

**CITY OF REDMOND
DESIGN REVIEW BOARD
December 2nd, 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, Chair; Joe Palmquist, Vice Chair; Scott Waggoner, Craig Krueger, Lara Sirosis

STAFF PRESENT: Dennis Lisk, Associate Planner; Steve Fischer, Principle 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 Chair David Scott Meade at 7:03 p.m.

MEETING MINUTES

MOTION BY MR. PALMQUIST, AND SECONDED BY MS. SIROIS, TO APPROVE THE MINUTES OF THE OCTOBER 21ST, 2010 MEETING. MOTION PASSES (5-0).

MOTION BY MR. PALMQUIST, AND SECONDED BY MR. KRUEGER, TO APPROVE THE MINUTES OF THE NOVEMBER 4TH, 2010 MEETING. MOTION PASSES (5-0).

PRE-APPLICATION

PRE100035, Redmond High School Expansion

Description: A new 2-story classroom addition. The proposed structure is approximately 31,000 SF

Location: 17272 NE 104th Street

Applicant: Forrest Miller *with* Lake Washington School District

Architect: Kris Stamon *with* McGranahan Architects

Prior Review Date: 10/21/10

Staff Contact: Steven Fischer, 425-556-2432 or sfischer@redmond.gov
Dennis Lisk, 425-556-2471 or dwlisk@redmond.gov

Mr. Lisk noted this was the second pre-application meeting for this project. There have been some changes to the application, which include a change to the main addition to the school. There was a need to add a fire riser room on the east side of the building, which has lengthened the project. Also, a 7800 SF addition has been added as an auxiliary gym on the south side of the current gym, which conforms to the rest of the existing building form and materials. This gym would sit within a large landscaped area; however, the gym would take up most of that space. Staff is looking for the DRB's guidance on that addition, noting the main entrance to the main gym becomes narrower with this concept. Another change is eight portable classes added just to the north of the school's practice field. Staff is concerned about adequate landscaping around those portables, and is suggesting the applicant plant trees around the east side of that area.

Charlie Demming with Lake Washington Schools spoke on behalf of the applicant. He noted that the district decided to include the new buildings as a way to address 250 incoming students. Architect Marc Gleason next spoke on behalf of the applicant. Some lighting has been added to the entrance to the gym, in reaction to the staff's concerns. The applicant says the intent of the portables is to handle additional students; six or eight portables may be added. Initially, the applicant had considered using the northeast corner, but that area would not handle six to eight portable units. With that in mind, the south side would be the best idea. The building is 11 feet longer than before regarding the DRB's prior concerns over the neighborhood edge and the roof height. A traffic study has determined that extra parking is not needed,

even with the added students. However, the City wants to make sure additional growth is taken into account, so 10 new spots have been added to the west of the gym. Some green space has been added there to allow for a storm water vault. Mr. Krueger asked about the fire riser, and the addition of square footage involved. The applicant explained that he had thought the existing riser would serve the addition. However, the new gym has changed that approach, in that the school size has increased from 25,000 to 40,000 SF. The applicant says a workroom will be built on top of that riser, as well.

Mr. Jud Youell next spoke to the DRB on behalf of the applicant regarding a tree plan and landscaping. Much of the plan has not changed from the last time the DRB saw this application. Two tree lines south of the gym will be removed. None of these trees are significant, and new trees will be planted. The plan is to line the parking lot with trees and re-establish trees along the sidewalk of the site. The landscaping design is more rectilinear. There is a rain garden in the middle of the site. There are some concrete seat walls, a few feet high, to establish the rectilinear design. There are several "tree of learning" specimen trees on the site, as well. Overall, the site will have a simple planting design. There will be a covered walkway connected to the parking lot. The lawn will be non-irrigated turf. The courtyard on the site will have some interpretive signs, in accordance with the DRB's suggestion at the last pre-application.

Mr. Meade asked about the walkways that would access the portables, and noted that most people would use the lawn rather than the walkways presented. He suggested making a connection between the walkways, which the applicant took into consideration. Mr. Meade next asked about a smaller structure on the site to the west, which the applicant identified as a portable restroom building. There is some question about student monitoring with a design of that nature, so this is temporary.

The applicant next spoke to the additions to the project since the last time the DRB saw it. He noted that riser room addition would have a space above it for janitorial use or other work. There is a possibility solar panels could be added to the roof. The DRB had suggested raising the roof height on the west side, but the applicant would like to keep that raised roof on the east side. The applicant notes there is a scaling issue with the rest of the neighborhood, and believes the design still mitigates that. The applicant says moving the roof height to the west side of the building would make the heating system less efficient and less attractive to the public. In response to the DRB's idea to add some articulation, but keep the project simple, the applicant is breaking up the massing of brick with some detailing on the east and west sides. There are fewer columns in the project, as well. The applicant has added glass to the walkway area, on the recommendation from the DRB made at the last pre-application.

The auxiliary gym will have a full basketball court, which is similar to the current gym. It is a simple shape, and will have a covered walkway area around it so as to keep students from walking on the floor and damaging it. There is a mechanical room up top with a storage space on the bottom. Frosted glass will be used around the top of the building so as not to distract anyone playing inside. The planter near this location will most likely stay in the same spot. There has been a concern raised about the distance between the gym and the auxiliary gym, but the applicant believes the design fits within a proper urban scale and helps add focus to the entrance of the gym. The glass canopy on the site will be extended to the auxiliary gym. Some lights have been added, per staff direction, on the exterior of the gym.

COMMENTS FROM THE BOARD MEMBERS:

Mr. Krueger:

- Asked about the lights in the courtyard, and how they might impede pedestrian access to the gym.
- The applicant says there was a concern between crowding trees with posts, but admitted pole lights might be a possibility.

Mr. Waggoner:

- Asked about the foot traffic under the canopy, and who would be walking there. The applicant says there is not a lot of traffic during the day, but this area does get congested during evening events.
- Mr. Waggoner asked about the entrance to the auxiliary gym, and learned from the applicant that the main gym entry was the spot the design was hoping to emphasize.

Mr. Meade:

- Says lighting will be key here; evening events right now are under-lit at this location. He likes the plan, overall.

Mr. Palmquist:

- Asked about the south side of the gym, and said it looked rather boring for being the front of the building. He would like to see the artwork from the building perhaps represented in that area.
- The applicant said painting on brick would be atypical, but some of the large faux wood surfaces could be painted. The applicant says the mural could be recreated inside the auxiliary gym, or in another area, like the planter area. Art projects will be discussed down the line.
- Mr. Meade asked about the color of the portables; he does not like the washed-out beige color that is often used. He would like something deeper and more brick-like. The applicant suggested matching the brick color.
- Mr. Meade says whatever is chosen, the portables should be integrated into the site rather than feeling like second-class buildings.
- Mr. Fischer noted that the DRB is approving the addition and the space for the portables, but the actual design and color of the portables would not come back to the DRB, in the current situation.

Mr. Waggoner:

- Suggested rotating the portables 90 degrees, creating an access area that would face the rest of the school buildings.
- The applicant said he would look at that, but noted that the Redmond Code allows for 5,000 SF of portable buildings, which could complicate matters.
- Beyond that, Mr. Waggoner likes the slopes of the roof and says the project, overall, is headed in the right direction.
- Mr. Lisk asked about the lighting on the plaza area, and if the DRB thought that was appropriate. The applicant says a lighting study is in the works. Some light spill from the inside could potentially add to the lighting here; Mr. Meade says that light spill does not happen currently.
- The applicant says he will look into adding lights to the planters as a safety measure.

Mr. Meade:

- The landscape architect added that arbor vitae might be the best option for landscaping around the portables. Mr. Meade suggested against rhododendrons and azaleas. Overall, he requested a water-efficient native plant palette.
- Mr. Palmquist says putting more thought and planning into the hardscapes could help save money on the portables in terms of location and landscaping. Overall, he likes the idea of another walkway, and supported the idea of rotating the portables.
- Mr. Meade said there was an opportunity to differentiate colors with the portables as a way to help students with directions, as well. That could change perceptions of these buildings immediately.
- Mr. Meade liked the direction of the project in creating a durable, functional space, and agreed with Mr. Lisk that the next appearance should be for an approval.

Ms. Sirois:

- Noted that rotating the portables might allow for better natural lighting opportunities. The applicant took that into consideration.
- Mr. Meade noted, also, if there were opportunities to increase the glazing on the portables, he would support that. The applicant agreed with that overall idea to add more natural light.
- Mr. Meade made a small note that the turf near the area where a vault has been suggested, by the lockers, is a very uneven walk space, and could be improved.
- Mr. Palmquist asked the applicant to consider where people could stop and watch by the practice fields, and if a larger area for grass could be added in this area.
- The DRB thanked the applicant for his time.

PROJECT REVIEW

PRE100034, Rose Hill Junior High School

Description: Replace existing middle school with new 2-story, 125,000 SF building

Location: 13505 NE 75th Street

Applicant: Michael Romero *with* LWSD

Architect: Don Brubeck *with* Bassetti Architects

Prior Review Date: 10/07/10

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

Mr. Fischer noted that this was the second meeting on this project for the DRB. This is a new middle school. The site plan has become more refined in terms of the design. One issue that needs focus tonight is the exterior elevations of the project.

Michael Romero with the Lake Washington School District spoke on behalf of the applicant. The project is set to go to bid at the end of 2011, with construction beginning early in 2012 and going through the following school year. Rose Hill would re-open in September of 2013. The architect for the project next spoke to the Board, and thanked the members for their previous guidance on this design. The applicant hopes to apply for a use permit in February. This a four-story school embedded into a hillside on this site, which has a very steep slope. The applicant wants to get input on the main entry of this project and the neighborhood. Mr. Meade had commented to the applicant that he was looking for a 21st century learning environment on this project, and the applicant says he is responding to that. There is a sense of community partnership with this project, and the new buildings will have a commons and main entry. The gym, fields, and schools have a good relationship with the community. The primary learning spaces are away from the neighborhood. The site re-energizes the aquifer beneath it through storm water retention. Safety is a key concern, and that is reflected in the sight lines of the project. There is also a good connection to the environment, from possible geothermal heating systems and photovoltaic cells.

Don Brubeck, the project manager, spoke to the Board about five planting environments on the site, including the tree buffers to the west. Some trees must be taken out from this area, which is 75% evergreen and 25% deciduous. The school wants to replace much of the turf area with more low-maintenance lawn options. In the courtyards, and along the boulevard, there are storm water retention areas, including some rain gardens. There will be infiltration wells or a detention vault on the site. There will be garden on the southeast corner and elsewhere in the project for student use. The applicant is focused on an outdoor learning experience for students. The courtyard is the sunniest spot on the site, and is more heavily planted on the south side. There is a double boulevard to help ease congestion for buses, cars, and pedestrians. Access to the gym is along the fire lane, which serves buses as well and is 28' wide. Mr. Fischer has tried to help get a smaller width for this, but at this point, that does not look possible. The applicant is looking at a color palette with deeper tones to match the landscape. That landscape reflects how water flows through the site. Because many significant trees must be cut, there is timber that may be sold. The hope is to mill some of the trees into boards to be used on the site.

COMMENTS FROM THE BOARD MEMBERS:

Ms. Sirois:

- Had not seen the project at the last meeting. Like the separation of bus and car traffic, and how the project nestles into the topography.
- Asked about a shed roof or a parapet for the project. The applicant is looking at a series of roofs, from flat roofs on the west side and some slopes on the east. The attempt is to create a smaller scale with those roofs, so as to blend in better with the Grass Lawn neighborhood.
- The applicant added that the zoning requirement has a 35' height limit; there may be an increase in height allowed because more trees are being retained than required in the standard. The roofs will have a gentle slope, in the current design.

Mr. Waggoner:

- Likes the eco-zones presented by the applicant, including gardens for the students and the sculpted gardens of the courtyard.
- Asked about the dual roads on the project, and how close together they come next to the baseball diamond. He asked if some confusion might exist in that area for drivers. The applicant says some walls between those roads have been considered.
- Mr. Waggoner says multiple building masses, with roofs pointing in different directions, will help the project blend into the site and the surrounding neighborhood.

Mr. Palmquist:

- Asked about the curved pedestrian element coming out of the main entry. The applicant says it terminates at the grass leading to the ball field. Some different pavement, or pavers, would be used in this element to help pedestrians identify it.
- Mr. Palmquist says it appears this curved element does not have a good connection on either end. The applicant says students will use this for PE classes, and seating walls would be added.
- Mr. Palmquist suggested a more direct route, and a seating area to terminate the path. The applicant took that into account, and said that some sort of terminus could be added.
- Mr. Palmquist suggested that the applicant take into account that many people use this facility just for sporting events, not just the school. With that in mind, better pathways could be used to connect the parking lots on the project.
- Mr. Palmquist likes the layout and levels of the project, but says some of the language on the site looks like a project in Southern California. He would appreciate canopies, a covered entry, and wood soffits. He likes the glass piece on the project, and says sloped roofs could help with the design.

Mr. Krueger:

- Likes the massing and the entry of the project, especially the two-story commons.
- Says he is concerned about the bus routes on the project and how they interact with parents dropping off kids. The applicant says the buses are in the closer-in lane; also, there are only eight buses coming to the school.
- Mr. Krueger wants to make sure pedestrians have trails into the site that do not conflict with buses, and the applicant is trying to respond to that. The applicant is adding some walkways to the project, especially along the ball field areas and through the gate leading to the outside neighborhood.
- The applicant is thinking about automating a gate for buses on the site, but also notes the bus driveway could be used as overflow parking. Most likely, the gate would not have power equipment.
- An existing lot on the site has been left alone; however, the applicant is sensitive to the issue of having a lot of paved area. Mr. Meade suggested re-striping that lot, which the applicant noted. Some trees would be placed around the existing lot.

Mr. Meade:

- Noted that kids would be walking uphill into the school, at a further distance than before.
- The applicant noted that the Stella Schola program, formerly in portables, has been integrated into the project, with an additional entry into this "second" school on the site.
- Mr. Meade had spoken before about having too many bicycles in front of the school; there is a challenge for administrators to see the bicycle areas, as a safety concern. The applicant is considering a covered area for 50 bicycles. A lot of students could walk and bike to the site.
- Ms. Sirois noted that smaller racks should be used for smaller student bikes. She likes the idea of a covered parking area.
- Mr. Meade said the site had more play and excitement in the last presentation. He says now, it appears more like an office park. Mr. Meade says the courtyard could open more to the south to give the project more play.
- Mr. Meade wants to keep as many trees as is practical, but also, wants the applicant to consider moving some trees to make the school function more exciting. He would like to see the pods of the school have some push and pull to add some excitement.
- He suggested some butterfly roofs to add that excitement, as well.
- The applicant noted that the school district does not like butterfly roofs, as they have been problems on other schools. The applicant added that the site is also trying to blend into the neighborhood, and is concerned about adding too much push and pull.

- Mr. Meade noted that the front corner might be a better area for flexibility, which would also help embrace the parking areas into the main entrance. He suggested some canopy connections to add some horizontal lines in the front.
- Mr. Meade asked if the baseball and softball fields would be grass, and the applicant agreed they would be. Mr. Meade noted these fields are in constant use. He did not see how a soccer field could be laid over those fields. He recommended against having a jog in the baseball fence, which could create some problems for regulation games. He also noted the dugouts should be closer.
- Mr. Meade suggested making a more formal connection between the ball fields and the public entrance, which would help facilitate more use.
- Mr. Meade mourned the loss of a good sledding hill on the project, and the applicant took that into consideration, as a way to improve the site's relationship to the neighborhood.
- Ms. Sirois asked about the possibility of a green roof. The applicant is considering that, as well as solar panels.
- Mr. Meade wanted to make sure the gym was functional for basketball and volleyball, and the applicant assured him it would be. There would be seating for 1,000 inside, about 100' x 100'.
- Mr. Meade recommended getting a good mural artist for the site, and hoped the floor from the old gym could be reused in some way. The applicant took that into account, and pointed out where a flagpole would be added, as well.
- The applicant plans to be back after the start of 2011, and the DRB thanked the applicant for the presentation.

ADJOURNMENT

MOTION MADE BY MR. PALMQUIST, AND SECONDED BY MS. SIROIS, TO ADJOURN THE MEETING AT 9:15 P.M. MOTION PASSES (5-0).

MINUTES APPROVED ON

RECORDING SECRETARY