

**CITY OF REDMOND  
DESIGN REVIEW BOARD  
March 17<sup>th</sup>, 2011**

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, Craig Krueger, Lara Sirois, Joe Palmquist, Scott Waggoner, Jannine McDonald, Mike Nichols

**EXCUSED ABSENCE:** None

**STAFF PRESENT:** Dennis Lisk, Associate Planner; Steve Fischer, Principal Planner; Kimberly Dietz, Senior 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.

**DISCUSSION**

**LANDMARKS AND HERITAGE COMMISSION**

Ms. Dietz and Tom Hitzroth from the Commission provided an update to the DRB for the historical preservation program for this upcoming year. Ms. Dietz noted that National Preservation Month was in May, and she looked forward to the DRB's comments and questions. Ms. Dietz is a Senior Planner with the Long-Range Planning Division who has been with the City of Redmond for the last fifteen years. She is taking on the role in the Planning Department that was once assigned to Jayme Jonas, who will not be coming back to work for the City. To date, the City has administered a grant to the Historical Society for \$10,000 to help the Society archive materials consisting of a series of Sammamish Valley News (Larry Stair) photographic negatives. Right now, the Society is scanning documents, photos, and slides into a searchable database. There have been some updates to the Landmark and Heritage Commission's role, as defined through the most recent Code rewrite process. The Council is scheduled to adopt that April 5, 2011. City staff and the Planning Commission are in the process of updating each element of the Comprehensive Plan as a periodic update, to incorporate changes by way of the updated Redmond Zoning Code and to introduce the concept of sustainability. Ms. Dietz is proposing on amendments to the Community Character and Historic Preservation Element and will be looking to the DRB for feedback.

Anderson Park is in the midst of a major renovation at its shelters. The DRB should get a visit from the Commission in May concerning a Certificate of Appropriateness for additional work. The Redmond Parks Department plans to submit application for the addition of gutters and downspouts to protect the work performed during the current renovation effort.

Pertaining to additional Historic Preservation projects during 2011, the Redmond school bell is scheduled for an annual minor cleaning as weather permits. The Commission is seeking more information and material for Redmond's quarterly news magazine, Focus and the on-line version, e-Focus. On the City's website, the Commission wishes to improve its outreach and plans to work with a volunteer to help initiate this process. A new Landmark Commission Chair will be elected in May; Mr. Hitzroth and Mr. Llanos have agreed to stay on board. Their reappointment on April 19, 2011 extends their terms to 2015. The interlocal agreement with King County will be updated as well. The grant program will be continuing, but with limited funding during 2011 – 2012 requires a refinement, according to Ms. Dietz. She is hoping to focus on properties that are already landmarked with a minimum of a community designation as a way to incentivize improving those properties and promote the regional landmark status.

The City is hoping to update its website to show where Redmond's landmarks are present. King County is also asking for the City to create a preservation plan, which the Commission is also working on. The Commission is hoping to offer more walking tours of Redmond's landmarks. Mr. Hitzroth invited the DRB to take a tour with him on May 22<sup>nd</sup>. Ms. Dietz asked the Board if they had any questions, and if they could join the tour. Mr. Krueger and Mr. Meade agreed to join the tour as a way to learn more about the City. Ms. Dietz said she would email the Board about the tour and noted that some new training could be scheduled by King County during April to determine how a historic structure designation happens. Staff plans to notify the Commission as dates are confirmed. The Commission thanked the DRB for its time.

## **PROJECT REVIEW**

### **Key Bank**

**Description:** Exterior improvements to an existing Key Bank

**Location:** 16401 Redmond Way

**Architect:** Nguyen Nguyen *with* Callison Architecture

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

Ms. Sirois and Mr. Waggoner recused themselves from this approval. Mr. Fischer told the Board that this was an approval of a change of exterior colors for Key Bank on 164<sup>th</sup>, on a prominent corner of downtown Redmond. The structure is a brick building with wood material above it as well as a roof. The idea is to give the building a more modern look that reflects other Key Bank projects. One option would be to create a fascia with an ivory color and a red intermediate band, which is a corporate branding color. The brick portion would be painted taupe. The second option is similar to the first, but the brick would not be painted. Staff recommends that the ivory and red are appropriate for the neighborhood and the building. The painting of the brick is not something that staff would support. Nguyen Nguyen presented on behalf of the applicant. He did not recommend painting the brick to the applicant, but noted that Key Bank wanted to use the taupe color, which is part of the corporate branding.

**IT WAS MOVED BY MS. MCDONALD, AND SECONDED BY MR. MCDONALD, TO APPROVE THE KEY BANK REPAINTING PROJECT, WITH THE STAFF RECOMMENDATION THAT THE IVORY AND RED COLORS WOULD BE USED, BUT THAT THE BRICK WOULD NOT BE PAINTED. STANDARD STAFF CONDITIONS WOULD BE APPLIED AS WELL.**

**MOTION PASSES (5-0) WITH TWO ABSTENTIONS.**

## **PRE-APPLICATION**

### **PRE100036, Benjamin Rush Elementary School**

**Description:** Construction of a new elementary school approximately 65,306 s.f.

**Location:** 15212 NE 95<sup>th</sup> Street

**Applicant:** Ralph Rohwer *with* Lake Washington School District

**Architect:** Rebecca Baibak *with* Integrus Architecture

**Prior Review Date:** 11/18/10 & 01/20/11

**Staff Contact:** Dennis Lisk, 425-556-2407 or dwlisk@redmond.gov

Mr. Lisk told the Board that this was the third time the DRB has reviewed this project. The school is a modernization project, involving a complete replacement of the existing buildings with a more integrated building. The new building will be put in place a little north of the footprint of the existing buildings. The applicant now has a more detailed design regarding materials, dimensions, and landscaping. Mr. Lisk would like the DRB to consider getting a better sense for the texture of the building materials. Also, staff would like the DRB's reactions to the color scheme for the building, particularly the sections with corrugated metal. The DRB had stated, at the last meeting, a desire for a rich color palette. Mr. Lisk noted that the applicant is now showing a covered play area, which the DRB should look into. Green roofs, which were considered before, are now not part of this project. Mr. Lisk asked if the covered play area could have a green roof or green walls. Generally, staff says the landscape plan is well done, and the selection of plant materials is good. The Board had suggested the cheetah theme be incorporated into the

design of the project; that has been done in the landscape plan. It is difficult to tell where some shrubs are placed, however.

Rebecca Baibak spoke on behalf of the applicant, and introduced her team. The applicant says this is a refinement of the previous plan. An enlarged building elevation and material sample have been provided. The site plan has some small changes. The applicant noted the DRB's concerns about the size and height of the gym. It will be district standards for sports, which should allow for basketball and anything up to pro volleyball. On the exterior, the palette is similar to what was at the site before. The applicant has moved away from a painted hardy plank panel to a prefinished metal panel. The profile has a similar scale to its articulation, and would also be used horizontally. This material is a specific request from the district as a way to reduce operational costs in the future. There is a warm gray color above and brick below. The infill pieces below the windows and soffits will be fiber cement panel with a charcoal finish that works with the fascia and other metal pieces, which are dark in color. The window system would be a dark bronze color, providing a moderately toned and earth palette. The DRB had suggested a band of separation between the panels above with the brick below, which the applicant has indeed incorporated.

There have been some changes to the roof slopes, most notably with the penthouse. There were originally two penthouses; now there is only one. The roof will be able to accept photovoltaic panels, and slope to the south. The applicant considered sloping to the north, which the DRB suggested, but the applicant noted that raising the roof to the north might make it too high to fit in with the surrounding neighborhood. There was also a consideration to keep the quality of the rooms consistent throughout the project. Artwork will not be placed on the building, but rather, will be reflected in the landscape. Signage will be placed on the building. There is no plan for a monument sign or reader board outside the building. The DRB suggested some walkways and crosswalks on the site; those have been moved away from the driveway to increase sight lines. The drop off and return loop for cars has been changed, after discussion with City staff, to increase safety as well.

There have been changes made to the play area. It is now further away from the building. About the green roofs, the applicant says such a roof would be added if money is available. The site and the soils on it are not showing much of a yield on the investment of a green roof with regard to groundwater retention. The applicant showed a drawing of the play area, which includes a wall to bounce balls off of. The wall material is most likely concrete, and the colors will be similar to the main building. The height of the covered play area should be tall enough for basketball, Mr. Meade suggested. The applicant mentioned that the height should be around 20' to 21', which Mr. Meade said should be sufficient.

The applicant pointed out that in a previous design, there was a long ramp behind the play area. That ramp has now been shortened to make it less imposing. There is a grade differential between the gym and the play area, and ramps will be put in this spot. An amphitheater space and spots for sitting will be put in as well, creating a separation between an upper and lower area. Bigger boulders and rocks will be put in place as well for kids to play on. Some stairs and steep ramps have been employed here as well. The fire lane has been re-oriented, pushing it away from the back play area and allowing for some flexibility around the portable buildings in that spot. The applicant is also considering a pedestrian access point offsite that would tie into the onsite pedestrian trails.

In the front, the applicant is trying to place a cheetah sculpture near the front entry with rocks and paving reminiscent of an African landscape. There will be informal seating areas in the front as well, possibly in a darker charcoal color. The goal is to make this a playful space. Some of the sidewalks along the parking stalls have been reduced, but the overall concrete paving has been expanded to help access the entrance. There is more room for landscaping in the angled parking, and mounding has been suggested. A theme of movement has been incorporated with the plantings. Many ornamental grasses have been added as an attempt to create the look of an African savannah in the Northwest. Drought-tolerant plants will be used. Flowering trees have not been added; Mr. Meade suggested a pink dogwood or evergreen magnolias to add some color. The applicant wanted to stay away from the magnolias, a plant not very representative of the Northwest feel the project is trying to capture. He is considering katsura trees in front and hemlocks, possibly, in the south part of the project. Existing trees on 152<sup>nd</sup> will guide the selection of tree species elsewhere on the site. A rain garden will be installed as well.

Mr. Meade asked about the student drop off location, and how pedestrians would cut that corner to get to the crosswalk. The applicant is considering using a berm or another structure to prevent that from happening. Mr. Meade also suggested using paw prints to stamp the concrete in this area. The school district may allow for some money that would pay for such artwork, and the applicant will consider the paw print idea. The applicant says the play area will have some wood chips in it, which is the district standard.

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

##### Mr. Nichols:

- Asked about the soil and how it would be prepared.
- The applicant says it will be tilled four to eight inches, providing a depth of soil that should help long-term plant health. The applicant admits there may be some drainage issues around some of the plantings, but that situation will be watched closely.

##### Mr. Krueger:

- Likes the appeal of the landscape and the tweaks on the site plan, especially with regard to parking.

##### Mr. Waggoner:

- Says the refinement of this plan is going in the right direction, with less rigid lines. He appreciates the variety of curves and lines.
- Mr. Waggoner says the flow of traffic on the project is looking good, as well. He appreciates the use of native Northwest materials on the landscape plan. He really likes the African savannah, but wants to make sure the applicant doesn't overdo it.

##### Mr. Meade:

- Asked about the basketball hoops and how they would be arranged. The applicant says the hoops will be paired up to allow for shorter hoops so that younger players to get involved, too.
- The applicant pointed out that the covered play area may have some picnic tables, as well.
- Mr. Meade says the building has come along, and he is pleased with the direction the project is going.
- He asked about a covered walkway connecting the two main masses at the entry. The applicant explained that the walkway is partially covered and partially open.
- Mr. Meade asked about the dimensions of the basketball court, which appears to be less than 5' between the sidelines and the walls.
- The applicant says there are no specific parameters on this point. That distance is 3' to the sideline on two walls, 5' on the other two. Those walls will be padded and protected. The PE teacher for the school was pleased with this plan.
- Mr. Meade says that sideline depth may be unusable for some basketball games. He would prefer to see 5' for safety's sake.
- Mr. Meade asked about the safety patrol. The applicant has moved that patrol's gear to the front of the school to help gain access for students and allow for better supervision.

##### Mr. Waggoner:

- Likes how the materials help the project fit into the surrounding residential neighborhood. He likes the metal panel selection with regard to maintenance.

##### Ms. Sirois:

- Agrees with Mr. Waggoner on the materials and color palette, which she foresees will wear very well over the years.
- Ms. Sirois likes the walkways in front, which she sees as tying the two main masses of the site together. She likes the direction the project is going.

##### Mr. Nichols:

- Asked about the roof material, which the applicant says will be a "cool roof" application, most likely white.

- Mr. Nichols says the project should be very complementary to the surroundings, and he likes the materials as well.

Ms. McDonald:

- Appreciates how her concerns over signage were addressed.
- Ms. McDonald likes the palette, but says the tonal range is narrow. She would like to see some lighter colors to pull the project together. Ms. McDonald would like some slightly more dynamic colors to make the project look less commercial.
- The applicant will look into that; however, the district is encouraging the applicant in a more limited range of colors for the metal panels, in particular.

Mr. Palmquist:

- Says this project is ready for approval, aside from a few minor concerns. Mr. Meade agreed.
- Mr. Meade added that the colors shown on paper may not be completely representative of what the project will look like. He asked for a sample of the brick, which the applicant says will be 12" x 4" and of Mission texture.
- Mr. Meade asked about the window sills; the applicant says he will most likely use a pre-cast sill or some pre-cast metal. Mr. Meade says the metal may help with maintenance.
- Mr. Meade and the DRB thanked the applicant for the diligent work on this project, and looked forward to approving it at the next meeting.

**PRE-APPLICATION**

**PRE100032, Rose Hill Junior High School**

**Description:** Construction of a new junior high school, approximately 125,000 SF

**Location:** 13505 NE 95<sup>th</sup> Street

**Applicant:** Michael Romero *with* Lake Washington School District

**Architect:** Don Brubeck *with* Bassetti Architects

**Prior Review Date:** 10/07/10 & 01/20/11

**Staff Contact:** Steven Fischer, 425-556-2432 or [sfischer@redmond.gov](mailto:sfischer@redmond.gov)

Mr. Fischer says this is the fourth presentation by the school district on this project. The applicant continues to work through a number of design issues. Staff has listed a number of questions on this project that the applicant, architect and DRB should consider. Some of the issues include the following:

1. The loading dock, a concern at the last meeting, now has an interesting design detail regarding how it is separated.
2. There have been questions about sustainability, including solar panels. Staff would like to see the status of that part of the project, and hear how committed the district is to solar energy.
3. The design of the front entry still has to be settled.

Michael Romero spoke to the Board about the project on behalf of the school district. Right now, the project schedule would have the new school open in 2013. This summer, trees would be cleared and utilities would be put in place such that the contractor could begin work in March of 2012. The district is working on some public parts of the project, including SEPA documentation, and some public meetings are scheduled in about three weeks. Neighbors all the way out to the arterials near the school will be invited to attend and ask question.

Bassetti Architects next spoke to the Board on behalf of the applicant regarding some of the changes to the project. The site is a school tucked into the woods on a hillside. The old school will have to be occupied while the new one is being built. The project basically steps down the hill and has several challenges with regard to height limits. The project is on four terraced levels. The applicant says the surrounding woods have helped guide the design of the project and its massing. Large gathering spaces and intersecting paths are provided throughout the site. The landscape plan includes retaining walls, using trees taken down on the site, on the west end of the site. There will also be a wall around a grove of trees in the front. The City staff recommended expanding the concrete area around the front drop-off area, which the applicant has applied to the new design. There have been improvements made to the pathway from the parking area. The applicant has split the project into three zones:

1. The terminus of the walkway and plaza leading up to the baseball field.
2. The walkway from the north leading from the entry to the playfield.
3. The south courtyard.

From the main entry, there is a plaza that helps define the area. Bike parking and a covered waiting shelter have been installed here. Steps and seating walls descend from the entry. The shelter would follow a design motif the applicant is calling a lookout, with metal paneling, which would allow for a good view of students where they're walking on campus. Expressive downspout elements have been put in place along the walkway to the north, with the water falling on rocks that would be recycled from the existing building demolition. The south courtyard celebrates water with a similar design.

The massing of the building has changed slightly, in that the mechanical elements are centralized. The mechanical system has grown, and placing that system on a roof would create a height limit problem. The idea is to break up the massing by expressing the slope of the roofs, which will be clad in a light gray material and use the lookout motif. Color in larger blocks should help break down the building to larger zones. Earth tones are predominant in the color palette, including a silvery-gray brick that would represent the water around the project. Some green and light gray colors help break up the massing, as well. The larger elements of the project, such as the gym, are built into the hillside, and trees around the site are used as buffers with the larger buildings. There is a large lookout near the entry that helps give the project a human scale and connect it with the surrounding neighborhood. The school district is proposing using wood panel on the interior, but would use stronger material such as aluminum grating on the exterior. Windows on the project are clear anodized glass. Vertical sun shades will be in the east and west, using aluminum grating on the exterior of the windows for shade. Staff had recommended bringing more brick into the outlook element at the entry, which the applicant has been looking into.

Don Brubeck next spoke on behalf of the applicant regarding sustainable design. He says the district is entirely willing to invest up front in sustainable practices, not just talking about them, but doing them. This project is following the Washington Sustainable Schools protocol, which is basically a LEED designation for schools. There are no critical areas on the site, it serves a surrounding community, and it is near public transportation, which are all good signs in the effort to go green. Erosion control will be managed on the site, and the project will attempt to reduce emissions by using low-VOC products such as exposed concrete floors and metal panels. Exposed, pre-finished products will be used, which last a long time. With storm water, the applicant is still working on a plan. There are sandy soils where the building is built, and there is a possibility of drilling into those sandy layers to move storm water. However, the City is not willing to allow the applicant to reduce the size of its storm water detention facilities, nor is the City reducing any storm water costs for the applicant. The applicant will continue to work with the City. On the south, there is a filter drain, a French drain with vegetation on top that can clean runoff water as it drains. The south does not have good drainage, which is why this approach has been taken.

Site lighting will involve all LED fixtures on a digital control system that can be turned off late at night, for example. Occupancy sensors would be used, as well. The landscaping will be water-efficient, outside of the playfield areas. Eco-turf will be used, which will reduce lawn mowing. The applicant will use energy conservation measures such as photovoltaic cells on the roof to create 100 kW of energy. The infrastructure will be in place to do this; this is an alternate bid, so if the overall budget stays intact, the applicant should be able to install those solar power cells. The applicant is working on making the building more efficient through increased insulation and an exterior moisture and air barrier. Most of the south-facing and west-facing glazing will be shaded to avoid the need for air conditioning. Space heating energy will be provided through ground-source heat pumps using geothermal energy coils. Interior lighting will be ultra-efficient as well and all the lights will go off in the building at night to save money. With transportation, safe and secure bike and pedestrian routes, along with increased bus loads, should reduce the overall transportation needs of the site.

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

### Ms. Sirois:

- Says the project has progressed in a good direction, overall. She likes the palette of materials and the durability of the brick and metal.
- Ms. Sirois likes the massing and patterns to the glazing. She likes the prominence of the entry for Rose Hill, but wonders about the prominence for the other piece of it. The applicant says the district wants Rose Hill to very recognizable, but he says this is a delicate balance.
- Ms. Sirois said the walls along the loading dock look good; she would like more light-colored brick in that area, but the applicant says the material used does have some red overtones and a silver shimmer. The district has a challenge with lighter brick colors, as they often become vandalism targets.

### Ms. McDonald:

- Likes the prominence of the entry as well and how the applicant has responded to staff suggestions.
- Ms. McDonald says she feels comfortable with this building now and how it has progressed.

### Mr. Palmquist:

- Says some of the elevations look too busy to him.
- Mr. Palmquist does appreciate the work done on the landing spot by the softball field and the connections to the surrounding neighborhood. He is concerned about the walkway going by the track and tennis court from the parking lot.
- The applicant says there is a walkway that loops back from the courts to the parking. The applicant says the emphasis is to keep kids leaving the gym area from walking too near the parking lot.
- Mr. Palmquist countered that this design could create some challenges for after-hours users of the facility like him, but admitted that 90% of the use for this area would be for student PE.
- The applicant points out that there is a ramp going upward from the gym to the track and tennis courts, and this is the most direct route.
- Mr. Palmquist asked how the green siding would respond to graffiti; the applicant says it has an anti-graffiti surface.
- Mr. Palmquist likes the loading dock and the use of lookouts. He likes the overall progress of the building and how entries are emphasized.

### Mr. Krueger:

- Agrees with Mr. Palmquist in that the project may be a little too complex. He says the placement of the windows appears to have almost too much variety. He does not get the in the woods feeling the applicant is trying to express through the architecture.
- Mr. Krueger does not want to dictate the direction of the architecture of the project, but wanted the applicant to understand his reaction to the design.
- He asked the applicant about the vertical elements that punch out on the project; the applicant explained that those were cantilevered areas that lead out a porch, stairs, and a shared outdoor learning space.
- Mr. Krueger says he understands the function, but says it simply looks complicated.
- He asked about the metal panels at the entry below the covered areas and why that horizontal element was added. The applicant says that was installed to create another layer of the woody feeling of the site and helps continue the language of shading on the project.
- Mr. Krueger asked about the south entrance of the project and the rain garden there. He asked if students would be impeded by that garden, and if that garden might get trampled. The applicant says it is a large courtyard, and the walkways provided are 10' wide for a lot of student traffic.
- Mr. Krueger likes the way the applicant has responded regarding the color palette and changing the entry of the site.

### Mr. Nichols:

- Says the parking lot on the north side creates quite a hike for pedestrians. He likes the rainwater experience on the north and south.
- Mr. Nichols likes the amphitheater space; it should be a great addition to the project on the south side.

- He agrees with the general massing of the project, but he says there are many changes in plane that appear too busy, as Mr. Palmquist and Mr. Krueger have mentioned. Mr. Nichols likes the colors and amenities provided.

Mr. Waggoner:

- Agrees with the enlarged courtyard concept and connections to the softball field, which appear very unique and fun.
- He says there appear to be a lot of driveways and curb cuts coming out to the street. He is wondering how traffic would back up around those entry areas and the surrounding intersections. He would like to see if those curb cuts could be combined.
- Architecturally, Mr. Waggoner is leaning toward a more modern design. But in this case, he is torn. He noted the concern over the amount of playfulness referred to by other DRB members, and said that the height of the buildings can appear overbearing in some cases.
- Mr. Waggoner said that the massing of color seems to accentuate that height, in some areas. He noticed, on some buildings, more horizontal lines were able to help break down that scale.
- He would like to see the scale broken down more. In general, however, he likes the nature of the materials and the colors used, especially the silver shades discussed by the applicant.
- Mr. Palmquist clarified his point on how busy the project was. He noted that some elevations seem very balanced. He says the issue may be scale, specifically dealing with a four-story building coming down a slope.
- Mr. Palmquist says he is looking for that overall pattern or them to tie the whole project together, perhaps reaching back to the original concepts of the project when it was first presented.
- Ms. McDonald said the point was well put, in that the perspective is very different based on certain elevations, and the project can appear huge from different viewpoints.
- She urged the applicant to shoot for simplification, but keep the interesting elements involved. Mr. Palmquist noted that even without his request to put an overall pattern in place, the project could still go forward. The applicant understood the comment about bringing in more horizontal elements, and promised to take that idea under consideration.
- Mr. Palmquist noted that by toning down some parts of the project, it could save money and then help add in the sustainable elements discussed earlier.

Mr. Meade:

- Asked about the playfields, and if they would be irrigated. The applicant said they would be; Mr. Meade said the idea did not make a lot of sense, especially near the front of the project. He believes this field will take a beating, and would not be a good first impression for the public.
- He added that this could turn into a secondary softball area for local junior high and softball teams. He says adding turf would be much less expensive in the long run.
- Mr. Meade adds that the tennis court on the site is shot, and it would make a good material storage yard for the construction crews rather than the north parking lot. He says that could save time and money as well. He suggested flip-flopping the north parking lot and the tennis courts to bring parking closer in to the school.
- Mr. Meade would like to see some improvements on the covered walkway in the front of the school; he says teachers would like to be able to have a view of that area, which is not possible now. Mr. Meade says that would make that covered area easier to build, as well.
- Mr. Meade says the new entry concept is approaching a better design. He says a shed roof, maybe two, might be needed over this area to protect this from the elements.
- Mr. Meade says the screening pieces look good, but they need to be simplified or simply be taken out. He sees this as not necessary, and a place to save money.
- Mr. Meade says at the loading dock, there is some screening area that does not really do any screening. He suggested looking at a different material that would create more screening.
- Mr. Meade says during certain events at the gym in the evening, people might have some trouble dealing with a very dark pathway leading to the entrance. The applicant says some ground lighting has been provided.
- Mr. Meade likes the color of the brick, but is not sold on the green color. He says the color is a little too light. He would like to see the light gray color be a little more sophisticated.



- Mr. Meade is concerned about the fitness room and basketball court. The fitness room is 11' tall; Mr. Meade says more height could be added by adding a shed roof. The applicant says there is a mechanical unit issue that could complicate that suggestion.
- The parapets on this building are in between 1' and 5'; Mr. Meade says more space could be gained there. The applicant says this design will be consistent with other schools. The locker rooms below the court are just 8' high. Mr. Meade says if that height can go in place there, there could be higher ceilings in the gym area above, which could allow for more indoor spaces for kids to play sports.
- Mr. Meade is concerned about the size of the basketball court and what would happen if the bleachers were pulled out. The applicant noted that there would be substantial setbacks for those bleachers, but those bleachers may need some modification.
- Ms. McDonald suggested the applicant provide some sectional elevations, which Mr. Meade agreed with. He asked to see some elevations without colors, and with shadows added, to gain a better perspective.
- Mr. Meade noted that the water feature in the back of the building might be an attractive nuisance. He suggested adding some more temporary items like planters in this area, making it more flexible for activities like outdoor classes, for example.
- The applicant says he will talk to the district about field turf, but noted that he wanted to keep the schools in line so that one did not stand out more than another. Mr. Meade says Rose Hill has had problems for a while and deserves an upgrade. He hoped the district could find a way to make this happen.
- The applicant spoke to the idea of overflow parking and tennis court. There are some utilities underground in this area, and the tennis courts would be the only usable outdoor space during the construction process.
- The applicant says having contractor access close to the work site is important, but there is a lot of ground that cannot be touched due to multiple easements on the property.
- Mr. Meade asked again about Mr. Waggoner's point regarding closing some of the traffic circles on the site. The applicant notes that only one new entrance has been added, and the queuing space for parents has now been made dramatically longer.
- The applicant says angle parking will be placed near the drop-off area to help ease congestion as well. Mr. Meade says the new bus chute looks good.
- The applicant says he is trying to be sensitive to the traffic patterns in the neighborhood, but is also trying to deal with an increased number of students using this site after it is built.
- Mr. Meade says this project is really close, and needs only some tweaks to meet approval. Mr. Palmquist agreed.
- Mr. Fischer summed up the DRB's sentiment by noting the project needs refining. The DRB likes the architecture, but the project will need fine tuning.
- Mr. Meade agreed, and pointed out that the applicant has responded well in the past to the DRB's suggestions.
- Mr. Fischer pointed out that the screening around the loading dock, as Mr. Meade said, does not do the job of screening. Mr. Fischer understands the light color of it, but is concerned about its durability at a middle school site. He would like the applicant to find a balance between durability and what is proper for the site.
- The applicant noted that if the dock is too well screened, it could become a security issue. Mr. Meade noted that on a recent project, an applicant was able to use some artists that helped create a transparent piece that still had some aesthetic appeal.
- Mr. Meade added that he likes bricks and masonry, but the loading dock could be block instead of brick. He suggested having 20% brick and 80% block. He asked the applicant to explore the idea of using a natural block with graffiti-proof covering.
- He asked the applicant to focus on getting the most bang for the buck and focusing on affording elements of sustainability.
- Mr. Meade thanked the applicant for the care and thought put into this project, and said the applicant could come back at the next meeting for approval.

**ADJOURNMENT**

**MOTION MADE BY MR. PALMQUIST AND SECONDED BY MR. KRUEGER TO ADJOURN THE MEETING AT 10:16 P.M. MOTION PASSES (7-0).**

**May 5, 2011**

**MINUTES APPROVED ON**

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**RECORDING SECRETARY**