

MEMORANDUM

TO: DESIGN REVIEW BOARD

FROM: Steven Fischer, Principal Planner

SUBJECT: Redmond Riverwalk Condominiums Recladding Project

FILE: LAND-2013-01475

DATE: September 5, 2013

REQUEST: Approval of Change to the Exterior Colors and Materials

PROJECT BACKGROUND

I. PROJECT LOCATION
15825 NE Leary Way

II. PROJECT BACKGROUND

This project last came before the Design Review Board in February of this year (see attached elevations and minutes) where the Board had a number of concerns with the project concept. Since then, a new architectural firm has joined the project.

The project is located at the southeast corner of Leary Way and West Lake Sammamish Parkway. This collection of five building was built in 1981 and went through an extensive exterior makeover within the last ten years. That work resulted in a great deal of water penetration leading to mold growth within the individual units. The proposed work is intended to address this issue.

The scope of the project involves the removal of all of the existing stucco cladding and replace it with a combination of cement-board siding, cement-board and batten siding, cement-board with reveal joints that are intended to form a base to the building. Additionally, the project will also be repairing the existing decks,

and reroofing portions of the buildings. Finally, the raised planters that are located against the building will be removed and replaced with at-grade landscaping. A landscape plan has been submitted.

III. DESIGN REVIEW STAFF ANALYSIS

Building Colors/Materials: The proposal calls for the cladding the building in a horizontal cement-lap siding with the projecting form below the deck to be clad in a cement-panel with battens. Along the first level, a narrower width cement-lap siding will be used along with a cement panel with exposed reveals that form a base to the building under the second level projections. The project will also replace the stairs and deck railings as well as all windows, sliding glass doors. All entry doors will be re-installed.

The cement panels with reveals appear to be intended to give the building a strong base. However, this is not achieved as the material does not run continuously around the building. Additionally, the application of the same color (green) that is used for the projections overpowers the remaining portion of the building making the structure appear busy. Rather than using a cement panel material perhaps a cultured stone base would better ground these buildings.

The base of the building is proposed to be a light tan color while those areas to be clad in board and batten and cement panels are proposed to be a green color. The metal staircase, decking, doors, and trim are proposed to be a dark brown in color.

The Redmond Zoning Code, Article III, 21.60.040(B)(4)(b), states:

- (iii) Avoid the use of building features or design elements that incorporate corporate themes, logos, or colors which do not reflect the neighborhood and community context.
- (iv) **High quality and natural northwest building materials** and methods should be used to accent visible building features (i.e., wood, stone, brick, etc.). Building design should incorporate and display the natural grain or texture of materials. Wood textured cementitious fiber board is also a preferred alternative to wood products for commercial buildings.
- (v) **Colors** used on building exteriors should integrate a building's various design elements or features.
- (vi) Accent **colors** should use color combinations that complement each other.
- (vii) Softer, muted or earth toned, **colors** are preferred; however, brighter colors may be approved when contextually appropriate.
- (viii) Use accent **colors** in a way to enhance or highlight building design, and not in a manner that creates clutter or otherwise detracts from building design.

The plan depicts a foundation landscape area near the building. All planting materials must meet the City's minimum planting size and spacing requirements as outlined in RZC 21.32.

The applicant has also enclosed a lighting plan. The issue of adequacy of lighting will be reviewed by staff for compliance to City standards.

IV. STAFF RECOMMENDATION

Staff requests that the Board explore the following items:

- 1) Adequacy of proposed design, colors, and materials
- 2) Adequacy of the proposed base using the cement panels with reveals
- 3) Is there a need for a base in a different material such as cultured stone?
- 4) Adequacy of the landscaping plan

Should the Design Review Board wish to approve the project, I have included below standard approval language for the Board to consider

The City of Redmond Planning staff recommends that the Design Review Board approve the colors, materials, and landscaping as presented at the February 21, 2013 meeting for the Redmond Riverwalk Condominium Recladding project with the following conditions:

1. Exterior building colors shall be as presented at the meeting.
2. Where inconsistencies between the floor plans and elevations are found after the Design review Board has approved this project the elevations approved by the Design Review Board at this meeting will prevail.
4. If, after this Design Review Board approval, there are any inconsistencies found in the information provided for the elevations, floor plans, landscape plans, lighting plans, materials and color between the presentation boards and the 11" x 17" submitted drawings, the Design Review Board and the Redmond Planning Staff will review and determine which design version will be followed for Site Plan Entitlement.

Vicinity Maps





**CITY OF REDMOND
DESIGN REVIEW BOARD**

February 21, 2013

NOTE: These minutes are not a full transcription of the meeting. Tapes are available for public review in the Redmond Planning Department.

BOARD MEMBERS PRESENT: Joe Palmquist, Craig Krueger, Kevin Sutton, Scott Waggoner

EXCUSED ABSENCE: David Scott Meade, Arielle Crowder, Mike Nichols

STAFF PRESENT: Steve Fischer, Principal Planner

RECORDING SECRETARY: Susan Trapp *with* Lady of Letters, Inc.

The Design Review Board is appointed by the City Council to make decisions on design issues regarding site planning, building elevations, landscaping, lighting and signage. Decisions are based on the design criteria set forth in the Redmond Development Guide.

CALL TO ORDER

The Design Review Board meeting was called to order by Vice Chair Joe Palmquist at 7:05 p.m.

ELECTION OF DRB OFFICIERS

Mr. Fischer said the Board could elect a Chair and Vice Chair at this meeting using ballots or make a vote electronically. Mr. Krueger asked if Mr. Meade wanted to continue as Chair. Mr. Fischer said he had not heard from Mr. Meade. Mr. Palmquist suggested that staff should conduct the vote electronically, so as to involve everyone's input. The rest of the Board agreed with that suggestion.

PROJECT REVIEW

LAND-2013-00164, Redmond Riverwalk Condominiums – Recladding Project

Description: Change to the existing colors and materials

Location: 15725 Leary Way

Applicant: Ralph Allen *with* Grace Architects

Staff Contact: Steven Fischer, 425-556-2432 or sfischer@redmond.gov

Mr. Fischer said this was a recladding project for an older condominium. This proposal came before the DRB a number of years ago with an ambitious recladding plan. New stucco material had been proposed, as well as large frames around the windows and new colors. It was and is a very attractive project. Unfortunately, the applicant had issues with water penetration that has led to a number of problems at this site. The project is back in front of the DRB to reclad the building and take off much of what was done about eight years ago. The scope of the project calls for the removal of all the stucco, which will be replaced with a combination of hardy plank siding, hardy board with battens and cultured stone. Some of the existing decks would be repaired, and the building would be re-roofed. Some planters at the base of the structure would be removed. A new landscaping plan has been prepared for the site. Staff has reviewed the proposal and has provided some pictures of the current site and what is being proposed.

Staff has a series of questions outlined in the report. The plan depicts a foundation landscape near the building, and there were some concerns about that landscaping from staff in terms of the type of landscaping intended. There are also questions about changing the roofing material and what the color of that roofing would be. At the ends of the building, staff would like to know how the rounded portion proposed would be incorporated into the roof. Staff believes the ends of the building appear somewhat busy with the proposed ornamentation. Staff would like to see some clarification on those issues to allow this project to move forward. Mr. Krueger confirmed with Mr.

Fischer that this project was at the point that it could be approved at this evening's meeting, potentially.

Architect Ralph Allen presented to the DRB on behalf of the applicant. He said he had been working almost four years to get to this point. The applicant noted it was a very tough market to find the money to do projects like this one. Now, this project is at a point where the building envelope remediation drawings are completed. Those drawings are in for permit review right now.

The applicant addressed the landscaping issue, and noted that the main idea was to take the twenty-odd raised planters against the building and lower them. These planters have created a water intrusion problem. Four out of the five buildings do not have proper waterproofing between the dirt and the concrete walls. Also, those planters and others, along the sidewalks, are constructed out of original railroad ties from the 1970's and are falling apart. A detailed landscape plan has not been provided. The intent is to essentially restore the landscaping against the building. About 80% of the landscape material can be salvaged, the applicant says, with the help of a nursery. The landscape elements that cannot be salvaged will be replaced in like and kind. The applicant said he could include a landscape placement strategy, if needed, but the main idea is to replace the landscape material with the same material. The major trees on the site include some cherry trees, which are in planters against the sidewalks. The applicant said the planters could be reconstructed without disturbing the trees. The larger pines and firs on the site are out in the parking lot landscaping strips. Some maples may have to be taken down, but the applicant is confident they could be restored with similar trees in like and kind.

As regards the roofing, the applicant said the only part of the roof that is being replaced is a flat, low-slope portion running down the middle of the buildings. The steep-sloped roof with asphalt-shingle roofing would remain as is. There would be some impact to it for some of the work that happens around it, but the idea would be to match up with the charcoal gray component. The roofing material that goes on the flat roof will be either a single-ply PVC roof in a warm gray, or a mineral cap sheet would be used in a medium gray color. The applicant did not believe this roof was visible from any of the site approaches.

The applicant said the placement of what he called accent points on the project are only at two ends at two buildings that actually frame and memorialize the entry to the campus. There is a parapet with a soft radius that captures the sloped insulation proposed for the roof. The roof right now has virtually no slope and the applicant would like to get better drainage off the roof. The radius feature would happen on all the ends of all the buildings, which the applicant said would be a nice articulation that would help the campus. The accent points would be a way of creating some sense of formality to the campus entry. The applicant said previously, the DRB responded positively to retaining the accent points.

The applicant further clarified that a slight slope has been introduced on the flat roof through rigid insulation. The metal has been brought around to maintain a minimum clearance over that. Rather than stepping up the roof or making it full height all the way across, the soft radius has been proposed. The applicant said he believed this would help the termination expression of the buildings. The applicant passed around color samples to the DRB. A picture of the cultured stone has been included in the packet for the DRB to review, as well. The applicant said this property has a very busy geometric configuration. There is lot of planar activity going on, where the building breaks in and breaks out, with lots of differences across the vertical height of the building as well. He said the biggest challenge was to bring a color strategy to this project that would find the strength of that geometric rhythm. The applicant considered highlighting the main body of the structure with one color and reach down to the bottom of the site. He felt the current color strategy captured the geometric strength of the facility in a way that helps scale the building entry points down to a more interesting and manageable scale.

The applicant said about two-thirds of the buildings have their entry points off a recessed courtyard, which right now has raised planters and some pretty beat-up concrete paving and

steps for access. The DRB in the past approved rebuilding the planters and the steps that lead down to the courtyard, but also putting in a paving stone application. The applicant said this would be a situation where the owners would get their money back with this element in terms of real estate values over time. The applicant said people in the past have expressed support for the way this project looked, as a Mediterranean villa with heavy trims. Even though some of those ideas were problematic in terms of building performance, many people have been drawn to this. The applicant said it was a challenge to change the material away from stucco and bring back some of the substance to create the same visual appeal. He said the paving, the stone base, and decking material give this project a comparable, but different sense of style.

COMMENTS FROM THE BOARD MEMBERS:

Mr. Waggoner:

- Asked about some wrought-iron railings that appear in the design at the ground level, in front of the lower courtyards. The applicant said those would remain on the site, and added that the railings from the deck would be re-used, as well, because they do meet code.
- The applicant noted that the railings would be lifted up for deck repairs and then put back, which was not fully represented in the materials given to the DRB. The railings offer another level of detail, and create an X-like pattern around the deck.
- Mr. Waggoner confirmed that the glass infill on the deck railing would remain. He asked about the black color displayed in the paint samples. The applicant said that color would be used on the coping and fascias.
- The applicant noted that this project has a lot of airborne dust and dirt, and also pointed out that the conversion of the site removed the gutters on the decks, which has caused a lot of staining along sides of the building. The applicant said the deeper color would help brand the building and would look better longer than a lighter color.
- Mr. Waggoner asked about the window frames. The applicant said they would be vinyl, and a tan color would be used on the trim. The windows would have a metal head trim and a wood casing.
- Mr. Waggoner asked about the curved parapet at the end wells, and if this feature was used to hide the new increased slope of the roof. The applicant agreed that was the reasoning behind this design. He said the curve looked better than other options. A continuous curve throughout the roof design was considered, but was not in the budget.
- The applicant added that the new roof was designed to confirm the ventilation of the building and also to drain water properly into a gutter system. The applicant said a whole new roof was not needed.
- Mr. Waggoner asked about the knee braces shown at the cantilevers. The applicant confirmed that these were decorative. Mr. Waggoner noted that there were no other curves in the complex other than what is shown around the new parapet.

Mr. Krueger:

- Asked about the masonry material on the building. The applicant said it was a cultured stone material, but a sample has not been provided. He said it was a reconstituted stone that would be laid up like masonry, but it is lighter, easier to put up, and less expensive though still good-looking.
- Mr. Krueger noted that his daughter rents one of the units on this site, on the third floor. He hoped that when the recladding takes place, the wasp nests on the building could be removed.
- Mr. Krueger asked about exterior door colors. The applicant said new fiberglass doors would be added, and would have some obscured glass. The doors would be red to match the red trim color on the site, and would be a deeper color than the pop-outs.
- Mr. Krueger asked about the “exclamation point” at the entry, which the applicant said would be built of a wider exposure of hardy plank. It was a simple design with a metal flashing to

help with the transition. He said it was a basic color and textural change. It would not stick out from the project, but would create slight differentiation.

- Mr. Krueger asked about what would be happening with the hardy plank at the corners. The applicant said the material would be self-cornered. Metal flashing pieces would be used, and no casings, to allow a view of the serrated expression of the lap siding. The applicant said, with the level of detail in the design, the edge is expressed better without casings. Mr. Krueger liked that design.
- Mr. Krueger asked about the side elevation. Mr. Waggoner noted that on this elevation, it appeared that the railings on the decks have more of a picket look rather than the glass panels shown earlier. The applicant said it was difficult to see in some of the drawings, but some railings would have a broad panel with X's in them. The rest would have a picket design.
- Mr. Krueger asked for clarification of a landscape plan. The applicant said that if a plan needed to be put together, that could be done. The basic idea was to restore the landscaping currently on the site.
- Mr. Krueger asked Mr. Fischer about the landscape plan. Mr. Fischer said staff understood how the existing landscape planters would be coming out for repair, and said the general plant descriptions provided by the applicant at this meeting were a huge step forward.
- Mr. Fischer said a representation of a typical section of landscaping would be sufficient for staff. He said that the landscaping is part of the package in a site plan entitlement for a new project. He did not want to spend the tenant's money needlessly, so a typical planting around the foundation would work for staff. The applicant said that could be done.

Mr. Sutton:

- Said he was having a hard time with all the pieces and parts coming together in the scheme. He said all the ornaments do not seem to work for him. He liked how the building was broken up color-wise previously than what was presented by the applicant.
- Mr. Sutton said he was not a fan of the "exclamation point" on the site, which was portrayed as a projection in the model, but would actually be flush to the rest of the building. Mr. Waggoner said he had a similar opinion of this element. He said there were parts of the design that were contrived to add some decoration, but did not really work for him.
- Mr. Waggoner added that the massing of this complex is clean and angular, and the new siding appears to provide a Northwest style. The rustic stone base with the heavy end details appear Mediterranean, and the knee braces add a Craftsman style. The curved parapet and spike coming down the end walls do not seem to blend with other elements on the project.
- Mr. Waggoner continued that the black paint on the railings would be a good approach, but he was still unclear if there would be glass, as seen in the renderings, or if they would remain in their existing condition. He was concerned about the contrast of that black color with the tan windows and light trim. Mr. Waggoner said the components in this design do not seem to tie together.

Mr. Palmquist:

- Said he had an opposing view, and liked what he saw. He noted that this project, when it was first done ten years ago, was loud and flamboyant and also set itself apart from other buildings to the north and in other parts of Redmond.
- Mr. Palmquist said he liked that differentiation, and said these materials work on this project and give it some character and uniqueness. He was upset to hear that the end details were not used on the ends of all the buildings. He would have liked the "exclamation point" detail to stick out a little bit.
- Mr. Palmquist said his main issue with the presentation is that there were four different representations for each section of the building between what was handed out to the DRB and some the sketches provided. There were differences, in some cases, in color and design.
- Overall, Mr. Palmquist was okay with many of the design ideas, but he said if were to give his approval, he wanted to know what he was saying yes to.

- Mr. Palmquist said the darker color on the “exclamation point” element is a good idea, rather than the red color proposed earlier. He did not like the red door matching the trim color. He liked the red door with charcoal trim provided earlier.
- Mr. Palmquist said the light trim around all the windows was a concern. The applicant confirmed that not much could be done about that color, as these were vinyl windows.
- Regarding landscaping, Mr. Palmquist confirmed with the applicant that about 80% of it could be saved, and that the landscaping elements that had to be replaced would be replaced in kind. Mr. Palmquist said he would be fine approving this project if the applicant could work with staff as Mr. Fischer described.

Mr. Waggoner:

- Said he would like, at the very least, for the applicant to take another pass at this project to clean it up and get the presentation to match the final proposal in terms of the railings, colors, and projections.
- He wanted the applicant to present a clear, cohesive package on the design.

Mr. Krueger

- Mr. Krueger said the project should come back with more clarity, as well. He said this was a prominent corner for the City of Redmond and could use more scrutiny. Mr. Krueger said Mr. Meade would ask some questions about the parapet and its thickness. The applicant said it was eight inches, and was basically a framed, capped wall.
- Mr. Krueger asked if the applicant was amenable to coming back before the DRB with a more three-dimensional design for the “exclamation point” element. The applicant said that would be fine. He noted that such a design was involved in the early stages of this project.

Mr. Palmquist:

- Mr. Palmquist summarized that the applicant should come back to the DRB with more consistency between the different pictures and a more definitive color scheme. A small section of landscape design would be nice to see, as well.
- Mr. Fischer said staff could work with the applicant on the landscaping. Staff was more concerned with the consistency and presentation of the materials on the building, such that when the project is approved, everyone would have the same picture of what that would be.
- Mr. Fischer said right now, a number of variations were presented. He was concerned that the DRB would approve something and what would actually be constructed would be different.
- Mr. Palmquist asked the DRB members for more clarity on their criticisms of the project.

Mr. Waggoner:

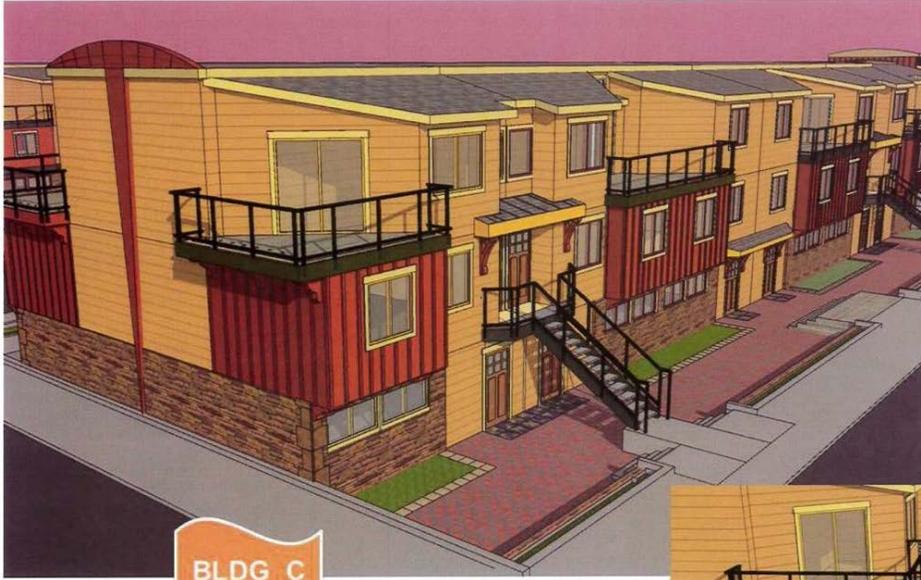
- Mr. Waggoner said the detail on the flashing and roofing is a first-class upgrade that should ensure the roofing is watertight, which is driving the whole project. He said the different configurations of the knee braces are a challenge, and he asked for some consistency on that detail.
- The applicant said he could address that with a better representation, and noted that there was a family of those details worked in with about two or three consistent components around the property. Mr. Waggoner said that could work. He wanted some more familiarity with what is going on with that detail in other parts of the building.
- The applicant said he wanted to make sure there was enough visual weight and continuity to the components to have them make sense in the design. He noted that there are some awkward parts to this property, including the pop-out element. To create visual support for that will help the ends of the buildings, and the applicant said he could illustrate that in a more well-rounded way in the future.
- Mr. Fischer asked Mr. Waggoner about the overhang over the second-story entry and if a knee brace would be needed there. Mr. Waggoner said that was not necessary. He likes the angular, geometric massing of the building, and says provides a good Northwest look.
- Mr. Waggoner said the stone looks overly rusted compared to the tightness of the new cladding scheme. He asked if more refined options were considered for the stone element.

Mr. Waggoner would like to get more detail on the rationale for the curve in the parapet, as well. That curve, he said, appears foreign to this complex.

Mr. Palmquist:

- Mr. Palmquist added that the design runs from the gamut from classical and traditional elements to very modern elements. The “exclamation point” is very modern, for example, but the knee braces are the exact opposite.
- Mr. Palmquist said having the knee braces was good, but a brace that was more in line with the “exclamation point” and the barrel vault would help a lot. He did not like the coin element.
- Overall, Mr. Waggoner said the intent of the project and the types of materials are reasonable and appropriate. He would like more explanation as to why certain details were used.
- Mr. Palmquist asked the applicant if he had enough direction. The applicant asked Mr. Sutton to clarify his comment about the color strategy, which was a tough issue to revisit.
- Mr. Sutton said he was expressing a personal preference. He said he sees the parts of the project coming together in a different arrangement, perhaps with more of a vertical look than the horizontal break-up of the massing presented.
- The applicant said some different views of the design will help clarify what he is doing. He said the strength of the design does involve a strong vertical tie to the ground at the entry points, and he would like to display that in a better way at the next meeting.
- Mr. Palmquist said some items could be passed out at the meeting rather than before it, but he wanted to make sure the design was consistent between all the drawings provided.
- Mr. Fischer asked about the belly band between floors two and three. The applicant said that was just part of the sketch. He will come back with more consistent design materials.
- Mr. Krueger confirmed that Mr. Palmquist’s concerns about the front door trim colors would be addressed. The applicant said he could do that. Mr. Palmquist thanked the applicant for his time.

Materials submitted at the February 2013 DRB meeting



BLDG C

ENTRY COURTYARD DEVELOPMENT
(BLDGS A&B ARE SIMILAR)



REDMOND RIVERWALK - FULL SCHEME



BLDG D



REDMOND RIVERWALK - FULL SCHEME