

MEMORANDUM

TO: DESIGN REVIEW BOARD
FROM: Thara Johnson, Associate Planner
SUBJECT: Anjumann E Burhani Mosque, LAND 2013-0171
DATE: July 18, 2013
REQUEST: PRE-APPLICATION

Project Location

15252 NE 51st Street
Overlake Neighborhood
R-5 Zone

Project Summary

The proposed project involves the construction of a new two-story mosque building with a basement on a 1.12 acre site in the Overlake neighborhood; bordered by SR 520 to the west and SE 51st Street to the south. The proposed mosque is to consist of a total of 22467 gross square feet with 2,454 on the basement level, 11,437 square feet on the main level, and 8,576 square feet on the upper level. The new building will be surrounded by surface parking, currently shown with 42 spaces and landscape improvements, new sidewalks and utility improvements. An existing residence and attached garage will be demolished.

The City of Redmond Planning Staff has prepared this memo as part of a packet of materials for design review.

Surrounding Uses, Character and Context

The Anjumann E Burhani Mosque is located in the Overlake Neighborhood of the City of Redmond. It is bordered by SR 520 to the west and 51st Street to the south. Adjacent land uses consist of single-family residences zoned R-5 to the north and east. A vicinity map is included in the design submittal packet.

The adjacent neighborhood comprises of single-family homes that were constructed primarily in 1970's and 1980's.

Comprehensive Plan Vision

The proposed project is consistent with the Comprehensive Plan vision for the Single-Family Urban land use designation of the property, as well as the Plan's goals for the Willows Rose Hill Neighborhood. The Comprehensive Plan envisions the area as primarily for low moderate density residential uses and supporting uses like schools, churches, and parks. Below is the applicable Comprehensive Plan policy.

LU-28: Allow some complementary, non-residential uses in Residential zones, such as appropriately scaled schools, religious facilities, home occupations, parks, open spaces, senior centers, and day care centers. Maintain standards in the RCDG for locating and designing these uses in a manner that respects the character and scale of the neighborhood.

Zoning Designation

1. Site Requirements

The site plan must comply with the following applicable site requirements:

Zoning: R-5

Minimum Building Setback on all Sides: 20 feet, plus 5 feet for every 1 foot in building height over 30 feet, per Special Regulations for religious facilities

Maximum Lot Coverage of Structures: 35% per Special Regulations for religious facilities

Maximum Impervious Surface Coverage: 75% per Special Regulations for religious facilities

Maximum Building Height: 50 feet, inclusive of steeples, bell towers, crosses, or other religious icons

Minimum Open Space: 20%

2. Neighborhood Requirements (RZC 21.08.180)

The proposed project is within the Overlake neighborhood. No neighborhood-specific regulations apply to this proposal.

3. Parking Requirements (RZC 21.08.080D)

- a. Parking shall not be below the minimum requirement of 10 spaces per 1,000 gross square feet of floor area or 1 parking space for 5 fixed seats.

4. Landscaping (RZC 21.32)

- a. Interior parking lot landscaping must meet the following minimum standards: Five percent of the vehicle use area shall be landscaped for parking lots with 20-150 parking spaces. These planting areas must be situated to provide internal lot screening and shade. Perimeter planting areas are not applied to this calculation.
- b. Perimeter landscaping, is required along the street frontage, adjacent to NE 51st Street, that meets a minimum width of 5 feet.
- c. A Type I Solid Screen, 10-foot wide landscape buffer is required along the north and west property lines which abut single-family residential uses. Type I planting consists of evergreen trees and evergreen shrubs with a minimum height of five feet at planting, which will provide an 80% sight-obscuring screen at the time of planting; or a combination of evergreen and deciduous trees and shrubs backed by a 100% sight-obscuring, decorative wall or fence.
- d. A Type II Visual Screen, landscape buffer is required along the west and south property lines which would screen the proposed parking lot from proposed sidewalks. Type II planting consists of evergreen trees and deciduous trees with large shrubs and groundcover interspersed with the trees.
- e. As NE 51st Street is a collector arterial, street trees will be required per RZC 21.32.090.
- f. All pervious areas shall be planted with a mixture of evergreen and deciduous shrubs, trees and living ground cover to provide fifty percent covering of the entire planting area at time of installation. Ground cover shall extend to the trunks of all deciduous trees and to the installed drip-line of all conifer trees.
- g. Grades in landscaped areas should not exceed 3(H):1(V) slope. On approved steeper slopes up to 2(H):1(V) erosion control netting or alternative procedures shall be used to prevent erosion.

Staff Analyses and Recommendations

1. Architectural Concepts: Height, style, shape, scale
Staff Analysis: RZC 21.60.040B

The proposed project presents traditional elements of the Islamic design on the building. The proposed design includes the use of minarets, and a large dome in the center of the building. The main building entry provides a central sculptural accent. The concept provides a distinctive element to the surrounding uses and would serve as a landmark.

The building is oriented on a corner lot and will face NE 51st Street which is a major arterial. This location enables both the proposed mosque facility and associated landscaping to buffer existing residences from traffic.

The proposal is required to meet a specific setback and building height requirements where the setbacks are 20 feet and the building height is allowed to increase if an additional setback of 5 feet for every 1 foot in building height over 30 feet is provided. The proposal appears to demonstrate compliance with this requirement, however, staff would like to see additional details such as a cross section of the proposed elevations, and indication of the location of the property line.

2. Building Scale: Articulation and modulation

Staff Analysis: RZC 21.60.040(2)

The articulation of the building exterior through the use of a masonry base and stepping stucco façade and the use of residential scaled window fenestration relates to the scale and character of the adjacent residences. The use of cathedral style windows along the elevations and the use of varying materials and elements assist in providing modulation along the sides. The proposal also incorporates a central entrance with columns that provides an interest to the design. Decorative elements such as pillars and tiled roof also contribute to the distinctive design.

3. Building Details, Materials and Colors

Staff Analysis: RZC 21.60.040(4)

The use of varying colors and the proposed unique architectural theme make this a signature building in its location. However, additional details relating to proposed materials need to be provided.

4. Parking

Staff Analysis: RZC 21.60.040(C)

Parking provided meets the minimum requirement and the parking area meets standards, including landscaping. Staff has requested additional information relating to the congregational functions associated with the mosque, since the proposal only includes the minimum parking standards. The City has concerns that additional parking may be required during special events and other functions associated with this religious facility.

RECOMMENDATIONS

Based on the above analysis, the City of Redmond Planning Staff is requesting the Design Review Board to evaluate the following:

Provide feedback on the proposed design elements for the Anjumann E Burhani proposal relating to the City's overall design standards

Staff recommends that additional details be provided relating to meeting the City's standards for building height of religious facilities. Additionally, buffering along the east and north boundaries should be provided to shield the existing homes against incoming headlight glare if not already present.

ATTACHMENTS

DRB Materials