CITY OF REDMOND DESIGN REVIEW BOARD

September 16th, 2010

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

in the Redmond Planning Department.

BOARD AND COMMISSION MEMBERS PRESENT: David Scott Meade, (Chairperson, DRB); Joe

Palmquist, (Vice Chairperson, DRB); Craig Krueger, Lara Sirois, Scott Waggoner, Thomas K. Hitzroth (Chairperson—LHC), Miguel Llanos

STAFF PRESENT: Dennis Lisk, Associate Planner; Asma Jeelani, Associate Planner

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

The Landmark and Heritage Commission is appointed by City Council to designate, provide additional incentives to, provide review of changes to, and provide expertise on archaeological and historic matters pertaining to properties qualifying for either a national, state or local register status.

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.

LANDMARK & HERITAGE COMMISSION

CALL TO ORDER

The meeting of the Landmark & Heritage Commission was called to order by the Chairperson of the Commission, Thomas K. Hitzroth, at 7:03 p.m.

PRE-APPLICATION CONFERENCE

Project Name: PRE100027, Perrigo Farmhouse_

Description: Interior Alteration of Existing Historic Perrigo Farmhouse from office use to two dwelling

units. Approximately 1,850 SF, type of construction Vb.

Location: 17325 NE 85th PL

Architect: Seth Hale, MAS Architecture

Applicant: Seth Hale 3400 Phinney Ave. N., Seattle, WA 98103 **Staff Contact:** Dennis Lisk, (425)556-1845, dwlisk@redmond.gov

Mr. Hale presented on behalf of the applicant. This farmhouse is in the middle of the Eagle Rim apartment complex. It is surrounded by two-unit, two-story apartment structures. The applicant would like to change the building in question, currently used as an office, into a side-by-side duplex. The existing floor plan has an entry and office on either side. The upper floor has been modified many times, but now mainly contains storage areas. The applicant would like to separate the structure vertically, down the middle. There would be two separate entries, but no disruptions visible from the front of the building exterior. The majority of the work would happen in the back of the building. On the upper floor, the applicant will be doing quite a bit of work, including the moving of some walls to allow for two bedrooms to be built. The applicant has no intention to change the exterior of the building other than code-required venting. A fire alarm will be added as well. Windows on the upper floor do not need be replaced. Sprinklers will have to be added.

The staircase between the two units would have to be removed. It is not clear if those stairs were original. The applicant would have two staircases to serve the units, with a wall down the middle. The exterior venting the applicant mentioned would most likely go through the roof or out the back of the building. There will be no changes to the windows, as they are acceptable under the code for proper egress. There is an identifying plaque on the front of the building to notify its historic value. Mr. Hitzroth noted that this building was just recently added as a City of Redmond community landmark on July 29th. That was done

Redmond Design Review Board Minutes September 16th, 2010 Page 2

by the interlocal agreement between King County and the City. It did not meet the criteria of a regular landmark because it does not have any features of significance. A community landmark has more of a concern around the exterior rather than the interior. There is no chance a landmark of this nature would be upgraded to regular landmark status. The City has two commissions working on landmark issues, a King County group acting under an interlocal agreement as well as the City of Redmond's group, gathered here this evening. Mr. Hitzroth asked the staff to look into that two-commission system, and if it needs changing.

Mr. Waggoner noted that he had no major concerns about this proposal. The only historical value he sees is that it was owned by a noted former Redmond resident. Mr. Hitzroth noted that parts of the building have been altered, garnering less historic value. Ms. Jeelani is recommending the applicant comes back for an approval, and Mr. Hitzroth would still like the question answered as to which landmarks commission should be making decisions on this site. Ms. Jeelani says a formal application still needs to be provided, as well. Ms. Sirois asked about materials or colors for the project; the applicant says he is not there yet.

ADJOURNMENT

MOTION MADE BY MR. LLANOS, SECONDED BY MR. MEADE, TO ADJOURN THE COMMISSION MEETING AT 7:22 P.M. MOTION PASSES UNANIMOUSLY.

DESIGN REVIEW BOARD

CALL TO ORDER

The meeting was called to order by the Chairperson of the Design Review Board, David Scott Meade, at 7:23 PM.

MINUTES

IT WAS MOVED BY MR. PALMQUIST, AND SECONDED BY MR. WAGGONER TO APPROVE THE MINUTES FROM THE AUGUST $5^{\rm TH}$, 2010 MEETING. MOTION PASSES (5-0) WITH TWO ABSTENTIONS.

PROJECT REVIEW

PRE100029, Ross at Bear Creek Village

Description: Remodel of existing building including tenant improvement and exterior modification.

Location: 17170 Redmond Way

Applicant: Franklin c/o Freiheit & Ho Architects

10230 NE Points Drive Franklin, WA 98033

Staff Contact: Asma Jeelani 425-556-2443, ajeelani@redmond.gov

Mr. Palmquist recused himself from this discussion. Ms. Jeelani told the DRB this project was in the Bear Creek retail center. This project will take over the spot where Linens 'n' Things was previously. Ms. Jeelani says this is a basic facelift. Some walls have been removed, the entrance has been made more prominent, and there is a change of colors. There will most likely be two tenants, including Ross and a tenant to be named later. Overall, staff supports the project.

Architect Franklin Ng presented on behalf of the applicant. He is happy to bring a new tenant to Bear Creek, which has been a challenging space for retailers in Redmond. Mr. Ng has been working with Ross and the shopping center to create a respectful design. The old Linens 'n' Things building will essentially be divided two-thirds to one-third, with Ross taking over the larger space. Mr. Ng says he is hoping to keep his design in check to create a project that matches well with the existing mall. A white color has been brought out in the front of the building to accentuate the entrance. A green color has been chosen for the coping of the front façade. A brown color has been added as well. A stucco finish, with the colors of the shopping center, has been selected for this project. An addition of brick has been put in to create a wainscoting effect.

COMMENTS FROM THE BOARD MEMBERS:

Mr. Meade:

- Asked about the stucco brick. Mr. Ng explained how different bands of stucco and brick would be alternated on the building.
- Mr. Krueger confirmed the brick will run around the columns and the wall behind with the wainscoting.
- The brick will provide relief from the stucco finish and the concrete base of the project, according to the applicant.

Mr. Waggoner:

- Asked about the entry of the store. The applicant says while the front has been redone, it is still on the same plane as before.
- Mr. Waggoner asked about adding a skylight to the smaller tenant area. The applicant is considering that, but it is not clear yet what the lighting plan for that portion of the building will be.

Ms. Sirois:

- Asked about the color of the storefront. The applicant says that color will be anodized bronze, which fits with the rest of the mall.
- Ms. Jeelani added that the DRB recently looked at a Taco Bell in the mall, which has slightly different colors. She says the Ross project's addition of color gives the mall a solid, fresh-looking building.

Mr. Meade:

- Says he is not married to the green color. Would like the applicant to lead the way for the rest of the mall tenants to black, or some other simple color.
- Ms. Sirois agreed, and added that instead of green or another warm color, she would support a cooler color for the sake of contrast.
- Mr. Meade says the rendering looks great and the darker colors it portrays. Mr. Krueger agreed, and Ms. Jeelani says staff has recommended the same thing.
- Mr. Meade noted that the pale yellow that the mall has used before could be much darker. He likes the palette of color, but would just like it darker. He asked about matching the color of the brick.
- The applicant says he has been able to find a brick color that is close. It's a mitered brick design around the corners, which the applicant and Mr. Meade say is not necessarily the best choice.
- Ms. Jeelani asked if there were a blank wall treatment, and encouraged the applicant to consider that.
 Mr. Ng says the area Ms. Jeelani is talking about faces 170th, and the view of the wall is obscured.

Mr. Waggoner:

- Noted that some landscaping has been taken out in order to put some recycling units in. The
 applicant says that was the case, in that Ross has an aggressive recycling program. Some
 landscaping area has been paved over.
- Mr. Meade asked about the material, and the applicant confirmed it was paper and cardboard. There
 is a trash compactor, but that is for regular trash, not recycling.
- Mr. Waggoner noted that some of that landscaping acted as screening for the trucks and loading dock, and asked if any trees or shrubs would be added. The applicant says the shrubs there are very short, and did not provide too much of a screen.

Ms. Sirois:

- Asked about the grid on the south elevation. The applicant says those grids have been there for several years.
- Ms. Jeelani noted that after the application, the applicant will have to come in for a sign program review.

Mr. Krueger:

- Asked about the design that Ross maintains for its stores, and what those design elements were. The
 applicant says a big front façade and, especially, bands on the columns are the signature design
 elements for Ross.
- Mr. Meade asked about the stucco/brick combination, and why the applicant would not use a tan brick or block and band out in that way. Such a move, says Mr. Meade, would be much less complicated.

Redmond Design Review Board Minutes September 16th, 2010 Page 4

- The applicant says this is a design element from Ross, but he would consider using a blond brick. Mr.
 Meade says if there is a budget issue, brick should be taken from other parts of the building to make
 the banding work.
- The applicant says gables will not be used on the project.

Mr. Meade:

- Says the building is a good example of new growth in the mall, and in Redmond. He suggested losing the green color and going with a darker, more amped-up color scheme.
- Mr. Waggoner agreed that the project was going in the right direction, and echoed Mr. Meade's desire to look for different design answers around the brick/stucco combination.
- Ms. Sirois reiterated the idea of getting rid of the green color. She said some trellises on the south wall could be good spots for smaller plantings. Mr. Meade says the parking lot that the south wall faces is a bit of a lost area that several businesses use.
- Mr. Meade recommended that the project could come back for approval at the next opportunity.
- Mr. Krueger suggested adding more of the grids that appear on the project on other walls to help cover up some blank wall area.
- Mr. Meade suggested the applicant could break up some of the column areas and improve the program with some changes of color. He asked the applicant to come back soon for approval.

PROJECT REVIEW

PRE100030, Redmond Generator Upgrades

Description: Replacement of existing temporary generators, construction of enclosures, and screening for generators.

Location: Redmond Public Safety Building and MOC

Applicant: City of Redmond, Public Works (Dennis Brunelle) **Staff Contact:** Asma Jeelani 425-556-2443, ajeelani@redmond.gov

Ms. Jeelani noted this project is a generator upgrade for the City in the Public Safety Building, which would include a larger generator with a better enclosure. The same type of project is in progress at the MOC, which is the Maintenance and Operations Center. Ms. Jeelani says the project is small and straightforward. The idea is to build enclosures for the generators that blend in with the existing buildings.

DRB's help dealing with the MOC generator enclosure, especially.

Mr. Brunelle, on behalf of the applicant, says this project is a replacement of two existing facilities. The Public Safety Building generator will be upsized to accommodate the full power need during an emergency. The one at the MOC will be replaced in kind. The underground tank at the Public Safety Building will be moved. The MOC will be in the exact same location, with virtually the same footprint.

The City architect has provided two options for the Public Safety building. Ms. Jeelani would like the

Don Ogen, an architect working with the applicant, says he is working with two alternatives for landscaping, which would include a hard wall screen to match the current color of the buildings. The other idea would be to use some lattice to encourage plant growth. There will be a slight change in the sidewalk, which involves a diagonal cut to provide a much more direct path. The color scheme proposed matches the other colors for the buildings.

COMMENTS FROM THE BOARD MEMBERS:

Mr. Krueger:

- Asked about the size of the generators. The applicant said they are 8' to 10' tall, 12' wide and 25' long. Mr. Brunelle added that the actual generator could be in a smaller housing for the Public Safety Building, which involves a costly new containment system.
- Mr. Krueger likes the concept of the green screen, as does Ms. Sirois. She says such an element could help soften the look of the project.
- The applicant noted that a new control unit has been added that will run around the columns and the wall behind with the wainscoting. The brick will provide relief from the stucco finish and the concrete base of the project, according to the applicant.

Redmond Design Review Board Minutes September 16th, 2010 Page 5

Ms. Sirois:

- Agreed the green screen was the better strategy for landscaping, as it is a softer, better blend for the site. The applicant noted that this screen will be less distracting on the site, as well.
- Ms. Jeelani added that landscaping will help mitigate the size of the green screens, as well. The applicant says he is intent on adding more greenery. One small fir tree will have to be removed, and he would like to mitigate that loss.

Mr. Waggoner:

- Asked about some columnar trees noted in the applicant's plan, and what sort of landscape material would be used that would grow quickly.
- The applicant says he will have to be careful with that selection, mainly due to several utility lines beneath the site. Mr. Meade suggested root barriers, as well, which the applicant is also considering.

Mr. Meade:

- Says the green screen idea is probably the simplest, and would help avoid a just having straight line
 of evergreen material. He suggested capping both ends of the green screen area with a shrub where
 the screen resolves itself. The applicant took the comment under advisement.
- Mr. Krueger asked what the cost difference was for a green screen compared to a solid wall. The DRB generally agreed that a green screen would be cheaper.
- Ms. Sirois asked if this was an off-the-shelf product; the applicant says he may be able to get a better deal on a green screen with a local fabricator. There is an example of a similar green screen, which is fairly transparent, at the Fred Hutchinson Cancer Research Center in Seattle.
- The applicant asked the DRB for guidance on the green screen vs. a CMU wall, which would make a significant difference in terms of design.
- Mr. Meade says he supports the green screen idea, though he noted a challenge with some of the geometry of the design. Off-the-shelf green screens may not work. Panels could be a good suggestion, which could soften over time.
- Ms. Sirois says it could be a compelling image to have those screens up, almost sculptural.
- Mr. Meade added that the screens would not need much maintenance, and would be laterally stable. Color-wise, he suggested a material that would blend with the building, but would also prevent mold and mildew.
- The applicant asked about the landscape coverage, and the placement of the generator. Mr. Meade says that generator should be fine as is, with the 75' of landscaping coverage it has right now.
- Mr. Krueger noted that the generator was not in a gateway area, and he believes its placement should be fine. Ms. Jeelani added that there was dense foliage in that area.
- The DRB agreed with Ms. Jeelani that the next time this application came before the Board, it should be for approval.

MEETING CLOSING

MOTION MADE BY MR. WAGGONER, AND SECONDED BY MR. PALMQUIST, TO CLOSE THE MEETING AT 8:15 P.M. MOTION PASSES (5-0).	
MINUTES APPROVED ON	RECORDING SECRETARY