

**CITY OF REDMOND  
DESIGN REVIEW BOARD  
October 21<sup>st</sup>, 2010**

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, David Scott Meade, Lara Sirois, Craig Krueger, Scott Waggoner

**STAFF PRESENT:** Steve Fischer, Principal Planner; Carl McCarthy, Code Enforcement Officer; Thara Johnson, Associate Planner; Dennis Lisk, Associate Planner; Asma Jeelani, Associate Planner.

**RECORDING SECRETARY:** Susan Trapp, 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-Chairperson, Joseph Palmquist at approximately 7:00 p.m.

**MINUTES**

**MOTION BY MR. KRUEGER, AND SECONDED BY MR. MEADE, TO APPROVE THE MEETING MINUTES OF THE SEPTEMBER 16<sup>TH</sup>, 2010 MEETING. MOTION PASSES UNANIMOUSLY (5-0).**

**PROJECT REVIEW**

**L100357, Veloce**

**Description:** Sign Program

**Location:** 8102 161<sup>st</sup> Ave NE

**Architect:** David Maul *with* Rutledge Maul Architects, PS Inc.

**Staff Contact:** Carl McCarthy, 425-556-2412, cmcarthy@redmond.gov

Mr. McCarthy spoke to the DRB about the fact that multiple building or multiple tenant projects need to have a sign program approved by the Board, which explains why the applicant is here. This project is in the Town Square zoning district in Downtown Redmond. Staff is recommending approval for this sign program. A site plan, north elevation, and west elevation has been provided. The sign band that the signs will be attached to, on the wall of the building, matches the overall architecture. Staff sees no problem with the project and is asking for the DRB's approval.

Mr. Krueger asked what a blade sign was, and the applicant explained it was a sign perpendicular to the face of the building. Blade signs are allowed by Redmond's Code in addition to a wall sign. The signs have a maximum size of 6 square feet. The vertical height is in the same elevation as the sign band, but remains below the canopies. The size is the top of the storefront down to the canopy.

**MOTION BY MR. MEADE, AND SECONDED BY MR. WAGGONER, TO APPROVE L100357, THE VELOCE SIGN PROGRAM, AS PRESENTED WITH THE STANDARD STAFF RECOMMENDATIONS AND INCONSISTENCIES CLAUSE. MOTION PASSES (5-0).**

**PROJECT REVIEW**

**L100346, Ross at Bear Creek Village**

**Description:** Exterior Façade Remodel

**Location:** 17170 Redmond Way

**Architect:** Franklin Ng *with* Freiheit & Ho Architects

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

Mr. Palmquist recused himself from this review. Mr. Fischer presented on behalf of staff, and told the DRB this project was up for approval. The project was last before the DRB a few weeks ago, at which time the Board looked at building design and elevations. Mr. Fischer says the project has come a long way from where it started. The site is in the Bear Creek Shopping Center. The parapet and front façade have been changed to delineate where the Ross store is, as well as a secondary tenant. Staff is recommending approval for colors, elevations, and materials.

Richard Freiheit presented on behalf of the applicant, and noted that he had made many changes in line with what the DRB wanted. This includes changing the metal coping from a green to black color. The piers in front of Ross were originally brick; the stucco bands have been changed to a blond masonry. At the west elevation, the architect has painted in some vertical shapes to break up some massing on that blank wall. On that elevation, an existing fence that helps add screening has been noted. The tenant had requested to change one color on the back of the building to match the color on the front, so as to brighten up that area. At the front of the Ross space, there are some bands and reveals, which originally were thought to be reveals in the stucco work. There will be light in those bands, the applicant says. A canopy that originally had a green roof on the drawings has been corrected to show a brown roof.

**COMMENTS FROM THE BOARD MEMBERS:**

Mr. Krueger:

- Says the west elevation shows a good change from what the DRB has seen before. Asked about the green at the top of the columns, and confirmed that green has been eliminated from the rest of the building.
- Mr. Krueger also confirmed that the overall color would be darker; a physical sample of that was not provided. In the absence of that, Mr. Fischer says, if the Board is comfortable with the project, that specific issue can come back to staff for approval.
- Mr. Krueger noted that some of the design criteria of the project did not meet the full 3 rating the staff had set out. Mr. Fischer says he is not overly worried about that, but he would be concerned if there was an issue with the intent statement of the project.

Mr. Meade:

- Asked about the colors on the north column, and if those were represented correctly in the drawings in front of the DRB this evening. Those drawings show the coping and the steel column capitals remaining the green color. The applicant says he is simply keeping the original color.
- Mr. Meade would like the column capitals to be the original darker color proposed.

Ms. Sirois:

- Said because there is so little of the green color left, the column capitals could be eliminated altogether, especially if it just means painting them.
- Says the coping looks much better, and the project looks great overall.

Mr. Waggoner:

- Appreciates seeing the fencing around the loading dock, which he had commented on before. Would like to see more landscaping in that area.
- The applicant says that screening will be painted the same color as the building.

Mr. Meade:

- Asked about trash containers, and if they were screened in some way. Mr. Jeelani says she just received information that there are enclosed Dumpster areas on the site, which have been used in the past to the east and the west.
- The applicant says there is a trash compactor just outside the back door, on the loading dock. Mr. Meade pointed out that the last time the DRB saw this project the trash was not in an enclosure. He says it appears the drawing was inaccurate at the time. Ms. Jeelani says she will gain more information on that issue.
- Mr. Krueger asked about the blond masonry, and what it looks like. Mr. Meade says he agrees with the change, which resolves the earlier concerns the DRB had about the stucco that was proposed.
- Regarding the column capitals, the DRB expressed concerns about different colors between the coping and trim. Mr. Meade and other Board members would like those remaining green portions to be painted black, and make that a condition for approval.

**MOTION BY MR. WAGGONER, AND SECONDED BY MR. MEADE, TO APPROVE THE BUILDING ELEVATIONS OF L1000346, ROSS AT BEAR CREEK VILLAGE, AS PROPOSED, WITH THE CONDITION THAT THE REMAINING GREEN COLUMN CAPITALS AND COPING BE PAINTED BLACK TO MATCH THE OTHER BLACK TRIM ON THE BUILDING. STAFF RECOMMENDATIONS AND THE STANDARD INCONSISTENCES CLAUSE WILL APPLY. THE DRB WILL ALLOW STAFF TO RESOLVE ISSUES OF COLORS, TO ENSURE THEY MATCH WHAT WAS DISCUSSED AT THIS MEETING. MOTION PASSES (4-0), WITH ONE RECUSAL.**

**PROJECT REVIEW**

**B100413, MAPS (Muslim Association of Puget Sound) Redmond**

**Description:** Change of use permit for a mosque

**Location:** 17550 NE 67<sup>th</sup> Ct.

**Architect:** Josh Peterson *with* Magellan Architects

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

Ms. Jeelani noted this project was before of the DRB for approval through a building permit application. It is a façade improvement of an existing warehouse. This project came before the Board a few months ago as a special use permit, changing the warehouse into a mosque. The Technical Committee has approved that change of use. The landscaping needs some work, but the main part of this project is a facelift of the west side of the building to make it look like a mosque. The front façade now has windows and belly bands, and existing reveals have been enhanced. Coping will be used on top of the building to define the skylight there. A dome has been added, as well. The buildings around this mosque are warehouse buildings, but this project looks good, according to staff. Ms. Jeelani recommends approval, with the conditions of adding some landscaping. Mr. Meade noted that Lake Washington Technical School is nearby, which he says is a good looking brick building. Ms. Jeelani agreed, but noted that the buildings adjoining this site are warehouses.

Josh Peterson, the architect on the project, says his work is primarily a tenant improvement. He presented a new color scheme to the DRB, and pointed out a canopy has been added to the entrance. An office space will be on the second floor, so a second door will be added as well for access to that. The front will be painted green and beige and the cornices will be enhanced as well.

**COMMENTS FROM THE BOARD MEMBERS:**

Mr. Meade:

- Asked for more detail of the proposed dome, and if it would be clad with standing seam metal. The applicant says the lower cylinder would be stucco and the dome portion would be covered in metal. This would be a false dome, not open to the area below. The mechanical screen on the roof would be cut back to put the dome in place, 15' from the face of the building.
- The applicant says the existing mechanical unit locations will be re-used, and the applicant will put new units behind the screen.

- Around the windows, Mr. Meade asked about the foam around the windows. The applicant says the windows are square, but a foam arch with stucco will be applied above them.
- Mr. Meade confirmed with the applicant that the banding around the building would be green; the rest of the building would be painted the color it is now. In one blank wall area, several trees will be placed to offset the look of that wall.
- Mr. Meade asked about the concrete columns supporting the canopy. The applicant confirmed that those would be the same color as the building too.
- Mr. Waggoner asked about a reveal in the middle of the building. The applicant says there would be a small piece made of stucco placed there, for the look of a medallion.
- Mr. Meade asked about the arch color above the windows. The applicant says that would be beige.
- Ms. Jeelani says the existing landscaping, essentially on the southern side of the building, does not meet City requirements. It will have to be enhanced, with additional grasses, ground cover, and shrubs. There are plenty of mature trees on the site, and a replacement plan for trees has been provided to the City.

Ms. Sirois:

- Asked about adding landscaping on the south and west sides of the building. The applicant says he plans to add trees in this location, partly because adding windows would be a high-cost item.
- Ms. Sirois asked if there were any issues for pedestrians where tree planting has been planned, and the applicant said there would not be.
- Mr. Meade confirmed that the only exterior improvements were on the outside. The applicant noted there were some new doors to be cut, including creating some double doors and infilling a roll-up door. Other than the new coping, there is no plan to bring the design around the whole building.
- The applicant noted that before, the design included no canopy and no dome, and the project in front of the DRB represents the most the applicant could do with the project's budget.

**MOTION BY MS. SIROIS AND SECONDED BY MR. MEADE TO APPROVE B100413, MAPS REDMOND, WITH STAFF RECOMMENDATIONS FOR LANDSCAPING AND THE STANDARD CONDITIONS. MOTION PASSES (5-0).**

**MEETING CLOSE**

**MOTION BY MR. MEADE, AND SECONDED BY MR. KRUEGER, TO CLOSE THE MEETING. MOTION PASSES (5-0).**

**PRE-APPLICATION**

**PRE100021, St. Georges Coptic Annexation**

**Description:** Construction of a new 21,300 gross SF church facility to include a chapel and priests' chambers

**Location:** 13216 NE 100<sup>th</sup> Street

**Applicant:** Nagy Mekhail *with* St. Georges Coptic Church

**Architect:** Wayne Ivary *with* Ivary & Associates

**Staff Contact:** Thara Johnson, 425-556-2470, tmjohnson@redmond.gov

Mr. Fischer noted that this was the first pre-application meeting for this project. Up until just recently, this site was outside city limits. The applicant is proposing a new church of 18,000 gross square feet with two stories and associated parking. The staff report outlines a number of Code conditions particular to this site and use. Staff would like to get feedback from the Board about this application, and about staff's recommendation for a solid barrier or fence on the north and east property lines to protect the adjacent residential uses from car headlights or other distractions.

Architect Wayne Ivary presented on behalf of the applicant. He says the church has certain forms and designs specific to the Coptic Church, examples of which Mr. Fischer has sent to the Board. There would be a strong stone base at the floor level, with some classrooms and meeting spaces in the basement level. On the main level is the chapel, which would have a stucco treatment. The roof is a gabled roof, in that the site is now in the City and not the County, and has a lower height threshold. The church design would reflect the Coptic Church, but also hopefully blend with the Northwest style and the surrounding neighborhood. The roof will have composition shingle. The steeples will be a champagne bronze metal,

with the steeple itself in copper. The steeple could be a pyramid or dome, and the applicant is leaning toward a pyramid for better ability to stand the weather, but tradition would call for more a dome terminal for the steeple. The height limit of the City of Redmond has affected this part of the project too. The dome design is not finalized, among other issues.

#### **COMMENTS FROM THE BOARD MEMBERS:**

##### Mr. Meade:

- Asked about the entry door. The applicant says there is wood around the double doors in front, with single doors that flank it. Those would be 8' high double doors in wood. The entry doors are inset from the two steeples, with the same wood treatment.
- Mr. Meade confirmed there would be stained glass just above the entrance. The applicant says the steeples would be able to open up, and may possibly have a bell or two in the future. Mr. Ivary added that the roof material would be a gray-green color.

##### Mr. Krueger:

- Asked the applicant to break down the different materials and colors on the project. The applicant did so, from the masonry to the flashing and copper roof materials.
- Mr. Krueger asked about the entry paver in front of the building. The applicant showed that material as well, and indicated there would be a storage and mechanical room beneath that entry area.

##### Mr. Meade:

- Confirmed that all the windows would have trim, which the applicant said would be wood with metal flashings, with the metal color being off-white. The casing would be 3.5" on the jambs.
- Mr. Meade asked about the stucco reveals, which will be galvanized with painted stucco, according to the applicant.
- Mr. Meade asked about the coping pieces. The applicant says those will be metal in the vaulted areas, which may be a membrane with battens over the top of the steeples that looks like metal.
- Mr. Meade asked about the cross on the church, which the applicant said would have a copper finish, and would be made out of aluminum or steel. There will be at least some ground lighting on the cross. A lighting plan has been provided with the project to fit it in with the residential area surrounding it.

##### Mr. Palmquist:

- Asked about the copper used, and if it were painted. Mr. Ivary says the material is galvanized steel with copper finish that should not change in color, depending on the budget. There is a chance a membrane with a copper-colored coating could be used, as he mentioned above.
- There will be some copper on the project, in the flashing around the stairs and handrails, which will all turn in color.

##### Mr. Krueger:

- Asked about the handrail material which is steel. The applicant pointed out there were some copper caps, as well. The color will be the same as the band around the building.
- Mr. Meade asked about the canopy on the north end of the building. The applicant says that would be all metal, matching the band color. There will be a cover over some bike parking, as well, that will be the same material and color.
- Mr. Palmquist asked about an exposed stair on the outside, on the southeast corner. Those will be steel stairs, and have the same detail as the front stair. Mr. Palmquist asked why that stair was not built up more like the front. The applicant says that would change the size and shape of that wing considerably, so that stairway is separate, in a way, from the building.

##### Mr. Meade:

- Asked about the priest headquarters on the site. The applicant noted that the priests would not be living in this area, but they do keep long hours.
- The applicant added that a number of 24"-28" firs will have to come out, and some apple trees as well. 83 or 84 trees have been added to the site.

Mr. Waggoner:

- Asked about the 42' height limit on the project, and what appears to be an overage on the steeples. The applicant explained that for every 5' added to the setbacks, the project could go up an additional foot. Ms. Sirois confirmed that the steeples were at their maximum height.

Ms. Sirois:

- Noted that with the massing, it would appear the steeples should be higher. Mr. Fischer noted that staff has been working with the applicant on these tower heights, and has been limited by the City of Redmond's Code.
- Ms. Sirois asked if there were no provision for this, and Mr. Fischer said unfortunately, no. He concurred that these steeples did look stunted.
- Ms. Sirois asked if there were any way to narrow the façade to make it appear more slender, to accentuate the steeples. The applicant says that has been a challenge, especially with the addition of an elevator. Ms. Sirois would like to introduce more hierarchy in the front.
- The applicant says he may add more arches in the front area to help with that scaling issue.
- Ms. Sirois asked about the material on the mezzanine on the west elevation. The applicant says that would be stucco. Ms. Sirois suggested a slight bump out with that material, to add some vertical lines.
- Mr. Waggoner says bringing that element to the ground could give the impression of height by creating a slight shadow line. Mr. Ivary said that might be possible.

Mr. Meade:

- Asked if there were other similar churches that have used this design. The applicant says there is a similar design for a church in Lynnwood, but in this residential Redmond neighborhood, that design would look very out of place.
- Mr. Meade confirmed there would be some glass glazing around the project; the applicant says that will be included, depending on the project's budget.
- Mr. Meade asked about the shadow lines on the west elevation, which appears to bookend the roof. The applicant said there were 3' overhangs at the roof.
- Mr. Meade noted that there might be a dome on the back of the project, but the applicant said creating that was a losing battle. He is concerned about roof leaks around that dome.
- Mr. Meade confirmed that the next time the applicant came back he would have a clearer answer about that dome and other details of the project.

Mr. Krueger:

- Asked about the site plan, and the entries to the project. The applicant noted that Redmond's Code would not allow for as many exits and entries as King County had allowed.
- Mr. Fischer added that the City of Redmond has neighborhood standards in this area that call for a less urban street treatment, which will add to the landscaping here.

Mr. Waggoner:

- Says the layering, and the landscaping, creates a nice richness that the neighborhood should welcome.
- Asked if there would be an outdoor trash area for the site. The applicant says that area would be covered. He added that the wood fencing on the north and east sides would have detail along it.
- Mr. Fischer asked what the Board wanted to see with this project the next time it came before the DRB. The applicant is in the preparation process right now, and is close to getting a building permit.

Mr. Meade:

- Says the project is close to approval. Mr. Krueger agreed, and noted the materials and shadow lines the applicant presented were very welcome. No additional pre-application was requested.
- Mr. Fischer asked the applicant to put in for a building permit, and then come before the DRB for final approval on the project at that point.

## **PRE-APPLICATION**

### **PRE100016, Overlake Design District Master Plan**

**Description:** Redevelopment of Group Health Overlake Hospital property

**Location:** 2464 152<sup>nd</sup> Ave NE

**Applicant:** Mike Hubbard *with* Capstone Partners

**Prior Review Date:** 08/05/10

**Staff Contact:** Dennis Lisk, 425-556-2471, [dwlisk@redmond.gov](mailto:dwlisk@redmond.gov)

Mr. Lisk noted that this 28-acre property has a multi-phase master plan for the entire redevelopment of the property into a mixed-use, transit-oriented urban center. The Board last took up this pre-application in the beginning of August. There have been major changes to the layout of the plan since then, in response to further planning efforts in the Overlake area. Those changes include the relocation of the planned light rail station. It has been moved from 152<sup>nd</sup> to an area along Highway 520, slightly northwest of the site. The City is doing a corridor study for 152<sup>nd</sup>, and staff has come up with a new street grid for the area west of 152<sup>nd</sup> that would connect with the Group Health site. In September, the applicant went back to the drawing board on this master plan, and came back to staff with some ideas that Mr. Lisk believes represent a big leap forward for the project. The project has been in the works for the past year and a half. Mr. Lisk says the new plan is exciting, and gives a new sense of identity to Overlake Village. The applicant will review the thought process and land use vision for the site at tonight's meeting. At the last meeting with the DRB, the applicant was creating a road map for the Board to look at this project. Tonight's meeting will cover land use. Future meetings will cover site circulation, sustainability, parks, and open spaces. Phasing and technical details may come up as well. The hope is in the future, the DRB can help shape the master plan document that the City Council will eventually review.

Steve Schlenker, one of the architects on the project, spoke on behalf of the applicant. He has been doing architecture for 30 years, and is a certified urban planner. He is excited about this project in particular. Mr. Schlenker worked on the original designs for the Overlake Park and Ride, and has done work with Microsoft's campus, as well. Mr. Schlenker reviewed the process of the project with the DRB, and noted that the site of this project is very unique. Microsoft is to the north and Overlake Village is to the south, with the Group Health site linking the two. Hills and plateaus are throughout the project.

The City goals for the project include topography, urban design, open space, architecture, and visual transparency. Group Health's goals include creating a site with social and economic value, creating a sense of place, building in phases with flexibility, and developing a lasting legacy for Group Health in the community. The applicant came up with three alternatives to begin with, all of which were impacted by the hillside. All those alternatives involved high-rise, 12-story buildings. The alternative chosen by the applicant has a connection from Microsoft to a transit hub, and still includes some high-rise buildings. There is a light rail stop in the southwest corner. The initial plans were showing more housing, but the planners have discovered the cost of the infrastructure and amenities need to be balanced. Basically, the amount of housing has been made equal with the amount of commercial development.

The applicant has kept much of what has been done originally, with similar statistics. But now, there is a different location for major destinations, including the light rail station, which creates a different connection across the site. The hillside is still a challenge, but can be an opportunity to create a sense of place with it, as well. There are dramatic views from the site, and the applicant would like to take advantage of that. There is a new off ramp from Highway 520 that goes onto NE 28<sup>th</sup>, which has changed the site, too. The hotel and office are in the northwest, and housing is in the northeast. The park is in the middle. There are five access points to the site, with much of the traffic brought into garages from the perimeter, which could reduce congestion.

The vision for this project, the applicant says, is the idea to connect uses, create a sense of place using the hillside, become a transit-oriented neighborhood, and have several uses in the site, as well as parks and open spaces. The hillside will help connect with the transit center to the Microsoft campus with a pathway and promenade. The streets around the project would be pedestrian-friendly as well. The open space network of the development creates a visual relief, and provides a space for activities, as well.

Retail outlets would be in place for transit traffic along the hillside pathway from the transit center, and there may be an option for an outside amphitheater. The applicant will be working with the Parks Department extensively for help in this area; there will be about 2.8 acres of parks in this area.

In the land use plan, the applicant has offices and a hotel, with the hotel available to go in any location. Residential areas would be in the south and west, and are parcels that can be carved into smaller sites as well. Those areas would have towers from 5-12 stories tall. The applicant will try to limit the location of the larger buildings to reduce shadow impact on the park. 152<sup>nd</sup> is a pedestrian-friendly street which will include some retail storefronts. When it is complete, this project should have 1.4 million square feet of development for the office area, and similar square footage for the housing. The architect showed some designs of the office buildings and housing areas complete with plazas and courtyards.

Implementing this project may involve phasing, but the applicant wants to make sure each piece feels complete as it is built. Development could happen first along 152<sup>nd</sup> and 156<sup>th</sup>, and then continue on 153<sup>rd</sup>. The middle phase would make the connection between 152<sup>nd</sup> and 156<sup>th</sup>. In the early phase, there may be trails across the project. The ending phases would create more high-rise residential building construction.

#### **COMMENTS FROM THE BOARD MEMBERS:**

##### Mr. Waggoner:

- Says his first impression is that the applicant has been listening to the DRB. He appreciates the different uses rotated around the site, including moving some buildings to the north of the site. He is hopeful that will help with the shading studies of the project.
- Says the winding road circulation path has opportunities for different vistas from several locations, which he thinks is a good idea.
- Believes the overall size of the project is the same, around 3 million square feet, which the applicant and staff confirmed.
- Mr. Waggoner says there is an opportunity to break some of the parcels down into smaller chunks, which he believes will help the development community and create a better character to the buildings and better access for pedestrians.
- Says the project has come a long way since it was last presented to the DRB.

##### Mr. Palmquist:

- Appreciated how the applicant listened to the DRB at the last meeting and blended them into a new plan. He says the project is heading in the right direction.
- Asked staff and the applicant about phasing and how that would work, and how a developer who would want to work on a later phase could be involved during the early stages. The applicant says each one of the parcels would correspond to a certain infrastructure that would have to go in to accommodate it.
- The applicant says the initial phases would happen on the perimeter to get the project going, and suggested setting up a matrix to determine if a certain spot were developed, then a certain piece of infrastructure would have to be put in place.
- Mr. Lisk agreed, and noted that the goal is to allow for development of the site, and later phases could possibly be moved up. Staff will be working hard to iron out those wrinkles regarding roads and utilities, and what infrastructure will be required for each phase. Staff wants to allow flexibility.
- Mr. Palmquist says the market would most likely support the commercial development before the residential. He asked if that one to one requirement, meaning equal commercial and residential development, would still hold firm.
- Mr. Lisk says a substantial development of one type of land use could be put in motion before the residential is built.

##### Mr. Meade:

- Asked if there would be an affordable component to the residential. Mr. Lisk says there is a bonus allowed for in this district for that. However, the applicant is choosing not to take advantage of that bonus. Mr. Lisk says there is an affordable housing project just to the south of the site.



- Mr. Lisk says the City is trying to incentivize the building of affordable housing, but notes there is no hard and fast requirement for that. Essentially, it is up to the developer to provide that as a way to gain more height.
- Mr. Palmquist asked if the lower-density, low-rise residential buildings could be higher density. The applicant says he is not looking into that, at this time. He says building more low-rise buildings would be more viable for developers.

Ms. Sirois:

- Asked about the potential replacement of the low-rise building with a high-rise later, which seems wasteful to her. She says the applicant's plan to add in density from the start makes more sense.
- Says overall, the project looks good.

Mr. Krueger:

- Asked if there was any target for the building of light rail. Mr. Lisk says it is targeted to arrive in Overlake Village in 2021.
- Mr. Krueger says he likes the concept of the project, especially on the hill climb. Asked what happens to the existing buildings on the site. The applicant says some of those buildings might be used in the short term, but that option has not been fully investigated.
- Mr. Krueger says the office building on the south side of 28<sup>th</sup> appears very large for a pedestrian connection. It appears like too much massing in that area. The applicant says staff will help him break down the scale, and look into shadow studies as well. Ms. Sirois says the height of the buildings will be a critical component.
- The applicant pointed out that some buildings have been moved to the south to increase the amount of sun in the central park area. Mr. Palmquist says this new layout of the buildings works much better than what the applicant presented to the DRB last time.

Mr. Lisk:

- Says the next conversation on this project will cover parks and open space. The Parks and Trails Commission will meet the same night as the DRB will on this issue, and Mr. Lisk would like to have a joint session between that Commission and the DRB.
- Mr. Meade agreed to that idea, and Mr. Lisk noted that the meeting would happen November 18<sup>th</sup>. There will be a meeting about this project about once a month, depending on how much work the applicant and staff can put in. Mr. Lisk is hoping the DRB can wrap up the discussion on this master plan document by early 2011.
- Mr. Krueger asked about how the project is dealing with existing trees. Mr. Lisk says the DRB may tackle that issue in November. Mr. Lisk agreed trees were a major factor on this site, but those trees should not present a major hurdle for design. Mr. Krueger says the phasing of the project should help in that regard.

**PRE-APPLICATION**

**PRE100035, Redmond High School Expansion**

**Description:** A new 2-story classroom addition. The proposed structure is approximately 21,000 sf.

**Location:** 17272 NE 104<sup>th</sup> Street

**Applicant:** Forrest Miller *with* Lake Washington School District

**Architect:** Kris Stamon *with* McGranahan Architects

**Staff Contact:** Dennis Lisk, 425-556-2471, [dwlisk@redmond.gov](mailto:dwlisk@redmond.gov)

Mr. Lisk says the school district is proposing an addition on the south side of the southernmost wing on the building. About 250 ninth graders are expected to attend the school in 2012, and the school needs to expand. The proposed building would be 37' tall at its highest point, with classrooms and support rooms. A new covered walkway would be put in place on the northwest corner of the new building, extending along the west side of the south wing of the building. A new plaza would be added, as well. The school is surrounding by residential land uses and the Emerald Heights retirement community to the north. Staff has a few considerations on design. Mr. Lisk says the proposed height is a couple of feet taller than what is allowed in the R6 zone. The height would be slightly shorter than what was built for the existing building. At some point, for the existing building, there was apparently some allowance for a taller building. Staff and the applicant are not sure how and why that happened, as it does not appear there

was a variance filed. Staff would like the building to be code compliant, if possible. Air conditioning and mechanical units would be hidden under the roof with the currently proposed design. Overall, staff likes the materials and design. Staff would like the applicant to add some base feature, perhaps a band of concrete or another material. Also, there are sections of blank walls with classes or stairwells behind them. There can be challenges modulating those walls, but staff would like to see more articulation along those surfaces. Finally, with the covered walkway, staff is looking for more information on lighting, materials, and design.

Charlie Demming with the Lake Washington School District spoke to the Board that this was an ambitious plan to get this project online by 2012. Marc Gleason, an architect, spoke on behalf of the applicant. This building was presented 10 or 11 years ago to the Board, and he is looking forward to this next phase. He noted that the public would have to vote to pay for this project. The idea is to emulate the L-shaped wings in other parts of the building with the new addition. The side of the project by the retirement community is a more passive side, with less traffic. The primary amount of parking is on the south side. The bus loop has been separated from staff and student parking. No new parking will be added, as the new students are not of driving age. The applicant says placing the new addition on the south would be most effective and least disruptive to the school and the neighborhood. The proposal includes the same material palette of brick; stucco will not be used. The applicant says he believes the additional height allowance may have come from an idea the school and the City liked, to cover the mechanical units on the roofs.

The applicant says three trees are in the building footprint; they are not landmark trees. Most of the other trees would remain, though some would have to be taken out for the covered walkway. Much of the rest of the property would be covered with grass. Some trees will be added by the parking lot and the south edge to set the building into the landscape. Shrubs and foundation plantings will be put in on the east and south side of the building, as well as on the west. Major plantings will happen in the proposed courtyard, with shrubs and a rain garden added. A "Tree of Learning" would be put in the courtyard. The site currently has three such trees, a sequoia, an oak and large maple. The applicant is proposing a similar species that could tie into the science classes near that part of the site. Ecoturf lawn would be used.

The four classrooms on the south end of the addition stack two stories high, skinned in masonry. There is a connecting link on the north end, a one to one and a half story building that links to the existing building. Glazing and spandrel glass will be placed on the third bay of classrooms to break of the façade. That expression of the classrooms would be on the north side of the new addition. The stair towers would have curtain wall, storefronts, and brick in-fill panels to balance the use of opaque materials. Much of the design for the addition mirrors what is in place for the existing building. The backside of the building had stucco in the original design; the applicant is proposing to take out that stucco and emulate the Mission-style masonry on the front of the building. Regarding the blank walls, the applicant says he could add some detailing, including some glass blocks with fiber-optic lighting, which is in place near the school theater.

#### **COMMENTS FROM THE BOARD MEMBERS:**

##### Mr. Palmquist:

- On the height issue, noted that the high point of the project is at the closest point to the property line, closest to the residential area. Asked if that could be flipped over to put the high side on the west, such that it would be more difficult to see from the houses. Mr. Palmquist could accept the height as it is, but would like to see it further from the property line.
- Noted that there were several trees in the area that would block the view of the project. The applicant says the new addition is set back further than anything else on the east side.
- The applicant says the reason the building is as it's shown is to emulate the configuration of the school that exists now. It would be possible to flip it, but that would require putting the mechanical units and restrooms, for example, on the public side. That would have some implications, as to where those amenities would be best placed on the site.
- Mr. Krueger asked about the height as well, and noted that the project seems to want to attract eastern light instead of western light. The applicant notes the current project has a roof sloping upward to the north.

- Mr. Palmquist says with the blank walls, using the same pattern in the brick would be an inexpensive way to add some articulation.
- Mr. Palmquist asked why, with the classrooms, there was a band of the windows. He asked if that band of windows could turn the corners on the building. The applicant says that is possible, but noted that there is a need to ensure enough surfaces for white boards in the classes.
- Mr. Palmquist would like to bring that one set of clerestory windows around the east and west side would go a long way to reduce the blank walls there. He asked if some small windows could be put in near the landing point of the stairs. That could help break up some massing, as well.
- The applicant noted that there are similar walls in the existing courtyard that have some punched openings, as well

Mr. Meade:

- Asked what siding would be used for the connection link. The applicant says a ground-face masonry is one option; a corrugated metal could be used as well. Metal is the preferred option for the applicant. It is fairly nondescript, according to the applicant.
- The applicant noted that the main covered walk proposed on the site will be combination of painted steel and corrugated metal, and will be painted much like a similar walkway at the school currently.
- Mr. Fischer asked about the connecting piece between the theater and new addition, and the metal that would be used. He says the interior courtyard would have glazing and masonry on two sides, and then metal on the backside.
- The applicant says that whole form would be covered in corrugated metal and glazing, with the ground cover and shrubs on both sides. The connecting piece goes into a stucco wall on the theater.
- Mr. Meade asked why the whole connector piece could not be glass, so as not to introduce another material. The applicant says the rooms are mainly storage areas, so glass did not correlate to the programmatic uses of that area. A more sturdy material was preferred, not glass.
- Ms. Sirois asked if spandrel glass could be used, with an interior wall for protection. The applicant said that could be possible.
- Mr. Palmquist asked if the south of the building has some unique lighting. The applicant says there is some fiber-optic lighting in the walls near the theater. The applicant says that was an artistic thought, but not a required addition at that time. Adding that lighting to the classroom walls could be confusing.
- Mr. Fischer says there should not be a critical need to have that lighting on the south side.

Mr. Waggoner:

- Noted that the current school has a lot of plain walls, without a lot of architectural gadgets. Says the new addition blends in well with the clean design of the original building.
- Says breaking up the walls too much might not be a good idea in light of the clean details of this project.
- Ms. Sirois agreed, saying there is an attractive simplicity to the walls. She says incorporating some soldier bricks in the walls would be enough.
- Mr. Krueger says the west elevation is very sharp with the different materials.
- Mr. Waggoner says the height, as well, has a precedent set with the roof already on the project. He does not have a problem with the height proposed on the addition.
- Mr. Palmquist says staff's request for a concrete base would make the south and north elevations too busy, in comparison with the existing building. There is some concrete base expression in some of the grade changes on the site.
- Mr. Krueger asked about the courtyard and adding some function to it other than the learning tree, perhaps some seating. The applicant will look into that issue, and if that site could be monitored by staff appropriately.

Mr. Fischer:

- Asked the DRB for more comments on the material used on the connecting piece. Mr. Waggoner says corrugated metal is used elsewhere on the project, and he says it is a durable product. He would like to see some glass added, possibly with some color, to add a lighter feel.
- The applicant says he likes the idea of the glass. He was using the metal as a utilitarian measure and only used the glass where it needed functionally.

- Mr. Meade says making the walkway a visually permeable place, and a natural, neutral connection between the disparate materials of stucco and metal and brick. He says if the walkway were metal, metal might need to be added to the theater.
- Mr. Palmquist says that speaks to the language of the rest of the building, in terms of where glass is placed on the rest of the project.

Mr. Meade:

- Noted about the blank walls that much of the project has panels of brick juxtaposed with areas of glass that is very transparent. Those two materials work well through the building.
- He believes that is enough of an expression on the building as it stands now, and does not want to force more glazing into those panels. That said, he believes that view to the west is very activated. Overall, he is in support of the way the design looks right now.
- Noted that the downspouts, as they are currently placed, should not be changed. Mr. Meade says there is an opportunity to make the walkway more interesting to help the ninth graders feel invited. The applicant says he will consult with the school principal and the district to make some changes. He added that this would not be a specifically ninth-grade wing.
- Mr. Meade says this addition will activate a side of the campus that is not used now. The applicant added that a glass wall could help with the supervision of the courtyard.
- The applicant asked about the position of the roof, and if it would need to be flipped over, as Mr. Palmquist suggested earlier. Mr. Palmquist says that was merely a comment to deal with any possible clash with the City Code. He noted that overall there should not be a problem with the current design in that neighborhood.
- Mr. Fischer says the height could be justified as mechanical screening; Mr. Palmquist says this is a much better solution, with the precedent and the functionality. He says the way the project is shown is acceptable.
- Mr. Meade says the look might be sexier if it were facing west, opening up to activity and people approaching the building. But, if the location is driven by the function of the building, he could accept that as well. The applicant will explore that option.
- Mr. Krueger echoed the idea of adding glass to the courtyard connector as a way to add transparency to the project and blending in with the current materials. Mr. Meade told Mr. Fischer this project could come back at a later meeting for approval.

**ADJOURNMENT**

**MOTION MADE BY MR. MEADE, AND SECONDED BY MS. SIROIS, TO ADJOURN THE MEETING AT 10:22 P.M. MOTION PASSES (5-0).**

**September 16, 2010**

**MINUTES APPROVED ON**

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**RECORDING SECRETARY**