

**CITY OF REDMOND
DESIGN REVIEW BOARD
June 16th, 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: Joe Palmquist, Craig Krueger, Scott Waggoner, Lara Sirois, Mike Nichols

EXCUSED ABSENCE: David Scott Meade, Jannine McDonald

STAFF PRESENT: Steve Fischer, Principal Planner; Gary Lee, 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 Vice Chair Joe Palmquist at 7:00 p.m.

MINUTES

IT WAS MOVED BY MR. KRUEGER AND SECONDED BY MR. NICHOLS TO APPROVE THE MEETING MINUTES OF THE MAY 5TH, 2011 MEETING. MOTION APPROVED (5-0).

IT WAS MOVED BY MS. SIROIS AND SECONDED BY MR. WAGGONER TO APPROVE THE MEETING MINUTES OF THE MAY 19TH, 2011 MEETING. MOTION APPROVED (2-0) WITH THREE ABSTENTIONS.

PROJECT REVIEW

L100462, Seluca Professional Center

Description: 2-story mixed professional medical office building

Location: 8630 – 164th Ave NE

Applicant: Austin Kovach *with* Kovach Architects

Prior Review Date: 06/03/2010 and 01/20/2011

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

Mr. Lee noted this project was approved by the DRB a while ago, but the colors and materials were not included in that approval. A condition of the approval was that prior to the building permit, the applicant would come before the Board again with colors and materials. Architect Austin Kovach spoke to the DRB on behalf of the applicant, and said that in accordance with some comments made by the Board at the last meeting, some subtle changes have been made to the form of the building. There was some concern about the span over the parking on the north side and a lack of cohesion between a barrel vault on the north face and the rest of the project. Therefore, that vault is now smaller, so as to fit with the rest of the site. Also, now two poles are on that side of the project to break up the massing. Regarding the finishes, hardy panel siding will be used. The monoliths on the sides, the structural supports, will be made of painted formed concrete, with a gray color. Black vertical metal siding will be added for contrast with the hardy panel siding. Corrugated metal roofing will be used, and metal will cover the storefront.

COMMENTS FROM DESIGN REVIEW BOARD MEMBERS:

Mr. Krueger:

- Says the design looks great, and appreciates the project now that the renderings have been provided.
- Mr. Krueger says, regarding the barrel vault, that it was not a primary concern. He says the colors and form look modern and very appealing. He appreciates how the applicant has reacted to the DRB's comments.

Mr. Nichols:

- Also likes the shape of the project and overall proportion and color mix.
- With the monoliths, Mr. Nichols would encourage the applicant to leave them as cast-in-place concrete and not to paint them, to give the project a more natural look.

Ms. Sirois:

- Says the massing of the north facade is simpler and cleaner. She likes the direction of the project.
- Ms. Sirois likes the colors, and says the color of the hardy panel is a good compromise with a durable, low-maintenance cladding product.
- She says she would have been happy with the concrete block, but says the painted concrete is fine.

Mr. Waggoner:

- Agrees with the other Board members. He says going with the smaller barrel vault was a good idea.
- Mr. Waggoner believes the project is going in the right direction, and says the color palette looks great.

Mr. Palmquist:

- Says the change to the barrel vault fits a lot better. He agreed with Mr. Nichols in that leaving the concrete as is would be preferable.
- If it has to be painted, Mr. Palmquist would like to see a color as close to natural concrete as possible.

MOTION MADE BY MR. NICHOLS, AND SECONDED BY MS. SIRIOIS, TO APPROVE L100462, SELUCA PROFESSIONAL CENTER, WITH THE STANDARD PRESENTATION INCONSISTENCIES. MOTION APPROVED (5-0).

PROJECT REVIEW

L1100220, Rose Hill Middle School

Description: Replacement of existing junior high school with a new school building, parking, and athletic field

Location: 13505 NE 75th Street

Applicant: Michael Romero *with* LWSD Support Services Center

Architect: Don Brubeck *with* Bassetti Architects

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

Mr. Fischer pointed out that this is a new, two-story, 65,000-square foot school building with landscaping and additional parking. It is just south of the old school facility. The gymnasium is partially buried in a slope, with the rest of the school building climbing around it. Several trees will be removed as a result of this project; those are noted in the staff report. The DRB last reviewed this project on March 17th, 2011. The staff report noted five items that were discussed at that meeting. Staff has reviewed those items, and Mr. Fischer believes that the presentation to the Board this evening will answer those concerns.

Building height is not an issue for the DRB, but Mr. Fischer wanted the members to be aware of it. The Zoning Code establishes in a residential zone that there is a maximum building height of 35 feet. Beyond that, buildings are allowed an additional 15 feet for items like mechanical screening or chimneys. The current project exceeds both the previously mentioned standards. It is more than 6 feet above the 35-foot standard, and 3 feet higher than the additional 15 feet allowed. This project will be considered by the Hearings Examiner in August. In addition to the Conditional Use Permit the Board is reviewing, there will be a variance for height accompanying that. The rationale for the variance application is based on the footprint of the project and its proximity to the hillside. Staff is recommending that the Board recommend approval to the Hearings Examiner for this project. The one item of note in the staff's recommendation is that it is not clear in the drawings presented that doors to stairways, to parking and similar areas have windows to the other side, which is a design standard. The rest of the recommendations from staff relate to the standard presentation inconsistencies.

Michael Romero and architect Shazi Tharian presented on behalf of the applicant. One issue brought up by Commissioners was to simplify the bike canopy design, and relate it to the entry canopy, which the

applicant has done. The bike canopy is also now more open, so as to prevent any security concerns. Another concern from the DRB was the entry to the site and the building's visibility from the street. The applicant showed renderings that displayed that visibility, and the park-like setting of the design. In the southern courtyard, the applicant is responding to concerns about a separation between the courtyard and the commons. The grading in this area has been eliminated, and planting has been reduced to create a simpler design. Salvaged concrete will be used in this area, too. This area has been opened up significantly. At the entry, the Board had recommended a simplified design, so the applicant has removed some grading. Signage will be carved in with a solid metal panel. The color palette has stayed the same.

The applicant followed the Board's recommendation to use Iron Spot brick as well as red brick. The color of the metal siding has been changed from a lighter gray to fit in with the rest of the design. The other materials are the same. Much of the elevations have been simplified, especially with window patterns. The metal panels have some vertical elements to break up the horizontal massing. The Board had previously discussed the overlooks or "pop-outs" on the western side of the project, which will signify the main entries. The applicant has wrapped the overlooks in metal panels to express this design element better. The extension of these overlooks has given some weather coverage to classrooms below them. In response to the Board's concern about glazing, there is glazing in all entry doors now, including stairs and exits.

The southern courtyard has brick and metal siding to break up the scale of the building. The hillside slopes from level three to level two, which creates more areas to gather and reduces the number of blank walls. The gate to the loading dock has been improved, in response to the DRB's concerns. The material for this gate is now a solid steel panel with a binary code pattern that would translate into the poetry of Thoreau, which the students could relate to their outdoor experience. The entry to the gym is covered and protected, a language of entry which is echoed through the site. There are wall niches that light the way from the parking to the gym; some of the lower niches will be filled with artwork. The height of the light poles will be 25 feet.

Architect Don Brubeck next spoke to the Board on behalf of the applicant about security cameras, which are planned for the site. The locations have been determined, but the actual cameras have not been identified. Globe cameras or rectangular box cameras would be used. The DRB had talked about salvaging items from the site, perhaps some artwork, and the applicant has responded to that. A painting and mosaic will be salvaged, as well as two stained-glass panels. A flag that flew over the Capitol will be salvaged from the old building to be used in the new one. The applicant says the project may change as it progresses; he says he will be in contact with Mr. Fischer as that happens.

COMMENTS FROM DESIGN REVIEW BOARD MEMBERS:

Mr. Waggoner:

- Says the project has come along well. He likes the simplifications to the elevations.
- Mr. Waggoner asked if the metal grill board had been taken away from the walkways, which the applicant confirmed.
- Mr. Waggoner asked about some photovoltaic panels on the gym, and some skylights. The applicant says sun studies show that the skylights would work best pointing to the north. The PV panels would slope to the opposite direction, south.
- Mr. Waggoner asked about a fiberglass sandwich panel assembly pointing at the skylight, which the applicant says is the glazing for the skylight itself.

Mr. Krueger:

- Really likes the changes and notes that this building has some good personality to it. He likes what the applicant has done in terms of simplifications.
- Mr. Krueger says the courtyard looks great, especially with its water features.
- He likes the materials, colors, and the unique entryway.
- Mr. Krueger asked about the windows on the left of the south courtyard, and the louvers he sees there. The applicant says those are vertical sunshades, facing to the east.
- Mr. Krueger asked about the darker brick, and where it was used. The applicant says all four stair towers use that brick, as well as the wall of niches that leads from the entry to the gym. All areas that signify movement use this brick, the applicant says.

- Mr. Krueger likes the gate with the binary design.
- He asked about the west elevation, and why the protrusion in this area was so big. The applicant says that protrusion is an attempt to cover some of the mechanical equipment near that area. Also, this protrusion may provide some possible outdoor classroom areas.
- Mr. Krueger thanked the applicant for the work put in this project; he says it looks great.

Mr. Nichols:

- Agreed with Mr. Krueger that the project looked great.
- He appreciated that the applicant has incorporated the concerns the DRB raised about simplification, but still has found a way for the building to retain some character.
- He hoped the applicant was able to come in under budget with the addition of all these elements, as well as PV panels. He says this is a very nice project.

Ms. Sirois:

- Says the project looks good overall.
- She says the windows are interesting and lively without appearing like too much of a circus.
- Ms. Sirois asked if, at the end of the overlook, there was a glass element. The applicant explained that was a grading material. Ms. Sirois says that was an interesting form to use and a good element to have.
- Ms. Sirois says, on the bike shelter, the applicant may want to consider an alternate system that would allow for more bike storage. The applicant said he would answer those concerns.

Mr. Palmquist:

- Says the project has come a long way. Asked about the green paneling on the west elevation. In that area, it appears to be planks, but it looks different elsewhere.
- The applicant explained that the paneling will be in planks all over the site; what Mr. Palmquist is seeing is simply a rendering issue.

MOTION BY MR. NICHOLS AND SECONDED BY MR. WAGGONER TO RECOMMEND APPROVAL OF THE BUILDING ELEVATIONS, COLORS, MATERIALS, LANDSCAPE PLAN AND LIGHTING PLAN FOR L1100220, ROSE HILL MIDDLE SCHOOL, WITH THE FOLLOWING CONDITIONS:

- 1. DOOR STAIRWAYS, PARKING, AND SIMILAR AREAS SHALL HAVE WINDOWS TO ALLOW USERS TO SEE THROUGH TO THE OTHER SIDE.**
- 2. THE STANDARD PRESENTATION MATERIALS INCONSISTENCIES.**

MOTION APPROVED (5-0). THE BOARD THANKED THE APPLICANT, AND THE APPLICANT THANKED THE BOARD FOR THE APPLICATION PROCESS, AND SAID THIS WOULD BE A GREAT SCHOOL.

ADJOURNMENT

MOTION MADE BY MS. SIROIS AND SECONDED BY MR. WAGGONER TO ADJOURN THE MEETING AT 7:45 P.M. MOTION PASSES (5-0).

MINUTES APPROVED ON

RECORDING SECRETARY