

**CITY OF MILL CREEK  
DESIGN REVIEW BOARD  
APPLICATION PL2020-0003**

**PART I - SUMMARY INFORMATION**

**NAME OF PROJECT:** Plat of Creekside West

**APPLICANT:** Village Life Homes  
19020 33rd Avenue West, Suite 450  
Lynnwood, Washington 98036

**LOCATION:** The project is located at 13407 35<sup>th</sup> Avenue SE, Mill Creek, WA.

**PROPOSAL:** Review of building elevations, streetscape (roadway buffer) and landscaping plan.

**ZONING:** Low Density Residential

**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 and approving building elevations for attached multi-family units, streetscape (roadway buffer) and landscaping plans for single-family residential plats in accordance with MCMC 17.34.020.

Both the landscape plans for the streetscape (roadway buffer) and landscaping are to be reviewed by the Design Review Board in accordance with the landscape objectives set forth in MCMC Section 17.34.040(H).

Design review applications shall not be approved unless they are consistent with the design objectives set forth in MCMC Section 17.34.040.

Please note the rain gardens are approved administratively as part of the stormwater treatment facilities and are required to be maintained by the HOA and are shown for reference only.

**PART III – PROJECT DESCRIPTION**

General Description of Plat:

On May 29, 2018, the Plat of Creekside West was approved by the Hearing Examiner for a 10-lot preliminary plat and planned area development (PAD) located at 13407 35th Avenue SE. Via PAD review, the applicant has approved modifications to front setback standards for Lots 1-5 and rear

setback standards for lots 6-10 set by the City's zoning code. The site design includes the construction of ten fee simple townhome lots configured in a duplex, triplex and a five-unit structure, with parking for two cars in each garage. Associated infrastructure includes six guest parking stalls, stormwater facilities (three rain gardens), and landscaping. Access to the lots will be from a 20 foot wide private permeable pavement road on the northern property boundary. The private road connects back to south to 35<sup>th</sup> Avenue SE with emergency access only on the south connected to 35<sup>th</sup> Avenue SE. This access will be controlled with emergency bollards to be installed with Emergency Access Only signage). A fifty-foot wide roadway buffer tract is proposed adjacent to 35<sup>th</sup> Avenue SE.

See **Attachment 1 – Preliminary Plat of Creekside West**, for a depiction of the plat layout.

## **PART II – PROJECT ANALYSIS**

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

### **RESIDENTIAL BUILDING DESIGN OBJECTIVES:**

City Code, MCMC 17.34.040.C.1-2 require that building designs should provide a sense of permanence and timelessness. The following design elements shall be applied to attached, single-family and multi-family residential buildings: Buildings shall incorporate modulation to avoid a uniform appearance and reduce the overall bulk and mass of buildings and to avoid blank walls by using methods such as building modulation and changes in exterior materials, colors, windows, trim, doors, and roof forms. The planes of exterior walls should not run in one continuous direction for more than 50 feet without an offset or setback.

Blank walls on residential buildings shall be avoided. Design methods to achieve this element include changes in colors and materials, placement of windows, and architectural details such as dormers, window trim, brackets, trellises, decorative railings, balconies, and porches. In addition, building design shall incorporate traditional building materials such as masonry, stone, stucco, heavy timbers, brick, and other natural appearing materials. Multi-family buildings may have pitched, sloping or flat roofs depending on the overall design of the building and surrounding development. Building colors should accent, blend with, or complement surroundings. Bright or brilliant colors should be reserved for trim and accents.

### **Proposed Building Elevations:**

The applicant is proposing a traditional Farmhouse style for the townhomes. To accomplish this the applicant is proposing to use traditional building materials of horizontal lap siding and vertical board and batten siding with accents of stained horizontal siding to give a warm a welcoming feel to the project. The massing of the townhomes incorporates varied roof forms; a mix of shed and gable roofs and wall plane modulations on all four sides of the buildings. The applicant is proposing to use black window frames and porch railings to contrast the lighter tones of the siding color creating a familiar yet contemporary feel to the entire project. Each unit has a covered entry, accent color entry door, and private outdoor living space off the main living level.



Materials proposed on the buildings from the top down consist of the following: composition roofing in the color Black, aluminum gutters in the color Pure White (matches the main building body), main body in Hardie Plank in colors of Pure White, Chelsea and Coventry Grey, cedar horizontal and lap and vertical Board and Batten siding in the color White, windows and aluminum porch railing in the color Black, doors in colors of Wedgewood Grey and Underseas (teals).

See **Attachment 2 – Floor Plans and Building Elevations** and **Attachment 3 – Material and Color Board** for details.

Staff Response/Analysis

The applicant has provided building elevations for all the buildings using a variety of natural looking materials and neutral colors. Colors proposed are in the scheme of white, black, grey, wood, with a teal accents. The materials and colors selected are intended to contrast to the native vegetation in the Native Growth Protection Area east of the development.

Building designs proposed include a variety of modulation in both the roof lines and offsets, which have been equally applied to each side of all the buildings. The applicant has proposed a neutral palette suited to fit the timeless Farmhouse theme combined with the use of a variety of quality natural looking materials. The proposed building elevations are consistent with the City’s Design requirements for attached multi-family residential buildings.

## 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. Street trees within the public right-of-way must be located in tree pits with grates or in a continuous planting strip.

City Code requires that roadway buffers be located in a separate tract and are landscaped consistent with the Streetscape Element of the City's Comprehensive Plan. Landscaping within the roadway buffer shall be of the following planting schemes: native, natural and formal. The applicant has selected a native plant theme in a formal arrangement along 35<sup>th</sup> Avenue SE.

### Proposed Streetscape (Roadway Buffer) and Landscape Plan:

The applicant is proposing street trees selected from the City's proposed *Approved Street Tree List* along 35<sup>th</sup> Avenue SE within the 50-foot roadway buffer ) and along the internal private road in the front of each private driveway. The trees proposed to be placed adjacent to 35<sup>th</sup> Avenue SE are the Paperbark Maple and along the interior private road are the Bowhall Red Maple. In addition to the Paperbark Maple (street trees) the applicant is proposing to install a mix of native shrubs and groundcover to create a dense planting in the 50 foot wide roadway buffer. A four foot wide concrete meandering path will divide the roadway buffer and tie into the existing sidewalks to the north and south. The plants proposed for the roadway buffer are intended to complement the existing roadway buffers on the west side of 35<sup>th</sup> Avenue SE.

The landscaping inside the plat will be private and maintained by the homeowners association. The applicant is proposing a mix of low maintenance domestic shrubs and ground covers. Please see **Attachment 4 – Streetscape and Landscape Plan** and **Attachment 5 – Plant Photos**, for specific locations, size, spacing, planting details and photos.

### Staff Response/Analysis

#### *Streetscape (Roadway Buffer) and Landscape Plan:*

Both the Bowhall Maple and the Paperbark Maple proposed street trees are on the Approved Street Tree list, the Kastura is not but has been used by other projects and has not posed a problem. The applicant has a good mix of native plants, shrubs and groundcover proposed with seasonal interest in texture, color and height all year long. The landscaping proposed within the 50 foot roadway buffer and within the plat will be required to be maintained by the homeowners association. For details on the proposed planting plan see **Attachment 4 – Streetscape and Landscape Plan** and **Attachment 5 – Plant Photos**.

As proposed and conditioned the roadway buffer landscaping plan 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 streetscape and roadway buffer and residential development identification sign are consistent with the design guidelines set forth in MCMC Chapters 17.34 and 17.26. Based on these findings and conclusions, staff recommends approval subject to the following conditions.

1. The streetscape 50 foot wide roadway buffer landscaping and the private residential landscaping within the plat 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. 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.
3. Irrigation shall be provided for all landscaped areas, per MCMC Section 17.34.040.H.1.d. and maintained by the homeowners' association.

### **ATTACHMENTS:**

- Attachment 1 – Preliminary Plat of Creekside West
- Attachment 2 – Floor Plans and Building Elevations (13 Sheet Set)
- Attachment 3 – Material and Color Board (4 Sheet Set)
- Attachment 4 – Streetscape and Landscape Plan (4 Sheet Set)
- Attachment 5 – Plant Photos (7 Sheet Set)

**Existing Vegetation along 35<sup>th</sup> Avenue SE**



