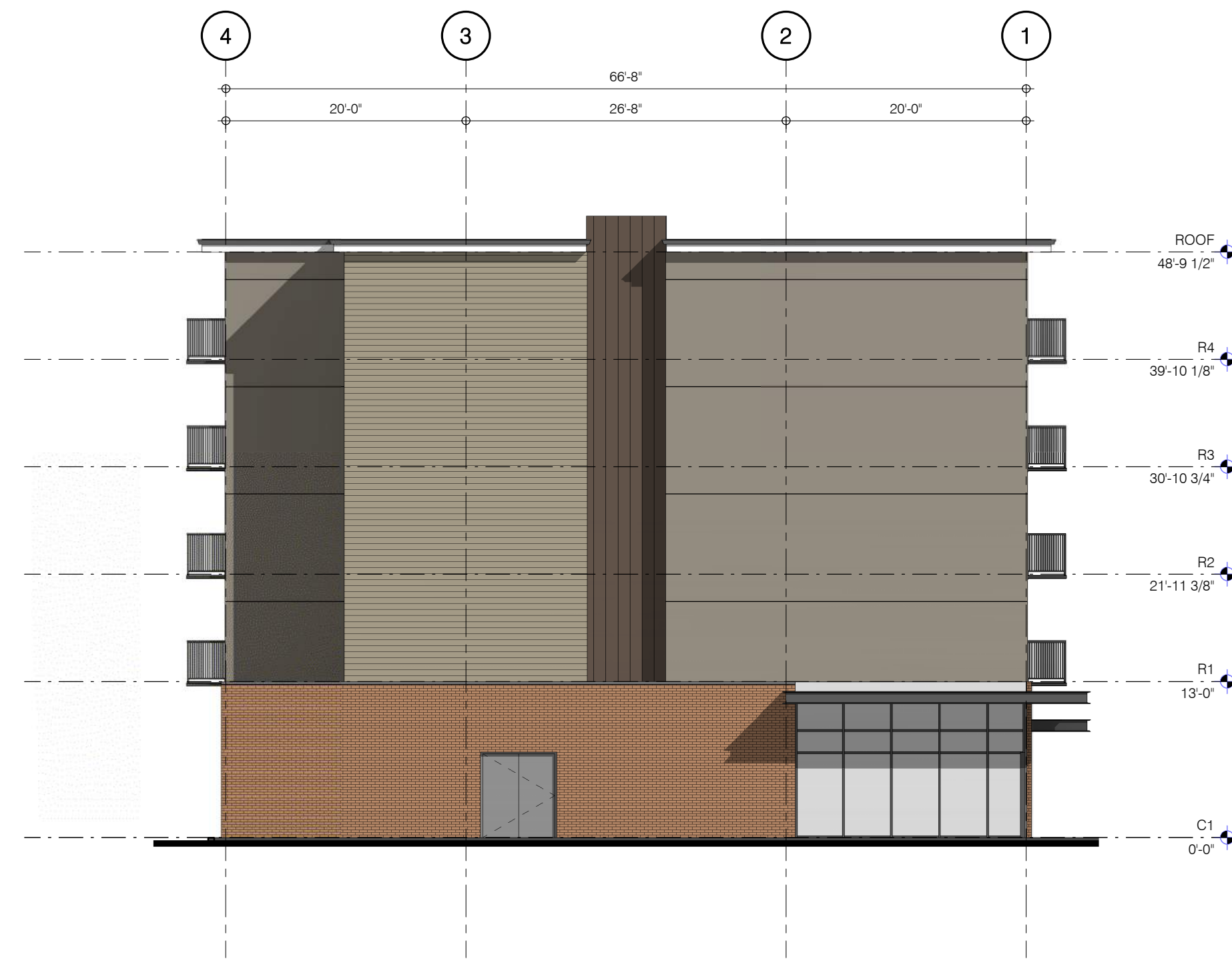
BLDG. D EAST ELEVATION

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

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

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BUILDING D ELEVATIONS

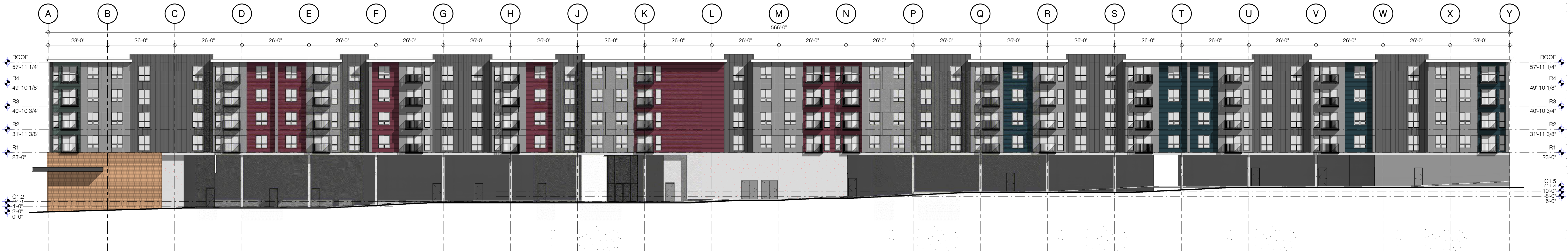
DRB100





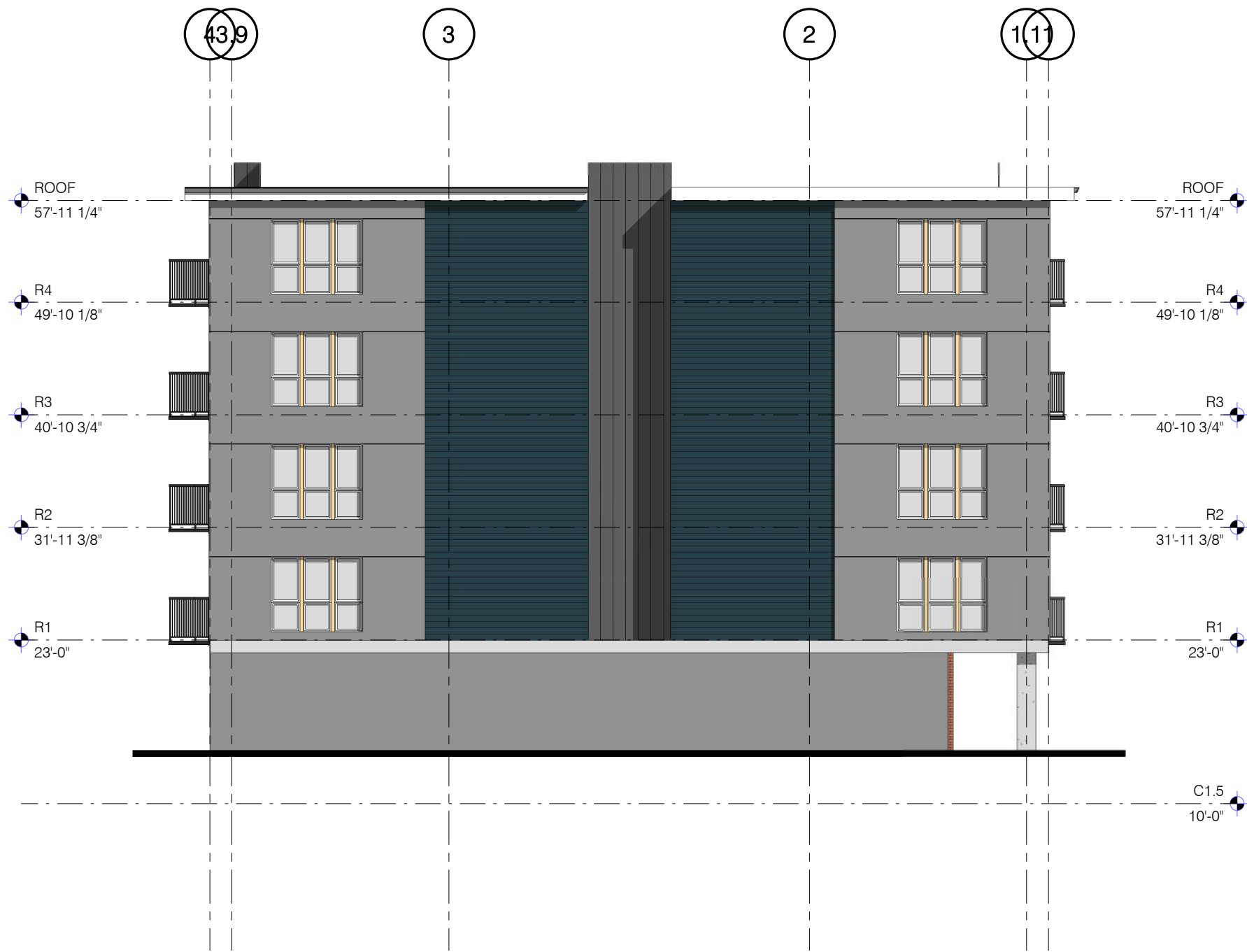
BLDG. E NORTH ELEVATION - OVERALL

SCALE: 1" = 20'-0"



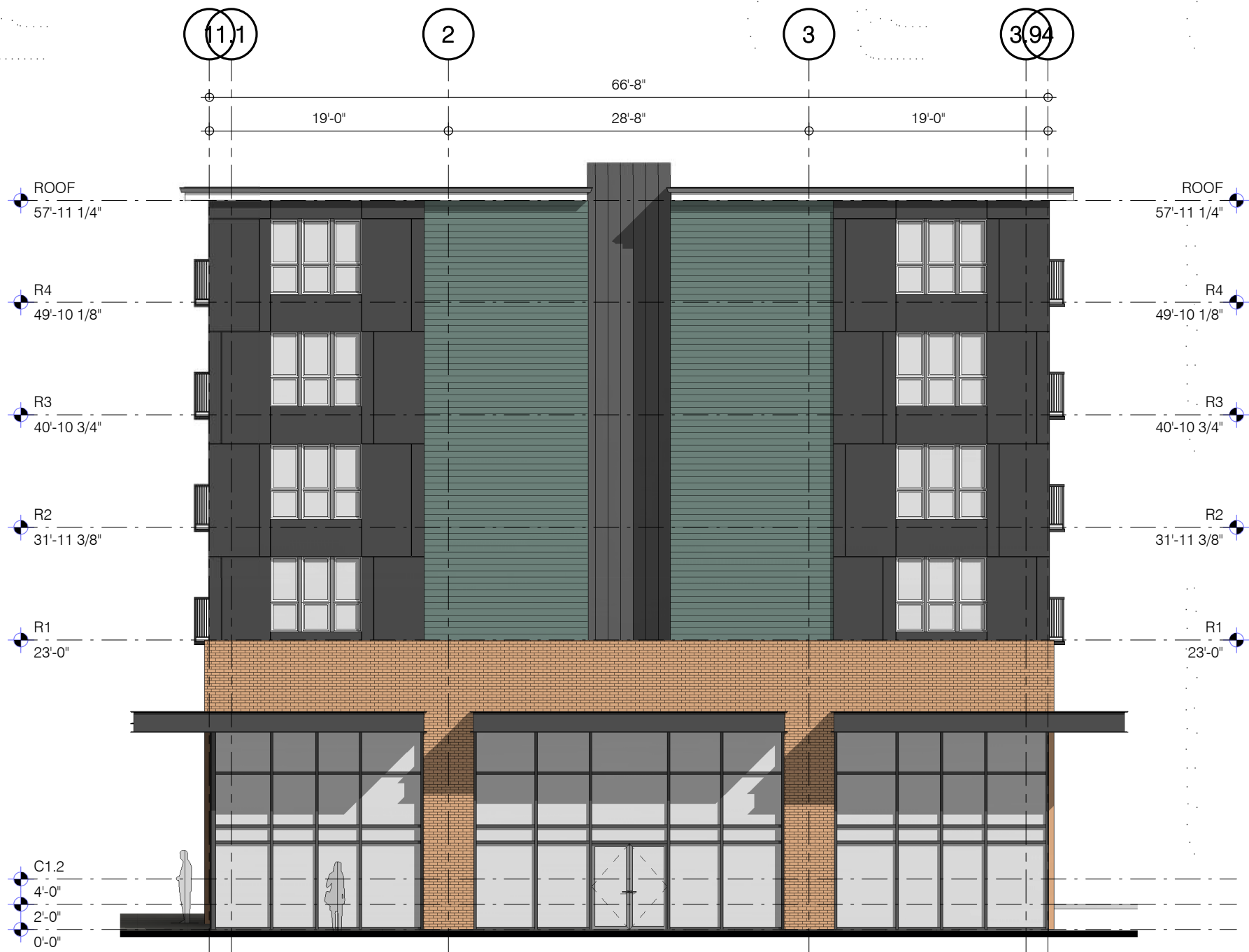
BLDG. E SOUTH ELEVATION - OVERALL

SCALE: 1" = 20'-0"



BLDG. EAST ELEVATION

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



BLDG. E WEST ELEVATION - WEST

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

REVISIONS		
#	DESCRIPTION	DATE

the LAB  
architecture collective  
spokane, wa

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

PROJ. #	1801
DRAWN:	Author
CHECKED:	Checker
DATE:	10.04.18

BUILDING E ELEVATIONS

DRB101





BLDG. E NORTH ELEVATION - EAST

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



BLDG. E NORTH ELEVATION - WEST

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

REVISIONS			PROJ. #	1801
			DRAWN:	Author
			CHECKED:	Checker
			DATE:	10.04.18
			BUILDING E ELEVATIONS	
			the LAB	
			architecture collective	
			spokane, wa	
			THE FARM at MILL CREEK	
			132nd STREET SE (EGUV) - MILL CREEK, WASHINGTON	
#	DESCRIPTION	DATE		

DRB102









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



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

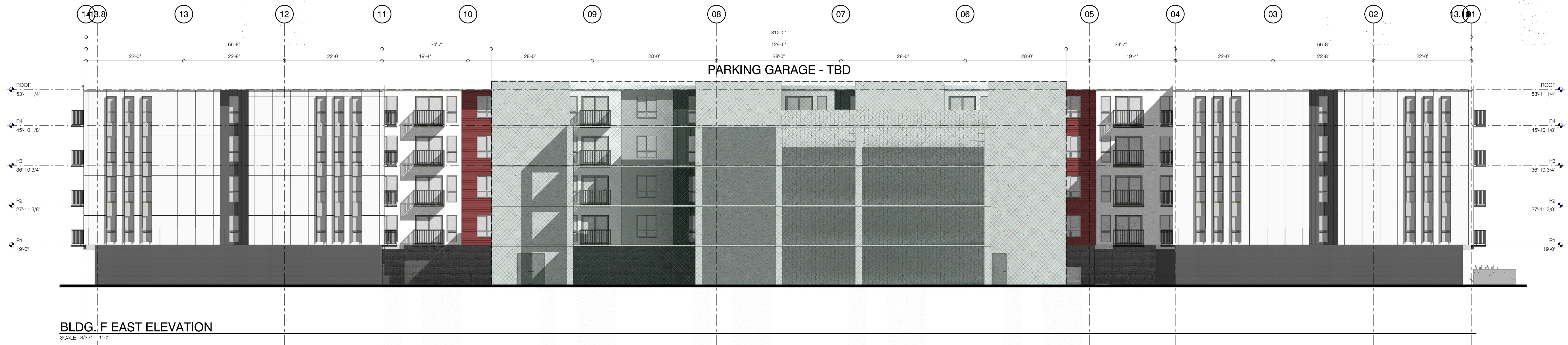
REVISIONS			PROJ. #	1801
			DRAWN:	Author
			CHECKED:	Checker
			DATE:	10.04.18
			BUILDING F ELEVATIONS	
			THE FARM at MILL CREEK	
			132nd STREET SE (EGUV) - MILL CREEK, WASHINGTON	
#	DESCRIPTION	DATE		

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spokane, wa

BUILDING F ELEVATIONS

DRB104





BLDG. F EAST ELEVATION

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



BLDG. F WEST ELEVATION

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

REVISIONS			PROJ. #		1801
			DRAWN:	Author	
			CHECKED:	Checker	
			DATE:	10.04.18	
			BUILDING F ELEVATIONS		
			THE FARM at MILL CREEK		
			132nd STREET SE (EGUV) - MILL CREEK, WASHINGTON		
#	DESCRIPTION	DATE	DRB105		





BUILDING E LOOKING SOUTH EAST

REVISIONS		<div>the LAB</div> <div>architecture collective</div> <div>spokane, wa</div>	PROJ. #	1801
			DRAWN:	Author
			CHECKED:	Checker
			DATE:	10.04.18
			PERSPECTIVES	
			THE FARM at MILL CREEK	
#	DESCRIPTION	DATE	132nd STREET SE (EGUV) - MILL CREEK, WASHINGTON	

DRB106





BUILDING F LOOKING NORTH EAST

REVISIONS		<div>the LAB</div> <div>architecture collective</div> <div>spokane, wa</div>	PROJ. #	1801
			DRAWN:	Author
			CHECKED:	Checker
			DATE:	10.04.18
			PERSPECTIVES	
#	DESCRIPTION	DATE	THE FARM at MILL CREEK	
			132nd STREET SE (EGUV) - MILL CREEK, WASHINGTON	

DRB107









BUILDING E LOOKING SOUTH EAST

<div>REVISIONS</div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div>			<div>the LAB</div> <div>architecture collective</div> <div>spokane, wa</div>	PROJ. #	1801
		DRAWN:		Author	
		CHECKED:		Checker	
		DATE:		10.04.18	
			PERSPECTIVES		
THE FARM at MILL CREEK			DRB109		
#	DESCRIPTION	DATE			
132nd STREET SE (EGUV) - MILL CREEK, WASHINGTON					





BUILDING E LOOKING SOUTH EAST

REVISIONS		<div>the LAB</div> <div>architecture collective</div> <div>spokane, wa</div>	PROJ. #	1801
			DRAWN:	Author
			CHECKED:	Checker
			DATE:	10.04.18
			PERSPECTIVES	
#	DESCRIPTION	DATE	132nd STREET SE (EGUV) - MILL CREEK, WASHINGTON	

THE FARM at MILL CREEK

DRB110





SPINE ROAD LOOKING WEST

REVISIONS		PROJ. # 1801	
		DRAWN: Author	
		CHECKED: Checker	
		DATE: 10.04.18	
		PERSPECTIVES	
		the LAB	
		architecture collective	
		spokane, wa	
		THE FARM at MILL CREEK	
		132nd STREET SE (EGUV) - MILL CREEK, WASHINGTON	
#	DESCRIPTION	DATE	DRB111





SPINE ROAD LOOKING WEST

REVISIONS			PROJ. # 1801	
			DRAWN: Author	
			CHECKED: Checker	
			DATE: 10.04.18	
			PERSPECTIVES	
			the LAB	
			architecture collective	
			spokane, wa	
			THE FARM at MILL CREEK	
			132nd STREET SE (EGUV) - MILL CREEK, WASHINGTON	
#	DESCRIPTION	DATE		

DRB112





BUILDING F LOOKING SOUTH EAST FROM 132ND

REVISIONS		PROJ. # 1801	
		DRAWN: Author	
		CHECKED: Checker	
		DATE: 10.04.18	
		PERSPECTIVES	
		the LAB	
		architecture collective	
		spokane, wa	
		THE FARM at MILL CREEK	
		132nd STREET SE (EGUV) - MILL CREEK, WASHINGTON	
#	DESCRIPTION	DATE	





LIVE WORK UNITS ALONG 132ND

REVISIONS		PROJ. # 1801	
		DRAWN: Author	
		CHECKED: Checker	
		DATE: 10.04.18	
		PERSPECTIVES	
		the LAB	
		architecture collective	
		spokane, wa	
		THE FARM at MILL CREEK	
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