MEMORANDUM

TO: **DESIGN REVIEW BOARD**

FROM: **Thara Johnson, Associate Planner**

SUBJECT: **Anjumann E Burhani Mosque, LAND 2013-0171**

DATE: **August 22, 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.

This project came before the DRB for the first time on July 18, 2013. 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 and 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.

DESIGN REVIEW BACKGROUND ISSUES

The Design Review Board reviewed this project at its July 18th, 2013 meeting as a Pre-Application request. At the July 18th, meeting, the Board requested changes be made to the proposed design and additional details be provided at the next meeting. Individual comments from Board members are included below from the minutes of the July 18th, 2013 meeting:

COMMENTS FROM THE DRB MEMBERS:

Mr. Meade:

- Asked if the driveway would be gated. The applicant said it would be open.

- Mr. Meade asked about what plants might be used with the native and non-native plantings proposed to replace the spruces that would be removed. The applicant said he would meet the Code's minimum requirements, but would be looking for a fair amount of conifers. He proposed using 10-12 foot tall Douglas fir, hemlock, and cedar trees.
- The applicant said the hedge he mentioned for the front of the building would most likely be a non-native material. Native deciduous and evergreen ground covers would be considered in this area as well as the north side of the site. The north would need some shade tolerant plants.

Mr. Sutton:

- Asked about the grading on the site and if everything sloped up to the north. The applicant said the site actually sloped down to the north. The applicant said the elevation was about 336 feet at the entry. The main floor is at 324, and the rear of the property is about 316. Thus, there is a drop of about 20 feet from the front to rear of the property.
- Mr. Sutton asked if there were any fencing planned around the perimeter. The applicant said there would be some fences. There are fences along the property lines, which the applicant said he would replace on at least three sides. There are mature trees on the site, which the landscape plan would complement.
- The Microsoft campus is very near this site. The site would be below the Microsoft campus. The properties to the north will have a good buffer between them and the new buildings. The new construction would also collect stormwater that currently gathers on the properties to the north.

Mr. Meade:

- Asked about the finished floor elevation to the north. He noted that the neighboring properties are eight feet below the mosque building. However, the applicant noted that the new buildings would be a little lower than the current house on the site.
- The applicant has depressed the south part of the property such that it is almost level going into the mosque. There is a rampart of sorts coming from the entry and going down, following the grade of the site. Once the rampart goes around in front of the mosque, it hits a level and comes around to the parking level, which has just a slightly different elevation than the mosque.
- The applicant is trying to replicate some of the characteristics of traditional mosques, in which a person would walk up, at least slightly, to the building.
- Mr. Meade noted that the current site drops down rapidly from 51st. He asked if the cars on the site would be concealed from the street through the grade and the buffering. The applicant said that would be the case, for the most part. The parking lot would be more than four feet below the entry drive, thus creating about a 10% from 51st to the parking lot.

Mr. Waggoner:

- Asked about what appeared to be a loop parking connection back into the entry drive.
- The applicant said that this was actually a dead end parking lot, in that a retaining wall was needed near the entry.

Mr. Meade:

- Mr. Meade said he would like to see some case study images of mosques from the applicant at the next meeting on this project so the DRB can appreciate what is inspiring and shaping this project, including textures and details. That way, the DRB can give some more quality feedback.
- The applicant noted that the crenellation detail dates back to the early days of Persia. He said he would bring more case studies to the next DRB meeting. The imam would have an apartment on the site, and thus the site would always be occupied.
- Mr. Meade said this was an exciting project because this site has been a dumping ground for many years.

Mr. Waggoner:

- Said he appreciated how far long the design had been developed before it was brought to the DRB. He said the articulation and detail provided will provide some good scale and help it fit into the neighborhood.
- Mr. Waggoner liked the large notch on the north side between the two wings of the project. He noted that the two wings have different character with different window styles. He asked if there was an opportunity on the south side to change the “knuckle” element to create a better break between the two wings. The applicant said he would look into that.
- Mr. Waggoner not sure what could be done, but asked if there could be some flexibility in this spot to create some separation and accentuate the two sides a bit more.
- Overall, Mr. Waggoner thought this was a great first pass at the design of the building and appreciated how much work had gone into the proposal.

Mr. Krueger:

- Asked about the crenellation detail and what that would look like. Mr. Krueger said he looked forward to seeing this detail and how it would change by the next meeting.
- He appreciated the constraints that the applicant was working under, including orienting the site toward Mecca and dealing with neighbors. He was also happy to hear that the applicant has met with and talked with the neighbors near this site. The applicant said he recently had an open house on the site and received good feedback from the neighbors.
- Mr. Krueger asked about the roof deck and how this would impact houses to the north of the site in terms of privacy issues. The applicant said two houses to the north side of the project have mature trees in place that should provide some screening. He added that the part of the site that borders Microsoft will have a good amount of buffering.
- Mr. Krueger would like to see the relationship of the existing houses neighboring the site and the roof deck element at the next meeting. The applicant said that was a good idea and he would provide a sight line analysis at the next meeting.
- Mr. Krueger asked about stormwater drainage. The applicant said the site collects all of it and drains it into a detention system. From there, the applicant is negotiating with a neighboring property owner for an easement across the property to a WSDOT ditch that would take the water further south.
- The applicant said another alternative would involve pumping the water up the site to access the WSDOT ditch in another area. The preferred design would clearly be the easement noted above.
- Mr. Krueger asked about the paving surface for the parking area. The applicant said the surface would be a mix of materials. He is considering using a ribbon drive in the back of the site for emergency access, with a grass strip down the middle. The applicant said that would clue people in that this is not the main parking area.
- The applicant said the materials would change from the parking area to the mosque to reflect a pilgrimage of sorts to the worship area. Right now, that detail has not been provided, as the applicant wants the DRB’s guidance before talking with religious leaders in Africa about how this site would look.
- The applicant noted that this would be a long term project, and that many generations of this religious sect would use this facility in future years, and potentially make changes, as needed. Mr. Krueger said he was hoping to hear that and thanked the applicant for his work on this project.

Mr. Meade:

- Asked about trash and recycling. The applicant said that would be handled in the rear of the kitchen. The waste receptacles would be out of sight. The applicant said that cars could drive in the front, back in, and then be able to drive out again fairly easily. Mr. Meade said this project was well on track with that thinking about the trash and recycling.
- Mr. Meade asked about the roof garden and how many people would use it at one time. The applicant said gatherings would happen there very infrequently, and would definitely have less than fifty people as there is only one means of egress from the roof area.

- The applicant said, because of the open space requirements, the green roof had to be provided. Mr. Meade suggested the applicant look at the Nintendo site in Redmond for green roof ideas.
- The applicant added that most community events would happen in the evenings, around sunset, for prayer gatherings. Often, it would be dark, which would mean the roof deck would most likely not be used all that much.

Ms. Crowder:

- Said this was an interesting, unusual project that she was looking forward to seeing make progress. She was concerned about the exterior materials, especially the EIFS, or exterior insulation system considered. She said that was a disastrous material when no overhangs as provided. She asked if another material might be considered.
- The applicant said tile would be okay. The basic idea is that the building should look monolithic. Basically, mosques look like a stone or stucco box with decorations applied to them, such as friezes or Arabic scrolls, for example. The applicant said the blank walls could have decorations added to them by the next generation of people attending this mosque.
- The mosques do not do remodeling, the applicant said, unless they are burned or damaged. When a mosque is built, it becomes a canvas of sorts for more details to be added, sometimes thirty to forty years later. It is important to allow people to touch this building, according to this sect's beliefs.
- Ms. Crowder was concerned about this material specifically because it was hard to protect it from rain. The applicant said there would be a drainage mat to keep water away from the building.
- Mr. Fischer said that element should be brought back to the DRB to see how the water drainage is to be dealt with.

Mr. Meade:

- Asked about the wall coverings. The applicant said he did not think he would be using a stucco material. Some form of an EIFS system would be employed. The applicant said a drainage mat could be behind the entire system.
- Mr. Meade said EIFS has not been popular in the Northwest due to weather concerns. He noted that stucco can drain and breathe, but EIFS is not always able to do that. The applicant said the drainage mat is able to drain water away from the building. The applicant said he would look into the drainage issue for the next meeting.
- Mr. Meade asked about the glazing system on the site. The applicant noted that the window would be in wood frames. The windows are less for looking out, but are often covered with sandblasting or decorative forms. That takes up a good part of the glazing.

Mr. Nichols:

- Agreed with his fellow Board members and their comments. He said a sight line study would be very important on the north and east sides, in connection with the residential units there. He wants to know what people see when they look up at the project.
- On the exterior, he has a concern about EIFS material, not just from water concerns but also just from a durability standpoint. He said cement plaster or stucco would be more durable.
- Mr. Nichols said there were very few parking stalls provided. He wanted to make sure there was adequate parking on the site. He did not know were overflow parking would go, and did not want to see too much parking in the surrounding neighborhood. He was looking forward to seeing the next iteration of the project.
- Mr. Sutton noted that the mosque portion of the building was much more detailed that the community room section. The applicant said this building had to be designed several times due to different height issues. The applicant said the heights of the minarets were fairly well set. The applicant made a compromise of sorts to create a dome on top of the minaret at the expense of more building height.
- The applicant agreed that where the two portions of the building come together, there is definitely a challenge. He said the work was nowhere near done. Mr. Sutton said he looked forward to the next meeting on this project.

Mr. Palmquist:

- Echoed Mr. Meade's concern that the applicant should provide some case studies to the DRB to help consider other design options.
- Mr. Meade said the DRB has enjoyed dealing with different faith-based buildings over the last several years and how the religion impacts their design. He wanted the DRB to appreciate what the applicant is trying to express.
- Mr. Meade noted that this project could be recognized with a design award, from early indications, and he wanted the DRB to push the applicant towards a premier design. He said this was a great opportunity to turn an eyesore of a location into a terrific project.
- Mr. Meade polled the Board and said this project was ready for approval at the next meeting. He asked the applicant to provide more landscaping details, information about the paving, sight line studies, and case studies.
- Mr. Krueger said it might take more than one meeting to approve this project, but he felt it was ready to move ahead. The DRB thanked the applicant team members for their time.

STAFF ANALYSIS

The applicant has made some changes to the elevations based on the Board's comments. Changes to the elevations include :

- *Incorporating a break or feature that distinguishes the Masjid from the other main building elements*: The Mawaid/Madrasa's exterior is modulated in the building form's traditional manner of a unique rhythmic colonnade that differentiates the structure both vertically between floors and horizontally between adjacent buildings. The orientation of each building is specifi c: the Masjid is oriented precisely to Qibla or toward the Kaaba in Mecca while the Mawaid/Madrasa is oriented to parallel the west boundary in order to maximize its useful square footage on the site. The confluence of these two orientations appears on the south elevation behind the front elevation of the secondary minaret (westward and taller).

- *Provide a detail of the crenellation in a 3D image*: the applicant indicates that a 3D image will be provided at the meeting

- *Screening of the green roof in context of the adjacent properties to the north*: The applicant has modified the green roof to set the active portion of the roof deck back 10 feet from the roof edge. This will prevent a direct line of sight from the roof deck into the backyards of adjacent neighbors. Screening in the form of trellis and planters is also being proposed. A site section that shows this relationship is shown on Sheet 17.

- Minimizing the impact of proposed paved areas and appearance of a large parking lot: On-site paved areas have now been re-designed with distinguishing features such as stamped concrete at the west drive to indicate a more residential connection. The fire apparatus drive will have a colored concrete surface with a green strip with a line of demarcation at the entry to indicate to the public that the area is designated for a special use only. The parking lot itself, will consist of asphaltic concrete with entry being treated special with color and textured concrete.

- *Use of an EIFS system and ability to keep moisture out*: The applicant states that a waterway rain-screen drainage mat in addition to a weather resistant barrier will prevent

moisture that gets into the system from getting to the structure. In addition, the drainage mat provides a means for moisture to drain out of the assembly.

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

ATTACHMENTS

1. DRB Materials