

**CITY OF REDMOND
DESIGN REVIEW BOARD
December 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 MEMBERS PRESENT: David Scott Meade, Joe Palmquist, Craig Krueger, Scott Waggoner

EXCUSED ABSENCE: Lara Sirois

STAFF PRESENT: Gary Lee, Senior Planner; Steve Fischer, Principal Planner

RECORDING SECRETARY: Susan Trapp of 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 Design Review Board Chair David Scott Meade at 7:05 p.m.

MINUTES

MOTION BY MR. PALMQUIST AND SECONDED BY MR. WAGGONER TO APPROVE THE MINUTES OF THE NOVEMBER 18TH, 2010 MEETING. MOTION PASSES (4-0).

PROJECT REVIEW

L100424, Agave Cucina

Description: Exterior remodel to existing storefront

Location: 17106 Redmond Way

Applicant: Sue Genty *with* Interior Design

Prior Review Date: 11/18/2010

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

Mr. Fischer noted that this project was last before the DRB on November 18th. At that time, the Board was pleased with the direction of the project, and had asked the applicant to come back for an approval. Mr. Fischer turned over the presentation to Michelle Leszcynski, a project manager speaking on behalf of the applicant. The applicant noted that the exterior modification will increase the store frontage and bring in more light to the building, and bring more interaction between the interior and exterior. There is new storefront glazing that will match adjacent stores. More color and texture has been added thanks to wood frames for the windows. On the back side of the restaurant, the applicant is proposing to put in garage doors that could open up the restaurant in nice weather. The applicant presented materials representing the paint color, the bronze window frame, stained wood, and wrought-iron railing.

COMMENTS FROM THE BOARD MEMBERS:

Mr. Meade:

- Thanked the applicant for incorporating what the DRB discussed at the last meeting, especially regarding the exterior eating areas.
- Asked the rest of the Board members for their input regarding color and materials. Mr. Krueger had some concerns about the color of the columns.

Mr. Palmquist:

- Suggested a center-wide facelift for the columns of this project as an idea for the future. That idea is not part of this application process, but in the works.

Mr. Krueger:

- Asked about the columns, and how they would look. The applicant said there would be no change to the existing columns. That decision would be left up to the landlord. The applicant says the colors will blend well with the interior of the site.
- The applicant says those colors help bring the inside and outside together, and also blend in well with the rest of the surrounding buildings.

Mr. Waggoner:

- Said the project looked straightforward, and appeared to be a slam dunk approval.
- Mr. Krueger asked about the sign, which he realized was not part of this application process. The applicant says the sign is conceptual, and will have to be approved in the future. Mr. Fischer noted the site will under a different permit and conform to the approved sign program for this shopping center.
- Mr. Krueger says the applicant has done a good job, and says the project looks great.

IT WAS MOVED BY MR. KRUEGER, AND SECONDED BY MR. PALMQUIST, TO APPROVE L100424, AGAVE CUCINA, WITH THE CONDITIONS AS PROPOSED BY STAFF. MOTION PASSES (4-0).

PROJECT REVIEW

L100423, Wendy's Restaurant

Description: Replacement of exterior wall materials and minor landscaping

Location: 15945 Redmond Way

Applicant: Glen Miller

Staff Contact: Gary Lee, 425-556-2418 or glee@redmond.gov

Mr. Lee noted this was an exterior remodel of an existing Wendy's on Redmond Way. Staff believes this is a remodel for the better, and is comfortable with the proposal. There are some alternate façade materials under the sign band area that staff would like the DRB to comment on. Staff is recommending approval of the building elevations, colors, and materials of this project. Staff is not approving the site plan or the landscaping plan at this time, as there is a requirement for a mid-block pedestrian path that the Technical Committee will have to review at a later date.

Architect Glen Miller presented to the Board on behalf of the applicant. He has worked on four Wendy's projects. He noted that the existing Wendy's has old mansard roof, which is outdated. Wendy's is looking for a cost-effective, updated look and a fresh exterior with modern materials. The existing brick on the building below would stay, but the old mansard roof would come off. The roof would be replaced with either cream-colored synthetic or real stucco, or perhaps a PVC material known as Azek. The footprint has been reduced slightly, with more landscaping out front. In the front, the dining area has been narrowed a bit to deal with some existing columns. There are some interesting arch parapets, but the project, in the applicant's view, still relates to the pedestrian scale. A cleaner look with fun colors has been applied to the building.

Some Azek panels have been considered for the project, which are a PVC product. The applicant considers them more of a residential material for windows and railings. He also considered how those materials could react in the long haul, especially with heat and cold expanding and contracting the materials. That is why the applicant is suggesting the stucco, which Wendy's corporate has approved. Mr. Meade says Azek can be used for exterior columns, and can be a good material to use if a master carpenter is involved. The applicant is still concerned enough about it that he wants to use stucco. Mr. Palmquist noted that James Hardy has a project with cement fiber that is similar to Azek, and suggested that to the applicant as well. Mr. Meade noted that going with stucco would be fine, less expensive, and perhaps the safer move. An El Dorado type of stone will be used on the project, using a dry stack technique.

COMMENTS FROM THE BOARD MEMBERS:

Mr. Palmquist:

- Asked about the colors of the copper band. The applicant says the color is actually cream, and that light band in question separates the top of the brick from the bottom of the stucco.
- The applicant noted that the band would be concealing a vertical light, a strip light of sorts. The light projects upward and downward on the wall. Mr. Lee noted that the light should not go directly into the sky. The applicant says the lights provide a soft accent above and below the band, and the lights are low intensity LED's.
- The applicant added that the arch of this project blends well with the development surrounding the site.

Mr. Meade:

- Asked if there was any change to the trash enclosure on the project, where it is vinyl right now. The applicant is proposing no change to that spot; what is pictured would stay, with some new paint.

Mr. Krueger:

- Asked about the brick and how it would be painted, and also asked about the Azek product.
- The applicant says he would prefer to use new, code-compliant synthetic stucco that he considers even better than real stucco, instead of Azek.

Mr. Palmquist:

- Asked about the finish of the synthetic stucco, and if it would be rough or smooth. The applicant provided some photos to the Board.
- Mr. Meade says the revision to the solarium on the site has a gridded texture to the stucco that seems out of place in connection with the roof. He asked the applicant to calm it down with a smoother finish.

Mr. Waggoner:

- Suggested bringing up the brick to the window headline, and let the sign band carry all the way across.
- Mr. Palmquist asked about matching the brick color, which Mr. Meade says could be a possibility.
- Mr. Meade suggested making a band that separates the area on top of the window from the rest of the exterior wall, which would make capitals supporting the columns.
- The applicant agreed with that idea, and suggested toning down the look.
- Mr. Waggoner noted that there was a strip window system on the side of the building and asked if those windows could be replicated in front.
- The applicant noted that would not be possible, and support columns are needed in front.
- Mr. Waggoner and Mr. Meade suggested wrapping the front columns with aluminum to continue the look of the windows, which the applicant thought was a good idea. The applicant says Wendy's corporate should not have a problem with this.
- Mr. Waggoner asked about any new roof equipment. The applicant says nothing will be changed, and the equipment will stay the same. The parapets have been raised, however.
- Mr. Waggoner asked about the window glazing, which the applicant says has a slight tint. Mr. Meade asked if that glazing on the north side could change to allow for more transparency. The applicant agreed that pulling out the solarium and tying it in more properly to the building would be preferable.
- The applicant added that there could be an opportunity to allow more people to see in and see people enjoying Wendy's products. The applicant asked if having other tinted glazing on the project would be a problem. Mr. Meade noted that new glass could be added in several locations of the project.
- Mr. Waggoner says in general, the project looks clean, and there is only fine tuning left, which staff could review.

Mr. Meade:

- Mr. Meade added that the applicant has done some good work, and appreciates that some changes have been made on all sides of the building.
- Mr. Meade says he is supportive of what has been done here, especially in looking to the future and keeping a good business in Redmond.
- Mr. Krueger confirmed that the copper color would continue behind the sign of the building.
- Mr. Lee asked about the trash enclosure, which the applicant says was made of brick, and located on the south end of the project.

- The applicant also noted that some colorful landscaping will be added to the building; that part of the project will not be reviewed tonight. Mr. Meade asked that a fresh look at landscaping will help cement this project into the community.
- The applicant noted there was no change to the parking on the site; Mr. Lee added that the parking issue will be part of the site plan, which the Technical Committee is reviewing.

IT WAS MOVED BY MR. PALMQUIST, AND SECONDED BY MR. KRUEGER, TO APPROVE THE BUILDING ELEVATIONS AND MATERIALS PRESENTED FOR L100423, WENDY'S RESTAURANT, WITH THE FOLLOWING CONDITIONS:

- **STANDARD STAFF PRESENTATION MATERIALS INCONSISTENCIES CONDITIONS**
- **THE REVEAL JOINTS ON THE FORMER SOLARIUM WILL BE REMOVED**
- **THE WINDOWS ON THE REDMOND WAY FAÇADE WILL BE WRAPPED TO LOOK MORE LIKE ONE BAND OF WINDOWS**
- **A SHADOW LINE, SHOWING AN EXPRESSION OF COLUMNS, WILL BE ADDED ON THE WINDOWHEAD OF THE SIDES OF THE FORMER SOLARIUM AREA**
- **AT THE APPLICANT'S DISCRETION, CLEAR GLASS SHOULD BE ADDED ON THE NEW PORTION OF THE PROJECT, AND LIGHTER OR CLEAR GLASS ON THE EXISTING GLAZED AREAS SHOULD BE CONSIDERED AS WELL.**

MOTION PASSES (4-0).

ADJOURNMENT

MOTION MADE BY MR. PALMQUIST, AND SECONDED BY MR. KRUEGER, TO ADJOURN THE MEETING AT 7:46 P.M. MOTION PASSES (4-0).

MINUTES APPROVED ON

RECORDING SECRETARY