



**CITY OF MILL CREEK
DESIGN REVIEW BOARD MEETING MINUTES
November 21, 2019**

Draft

DRB Members:

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

Development Services Staff:

Tom Rogers, Planning and Development Services Manager
Christi Amrine, Senior 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 October 24, 2019

MOTION: Member Hastings moved, seconded by Vice Chair Hambelton, to approve the October 24, 2019 minutes as presented. The motion was approved unanimously.

IV. WORK SESSION:

The Farm at Mill Creek – Buildings E and F, Building Elevations, Colors and Materials
Senior Planner Schmidt noted that the project before the Board for review is The Farm at Mill Creek Elevations - Colors and Materials for Buildings E and F, which has been before the Board numerous times over the last year for informal review. The staff presentation included a vicinity map, general background information, site photos, review criteria, materials and perspective elevations from various viewpoints.

Building E

Ms. Schmidt stated that the balconies on the south elevation adjacent to the single-family homes are required to be Juliet balconies based on a request from the adjacent homeowners at the public hearing for the Binding Site Plan. They were concerned about these balconies becoming a storage area. The architect has suggested a depth of nine inches for the Juliet balconies and staff would like the Board's opinion on the appropriate width for these balconies. Ms. Schmidt noted that the building has modulation every 24 to 26 feet; thus, meeting the code requirements for façade modulation. It also meets the requirements for height with a proposed height of 58 feet.

The Board discussed the brick veneer on the base of the building. Member Tiedje pointed out that the perspective elevations show two different brick colors and the materials board shows only one brick color.

Chris Olson, 3707 South Grand Boulevard, Spokane, WA

Mr. Olson, the project architect, stated that they have gone back and forth over whether to use one or two colors of brick. After a brief discussion, it was the consensus of the Board that the two colors looks good and would be their preference.

Senior Planner Schmidt noted that the plans do not specify the depth of the awnings; thus, a Condition of Approval has been added stating the awning shall have a minimum depth of six feet as required by Code. She also stated that the depth of the balconies is not specified. Staff is recommending a minimum depth of four feet for all usable balconies. After a brief discussion, the Board concurred with the staff recommendation.

Member Hastings asked about the mechanical screening and Ms. Schmidt stated that it would be screened with a metal mesh in a musket brown color.

Ms. Schmidt asked if the awnings would have an enclosed gutter system. Mr. Olson stated that they would not. The Board discussed the issue of awnings dripping on pedestrians. Mr. Olson said that the awnings primarily drip in the planting area, but they could come up with something to direct the drainage away from pedestrian areas.

MOTION: Member Hastings moved, seconded by Member Tiedje, to approve the Building Elevations, Colors and Materials for Building E as conditioned in the staff report, with the following additional conditions:

- The Juliet balconies, adjacent to the single-family neighborhoods, shall be 9 inches in depth.
- The remainder of the usable balconies shall be a minimum depth of four feet.
- Up to two colors of brick shall be used on the base of the building.
- Awnings shall be pitched to drain away from pedestrian areas including doorways and benches.

The motion was approved unanimously.

Building F

Ms. Schmidt noted that the proposed materials and colors for Building F are very similar to what is proposed for Building E. Building F is slightly higher than the parking garage so it camouflages the garage. She noted that the applicant has requested that the interior facing balconies on Building F also be Juliet balconies to avoid conflicts with trees and to cut down on the amount of daylight that will be blocked in this area between the building and the garage.

Ms. Schmidt stated that the applicant has achieved the roof and façade modulation required by the Code and are providing color and material changes. Building F would have the same conditions as Building E and should require a minimum awning depth of six feet, and minimum depth on the usable balconies of four feet. Chair Gunter confirmed that the Juliet balconies proposed on the interior would be a 9 inch depth as proposed in Building E.

The Board discussed the east elevation, on the corner adjacent to 132nd Street, and expressed a concern about the blank white wall. It was the consensus of the Board that this area should have an additional color or material change to break up the expanse of blank wall.

MOTION: Member Hastings moved, seconded by Member Symms, to approve the Building Elevations, Colors and Materials for Building F as conditioned in the staff report, with the following additional conditions:

- The interior facing balconies shall be Juliet balconies with a depth of 9 inches and the exterior facing balconies shall be usable with a depth of 4 feet.
- Up to two colors of brick shall be used on the building base.
- Awnings shall be pitched to drain away from pedestrian areas including doorways and benches.
- Add a material or color change on the east elevation to break up the large white wall, which can be approved by staff.

The motion was approved unanimously.

IV. ADJOURNMENT:

Chair Gunter adjourned the meeting with the consensus of the Board at 6:17 p.m.

Submitted by:

Sherrie Ringstad, Associate Planner