

**CITY OF MILL CREEK
DESIGN REVIEW BOARD
APPLICATION PL2018-0023**

PART I - SUMMARY INFORMATION

NAME OF PROJECT: Cubes Self-Storage

APPLICANT: Dirk McCulloch
Magellan Architects
8383 158th Avenue Northeast, Suite 280
Redmond, Washington 98052

DEVELOPER: David Pruin – Gramor Development Washington, LLC
950 North 72nd Street, Suite 100
Seattle, Washington 98103

LOCATION: The site is located at 17414 Bothell-Everett Highway, Mill Creek, Washington 98012. See attached **Vicinity Map**.

PROPOSAL: Review of building elevations, landscaping and freestanding monument sign.

ZONING: Business and Industrial Park - BP

PART II – DESIGN REVIEW BOARD AUTHORITY

In accordance with Mill Creek Municipal Code (MCMC) Section 17.34.020, the Design Review Board (DRB) shall review building elevations, materials, colors, landscaping and monument signs for commercial and industrial developments. Design guidelines for commercial, business park/industrial buildings are set forth in MCMC Section 17.34.040.B. Design guidelines for freestanding signs are contained in MCMC Section 17.34.040.G, and design guidelines for landscaping are contained in MCMC Section 17.34.040.H. Wall signs are reviewed administratively by staff and are not subject to DRB review and are shown for conceptual purposes only.

PART III – PROJECT DESCRIPTION

On October 24, 2018, the City of Mill Creek Hearing Examiner approved a Binding Site Plan to construct an approximately 90,000 square foot Cubes Self-Storage facility located at 17414 Bothell-Everett Highway, which is currently occupied by the Li'l Sprout Nursery & Garden Center. The proposed three-story, self-storage facility is located on a 3.60 acre parcel and will include associated parking, utility infrastructure, landscaping, stormwater facilities, and frontage improvements.

See the *Attached Site Plan, A1.11*

PART IV – PROJECT ANALYSIS

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

Building Elevation Criteria

The Code requires that buildings incorporate modulation to reduce the overall bulk and mass of buildings and to avoid blank walls. In addition, building design shall incorporate traditional building materials such as masonry, stone, stucco, heavy timbers, brick, and other natural appearing materials. Building colors should accent, blend with, or complement surroundings. Bright or brilliant colors should be reserved for trim and accents. The City’s building design objectives call for a consistent visual identity to be applied to all sides of buildings visible to the general public with an equivalent level of quality of materials, detailing, and window placement.

Proposal – Building Elevations, Materials and Colors

The proposed building exterior materials include a combination of smooth face concrete masonry units (CMU) in Almond and both horizontal and vertical ribbed metal panel in Brownstone, and smooth metal panel in Almond. Coping, gutters and canopies will be Dark Bronze and doors and metal roll-up doors will be Fern Green. The sloped roof will be the same Fern Green color. Storefront windows will be clear glass framed in Medium Bronze and with the windows at the top of the tower element in grey spandrel glass with Medium Bronze framing. (See *Attached Exterior Elevations -- Sheet A-3.10 through 3.40, Floor Plans -- Sheets A2.10, A2.11, A2.20, A2.21, A2.30, and A2.31, and Project Narrative*)

A consistent visual identity is applied to all sides of the building visible to the general public. Modulation has been incorporated with the use of bay elements, the accent band, modulated parapet heights, canopies, and variations in cladding and material changes.

The leasing office is located within the distinctive tower element, which with ample glazing, a distinctive roofline, and prominent entry canopy, clearly identifies the primary pedestrian and business access point for the facility. The “span-over” portion of the building delineates primary vehicular and storage user access to the facility and offers users the valuable amenity of a loading area that is secure and sheltered from the weather.

The Code requires a canopy over storefront entrances, in accordance with MCMC Section 17.34.040.B.e: Canopies or awnings shall be provided along pedestrian streets and storefronts. The minimum depth of any canopy or awning shall be six feet unless limited by the building code. The vertical dimension between the underside of a canopy or awning and the sidewalk shall be at least eight feet. The canopies as shown are five feet, which would need to be increased to six feet to be consistent with the Code.

Canopies are also provided along the rear façade to provide weather protection over entrances to exterior access storage units. The canopies provide visual interest, functionality, shadow lines and a design consistency with the leasing office canopy at the front of the structure.

As conditioned, staff believes that the building elevations are substantially in compliance with the intent of the design guidelines contained in the Code.

Landscaping Criteria

City code 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. Use of native plants and the retention of existing vegetation are strongly encouraged. In addition, required landscape areas shall be densely landscaped with a combination of trees, shrubs, and groundcover to provide 90 percent coverage within three years of planting.

Proposal – Roadway Buffer, Perimeter and Parking Lot Landscaping

The applicant is proposing landscaping in the required 35-foot roadway buffer, around the perimeter of the building and the parking lot. The proposed plant materials include a variety of native, native-adapted and ornamental plantings that are known to be suited for the local conditions, are easily maintained and drought tolerant once established. There isn't any vegetation on the portion of the site to be developed that can be retained. However, there are trees in the wetland buffer that are proposed for retention. See *Attached Landscape Plan, Sheet L1-1 through L1-4*.

As proposed, the landscape plan is in compliance with the design criteria. Staff does have a couple of suggestions for the Design Review Board (DRB) to consider.

DRB Discussion Points:

- The western elevation of the building has exterior access storage units proposed. The site plan shows approximately a five-foot wide sidewalk in front of the southernmost storage units, with an approximately seven-foot wide landscape bed adjacent to the sidewalk. Does the five-foot wide sidewalk provide adequate access to the storage units or would it be acceptable to decrease the size of the landscape bed and increase the size of the sidewalk to provide more room to access these units? This elevation is not visible from the public right-of-way.
- The MCMC does require 90 percent coverage within three years of planting. The landscape plan shows the groundcover (Vancouver Jade Kinnikinnick and Grace Ward Lithodora) as being 30" on-center. It is staff's opinion that this is not likely to provide the 90 percent coverage required. Typically groundcover is planted at 18" to 24" on-center and it is recommended that the DRB add a Condition of Approval adjusting the groundcover spacing.

Freestanding Sign Criteria

In accordance with MCMC Section 17.26.020.E.5, the site may have one freestanding sign not exceeding 34 square feet in area and having a maximum height of 42 inches. The sign shall be located no closer than five feet to any street right-of-way or access easement. At street intersections, driveways, corner or radius lots, or other potential traffic conflict points, the sign shall not be located in an area that would obstruct the required sight distance as set forth in the current edition of the AASHTO Geometric Design Manual as determined by the city engineer. Ancillary landscaping shall be maintained to prevent vegetation from obscuring sign lettering.

Furthermore, MCMC Section 17.34.040.G requires that freestanding monument signs be designed to be complementary to, and coordinated with, building colors and be in scale and proportion with building design and other signs.

Proposal – Freestanding Sign

The total proposed sign area is 29.15 square feet. The proposed sign height is 42 inches and the sign width is 8 feet 4 inches. The sign is proposed to be setback 5 feet from the right-of-way. Thus, the proposed sign meets the dimensional requirements in the Code. The proposed sign is made of an aluminum frame cabinet. The color scheme of the logo is Brilliant Green, Tangerine, and Marigold with Black text identifying the name of the business, which is complementary to and coordinates with the proposed building accent colors, in accordance with MCMC Section 17.34.040.G.3.

The sign is proposed to be internally illuminated. According to MCMC Section 17.26.020.E.9, Freestanding signs that are internally illuminated shall be designed to emphasize the lighting of the sign text, message and/or symbols, while minimizing the lighting of the background of the sign face. The body of the monument sign is solid/opaque aluminum. Only the logo and lettering are routed openings in the aluminum, and these openings are backed with white translucent acrylic. Translucent vinyl is applied to the face of the acrylic to achieve the colors shown. As designed the nighttime view will only illuminate the letters/logo as required by the Code. The proposed sign includes the business name. The applicant might want to consider adding an address (street number) to the monument sign.

Please see the Attached Conceptual Sign Design, Sheets 2, 3 and 4. As proposed the sign is in compliance with the design criteria.

PART V - FINDINGS, CONCLUSIONS, AND RECOMMENDATION

Having viewed the property and reviewed the application, City staff finds that as conditioned the proposed building elevations, landscaping and monument sign are consistent with the design guidelines set forth in MCMC Section 17.34.040. Based on these findings and conclusions, staff recommends approval subject to the following conditions.

1. The building elevations, materials, colors, and design, the landscaping materials and design, and the materials, colors, and design of the freestanding sign shall be as portrayed in the application, except as may be modified by the following conditions and any additional conditions imposed by the Design Review Board.
2. Increase the width of the canopy over the front entry to six feet to be consistent with the Code.
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 beginning construction 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.

5. A building permit is required for the monument sign.

ATTACHMENTS:

Vicinity Map

Project Narrative

Site Plan, A1.11

Exterior Elevations -- Sheet A-3.10 through 3.40

Floor Plans -- Sheets A2.10, A2.11, A2.20, A2.21, A2.30, and A2.31

Landscape Plan, Sheet L1-1 through L1-4.

Conceptual Sign Design, Sheets 2, 3 and 4

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