

April 9, 2013



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RE: Design Review Board – Minor Modification

Since the approval of our project by the Design Review Board last fall, we have developed construction documents, applied for permits and chosen a contractor for the project. Unfortunately in the process of obtaining Bids we learned that the project was significantly over the allocated budget. In an attempt to salvage the project we looked for ways to decrease the cost of construction without making substantive changes to the DRB approved design.

After reviewing the Bids we quickly identified a small number of building elements that accounted for the majority of the excess costs. We worked with the Owner of the property to reduce the cost of the remodel and make the project feasible to construct. After receiving informal input from City staff we made additional modifications, resulting in the modifications accompanying this narrative.

We are still significantly over the budget, but feel we have achieved a balance between minimal changes to the approved design and reducing construction costs. The accompanying documentation illustrates the changes to the building design through a side-by-side comparison of the approved elevations and the modified elevations. We are not proposing changes to the site design, landscaping or building materials or colors. The following list of items describes the changes we are proposing.

- I. The most notable change to the project is the substitution of revised primary building elements for the roofed structures originally approved for the two buildings. The two original steel elements accounted for nearly all of the cost over-runs, and it was critical that we find a less expensive alternative to the original designs. We attempted to remove them completely and use façade modulation instead, but in the end decided on variations of the steel façade elements already approved by the DRB in other areas of the project.

The Building 1 feature is the tallest feature on the site at a height of 25 feet above grade (see REV #1). The Building 2 feature is illustrated at a height of 22'-9" above grade (See REV. #2). The design of the structures uses the same design elements found on the smaller features found at Savvy Mattress and Fed Ex / Kinkos, but they have been incrementally increased in size to maintain the proper proportions.

- II. The size of the steel element located at the northeast corner of the Savvy Mattress suite has been reduced in length to a size in keeping with the new steel element located at the Value Village store. The north facing side of the feature will be reduced by approximately ten feet (See REV. #3). The East facing side of the feature will be reduced in length by approximately eight feet (See REV. #4). The South facing steel feature at the Fed Ex / Kinkos space was lowered two feet to make its height

above the roof line similar to the other features on the building (See REV. #5). At the same time we reduced the depth of the roof covering on this and all similar features from ten feet wide to eight feet wide (See REV. #6).

- III. The other primary source of unanticipated cost was associated with the cement panel siding used to reface the existing façade. It is a difficult material to properly work with and since a significant portion of the building façade was made up of individually cut 12 inch wide strips of the material the cost associated with the material was high. In addition to the labor involved in creating the panels, all of the joints are flashed, adding to the high cost. We did not want to change to a less durable product, so we reduced our costs by increasing the size of the panel strips to 24" wide (See REV. #7). The change resulted in a 'cleaner' façade appearance while keeping the original design concept.
- IV. The overall height of the top of parapet and other design features have been lowered in height by 12 inches and two of the arced parapets on Building 2 flattened (See REV. #8). The change was applied uniformly to all buildings on the site. Even after the change, the proposed parapet height is greater than the existing parapet height at the same location. The change does not increase the exposure of HVAC equipment to view from the ground.

Although our primary purpose in making these changes was to maintain the economic viability of the project, we are satisfied that the changes are in keeping with the original approvals and in some instances represent an improvement to the design originally approved. Please consider our request for approval of this Minor Modification to the original approval.

Sincerely,

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ND SITE PLAN  
1/16" = 1'-0"