

**CITY OF MILL CREEK
DESIGN REVIEW BOARD
APPLICATION PL2020-0008**

PART I - SUMMARY INFORMATION

NAME OF PROJECT: 7Cs Swim School

APPLICANT: Daniel Carr
7Cs Swim School
21600 31st Drive Southeast
Bothell, WA 98021

LOCATION: The project is located at 13525 North Creek Drive, Mill Creek, WA.

PROPOSAL: Review of building elevations, streetscape (street trees) and interior landscaping plan.

ZONING: Community Business

PART II – DESIGN REVIEW BOARD AUTHORITY

The purpose of the Design Review Board is to review and make design decisions that promote visual quality throughout the City of Mill Creek. The Design Review Board is charged with the authority of reviewing building elevations and landscape plans for attached single-family residential, multifamily residential, industrial, and commercial developments in the City of Mill Creek in accordance with MCMC 17.34.020. The applicable design guidelines are contained in MCMC 17.34.040.

PART III – PROJECT DESCRIPTION

General Description of Plat:

On June 30, 2020, the Binding Site Plan (BSP) for 7Cs Swim School was approved by the Hearing Examiner. The BSP proposes the construction of an approximately 10,000 square foot recreational building that will house a 50-foot by 70-foot indoor pool that will be used as a swim school. Site improvements will include parking, concrete sidewalks, stormwater facilities and associated utilities. The project site is located at 13525 North Creek Drive on the northeast corner of the intersection of Dumas Road and North Creek Drive. Access to the site will be from North Creek Drive directly across from the Heatherwood Apartments southern entrance. A roadway buffer is proposed along Dumas Road; however, this area primarily consists of a wetland and its associated buffer and it is already densely landscaped; thus, no additional landscaping is proposed. There are some existing frontage improvement along North Creek Drive, including sidewalk and a planter strip. Street trees are required in the planter strip as well as some clearing of vegetation. Interior landscaping is also proposed in the parking lot and around the building. Please see **Attachment 1 – Site Plan**.

PART II – PROJECT ANALYSIS

Below is an analysis and summary of the consistency of the proposal with the City’s Design Guidelines:

DESIGN OBJECTIVES:

The following design objectives are identified in Mill Creek Municipal Code (MCMC) Section 17.34.040:

- Building designs should provide a sense of permanence and timelessness.
- Commercial buildings should reflect an individual design that has considered site location, conditions, and surrounding development.
- Materials used shall complement and express individual building design.
- A consistent visual identity shall be applied to all sides of buildings visible to the general public.
- All building sides shall have an equivalent level of quality of materials, detailing, and window placement.
- Primary building entrances shall be pedestrian in scale and shall be clearly identifiable and visible from the street and nearby pedestrian routes.
- Building colors should accent, blend with, or complement surroundings. Bright or brilliant colors should be reserved for trim and accents.
- Blank walls on buildings and parking structures are to be avoided. Positive methods to achieve this objective include changes in colors and materials, placement of windows, use of awnings and canopies, and architectural details and features.
- Commercial buildings may have pitched, sloping or flat roofs depending on the overall design of the building and surrounding development.

DRB INFORMAL REVIEW COMMENTS:

The Design Review Board reviewed preliminary building elevations for this project in an informal review on September 19, 2019. Following is a summary of the Design Review Board’s comments from that meeting:

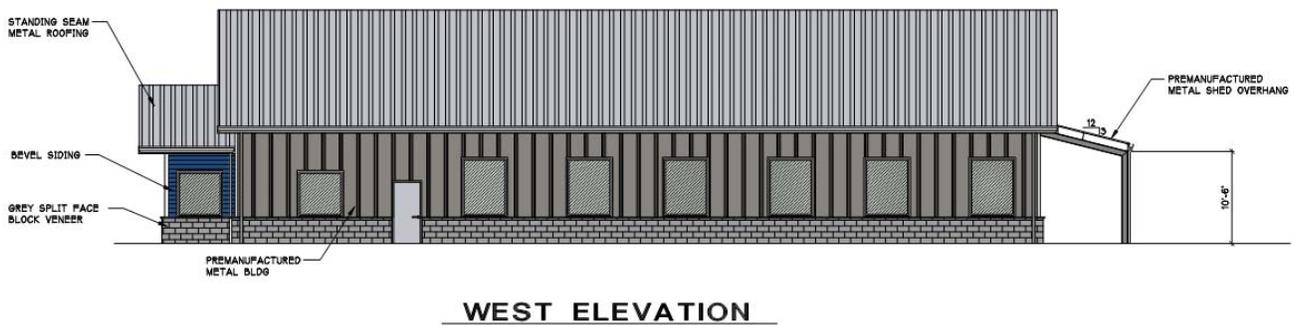
1. The southern and eastern elevations could use additional details to add interest.
2. The applicant has addressed this comment as follows:
 - The eastern elevation has a step-back in the middle which provides modulation. This elevation contains the HVAC systems, which will be screened by a wall constructed of split face CMU, which adds interest. In addition, the locker room, mechanical room, chemical room and pool mechanical room are located along this elevation, which is why no windows are proposed. Please see **Attachment 2 – Floor Plan**.
 - Interest has been added to the southern elevation in several ways including adding trees in the adjacent lawn area, adding the shed overhang between the two roll-up doors, and adding a personnel door.

- The metal roofing material should not contain zinc, which could leach into the wetland buffer. Following the informal review, Mr. Gaskin confirmed that the proposed Galvalume product does contain zinc, so another product would be used. As an alternative to the Galvalume the applicant is proposing a metal roof with a baked enamel finish.

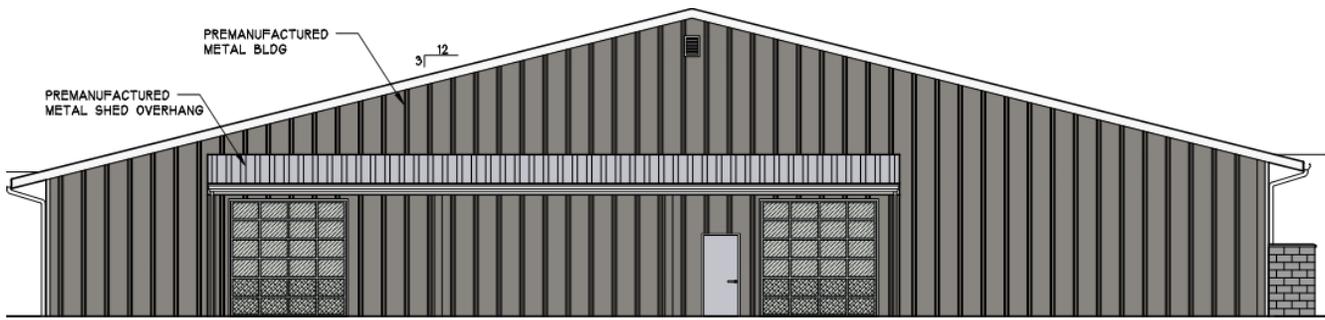
PROPOSED ELEVATIONS:



The Northern Elevation, which contains the primary building entry, faces northeast toward the parking lot and North Creek Drive. The protruding entry adds modulation to this elevation. The manufactured metal building is in Cool Gray Stone on a base of gray, split face block veneer, bevel siding in Cool Majestic Blue, board and batten siding in Solar White. The gutter, fascia and soffit will all be painted Solar White to match. The windows are all clear vision glass. Signage will be placed above the door and centered on the White Board and Batten siding.



The western elevation faces North Creek Drive and the manufactured metal building is Cool Gray Stone on a base of gray, split face block veneer, bevel siding in Cool Majestic Blue. The windows are all clear vision glass. The proposed roof is a metal standing seam roof, enameled in Solar White.



SOUTH ELEVATION

The southern elevation faces the adjacent City property. Interest and modulation are added to this elevation with the two roll-up doors, connected with the metal shed overhang, which will be enameled in Solar White. The metal building is the Cool Gray Stone color and the roll-up doors are clear vision class. A personal door has also been added on this elevation as suggested by the DRB during their informal review.



EAST ELEVATION

The eastern elevation faces the parking lot and the wetland. The manufactured metal building is Cool Gray Stone with bevel siding on the building entry in Cool Majestic Blue. No windows are proposed on this elevation because of the uses, which include a locker room, and various mechanical and chemical rooms. The HVAC system is screened by a wall gray, split face block veneer. The proposed roof is a metal standing seam roof, enameled in Solar White.

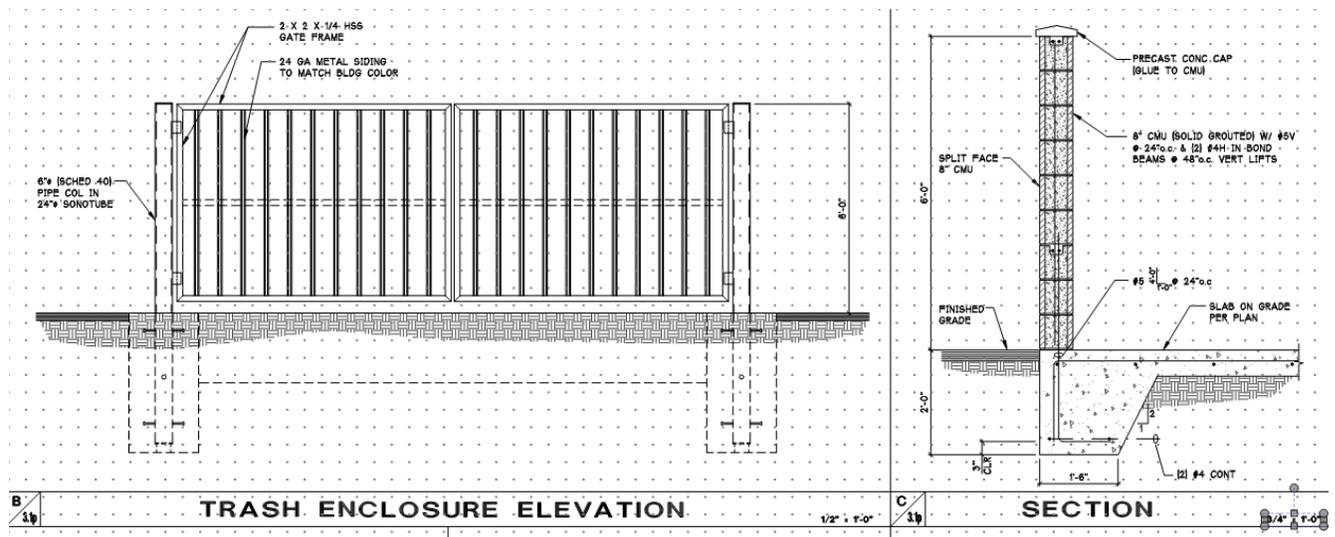
Staff Response/Analysis

The applicant has proposed a cohesive and subdued color and materials palette, which has been applied consistently around all faces of the building. The exterior consists of a combination of metal siding, board and batten siding, bevel siding and split face block veneer. There are storefront windows on the north and west side of the building. The south side of the building will feature two overhead, roll-up doors and one personnel door, covered by a metal awning, which will lead to a lawn area. The east elevation will have the HVAC systems, which will be screened by split face CMU wall and metal gate. Thus, a consistent visual identity has been applied to all sides of the building, as well as an equivalent level of quality of materials and detailing.

The primary building entrance is pedestrian in scale and is clearly identifiable and visible from the street and nearby pedestrian routes. The proposed building colors complement the surroundings, which are predominately green with the wetland and buffer. The Cool Majestic blue has been used as an accent color. Blank walls have been avoided with the variation of materials, windows where possible, architectural details such as the building entry, and features such as the roll-up doors and canopy leading to the lawn area to the south. Please see **Attachment 3 – Color Elevations and Attachment 4 – Color and Material Samples.**

As proposed staff is of the opinion that the building elevations are consistent with the Design Guidelines contained in the Code.

PROPOSED TRASH ENCLOSURE:



DESIGN OBJECTIVES:

The following design objectives are identified in Mill Creek Municipal Code (MCMC) Section 17.34.040:

- On-site service facilities, such as loading docks, dumpsters, etc., shall be located in areas least visible from the right-of-way, public spaces and main parking areas.
- Service areas shall be screened from view using landscaping or screen walls.
- All screening shall reflect building architecture of the adjacent building and be compatible with adjacent project designs. This shall include consideration of proportion, color, texture, and materials.
- Ground level outdoor enclosures shall be composed of materials similar to the main structure.

Staff Response/Analysis

The applicant has proposed a trash enclosure composed of split face CMU with a solid metal gate in a color that coordinates with the building. The enclosure is located on the eastern elevation and is not visible from the right-of-way. As proposed staff is of the opinion that the trash enclosure is consistent with the Design Guidelines contained in the Code. Please see **Attachment 5 – Trash Enclosure**.

LANDSCAPING OBJECTIVES:

City Code, MCMC 17.34.040.H 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 and irrigation is required. Use of native plants and the retention of existing vegetation are strongly encouraged. In addition, required perimeter setback areas are to be densely landscaped with a combination of trees, shrubs, and groundcover to provide 90 percent coverage within three years of planting.

Proposed Landscape Plan:

The applicant is proposing *Acer rubrum* ‘Bowhall’ – Bowhall Red Maple as the street trees along North Creek Drive. The Bowhall Red Maple is on the City’s *Approved Street Tree List*. The trees will primarily be located in the existing planter strip but where there is no planter strip, the trees will be located in the lawn area to the east of the sidewalk. There are existing Alder trees growing densely along the sidewalk that need to be cleared to complete the streetscape and to achieve a safe sight distance. The cleared area will be finished with lawn.

For the interior landscaping, the applicant is proposing *Pyrus calleryana*, - Aristocrat Callery Pear, in the parking lot islands and in the lawn adjacent to the south side of the building. The plant palette consists of primarily native, drought tolerant shrubs, including *Miscanthus sinensis*, *Acanthus mollis*, *Calluna vulgaris*, *Virurnum ‘Davidii’*, *Vaccinium ovatum*, and *Leucothoe axillaris* as well as Kinnikinnick groundcover. Please see **Attachment 6 – Landscape Plan**.

Staff Response/Analysis

With the following modifications, the plan is consistent with the guidelines contained in the Code:

1. Root barrier is required in the landscape islands and adjacent to the street trees and needs to be called out on the landscape plan.
2. A Standard Planting Plan should be included in the plans.
3. A Callery Pear is proposed in the landscape bed adjacent to the entry drive. This tree should be moved to the east to ensure that it is not blocking the sight distance at the entry.
4. Plant spacing is not indicated on the plans – Kinnikinnick should be shown at 18” on center.
5. Include irrigation on the landscape plan.

Following are suggestions the Design Review Board might want to consider as additional conditions:

1. The landscape island closest to the eastern elevation, adjacent to the trash enclosure, proposes a Callery Pear – consider replacing this tree with a 5 to 6-foot shrub to avoid future conflicts with the parking lot light which is also located in that island and to better screen the trash enclosure.
2. Between the parking lot and the wetland buffer on the northern and eastern edges of the parking lot, lawn is proposed. Consider using a native groundcover, which would make a better transition to the native area and would be easier from a future maintenance perspective.
3. Consider edging to separate the lawn from the native area along North Creek Drive to facilitate future maintenance.

As proposed and conditioned the proposed the streetscape and interior parking lot landscaping meets the City's Code requirements.

PART V - FINDINGS, CONCLUSIONS, AND RECOMMENDATION

Having viewed the property and reviewed the application, City staff finds that the proposed building elevation, colors and materials and the streetscape and interior parking lot landscape plan are consistent with the Design Guidelines set forth in MCMC Chapters 17.34. Based on the findings and conclusions contained in the staff report, staff recommends approval subject to the following conditions and to any additional conditions imposed by the Design Review Board.

1. The streetscape and interior parking lot landscaping 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. Modify the landscape plan and resubmit for staff approval:
 - Show root barrier in the landscape islands and adjacent to the street trees.
 - Include the Standard Planting Plans.
 - Move the Callery Pear in the landscape bed adjacent to the entry drive to the east far enough to ensure that it is not blocking the sight distance at the entry.
 - Show plant spacing on the Kinnikinnick as 18" on center.
 - Include irrigation on the landscape plan.
3. The building 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.
4. 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 issuance of the building permit, pursuant to MCMC Section 16.16.040.
5. Irrigation shall be provided for all landscaped areas, per MCMC Section 17.34.040.H.1.d. and maintained by the property owner.

ATTACHMENTS:

Attachment 1 – Approved Binding Site Plan

Attachment 2 – Floor Plans

Attachment 3 – Color Elevations

Attachment 4 – Material and Color Samples

Attachment 5 – Trash Enclosure

Attachment 6 – Landscape Plan