CITY OF REDMOND DESIGN REVIEW BOARD

July 18, 2013

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, Mike Nichols, Kevin

Sutton, Arielle Crowder, Scott Waggoner

EXCUSED ABSENCE: None

STAFF PRESENT: Steven Fischer, Principle Planner; Gary Lee, Senior Planner;

Dennis Lisk, Associate Planner

RECORDING SECRETARY: Susan Trapp with 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 David Scott Meade at 7:30 p.m.

PROJECT REVIEW

L120351, Legacy at Town Square

Description: A six-story mixed-use development with 178 apartments and structured parking

Location: 160th Ave NE & NE 83rd Street

Applicant: Michelle Kinsch with Tiscareno Associates

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

Mr. Lisk noted that the Legacy at Town Square project had been approved by the DRB in September of 2012. It is currently in the midst of a building permit review. Since the approval of the project, the manufacturer of the CERACLAD panels, which were proposed to make up several facades of the building, have decided to exit the U.S. market. Thus, this material will not be available for this project. A lot of this type of material would be used on this project, and therefore, staff wanted to bring this project back to the DRB for review of the proposed substitute material. The applicant will be able to custom match the paint color that was previously approved, but there are some differences in the material. Staff is generally happy with the proposed substitute, and noted that the applicant did look at different alternatives to find something suitable for the project. Staff is recommending approval.

Dan Nelson spoke on behalf of the applicant and showed the DRB where the CERACLAD panels would have been used on the project. A new fiber cement board will be used in place of it. The applicant pointed out that there were a number of different products he reviewed in making a selection. In the places where ribbed panels had been proposed before, the applicant would be using smooth panels. The west elevation, in the interior courtyard, had a few changes in particular that the applicant pointed out to the panel. The north elevation and east elevation would have some changes, as well. Where the building steps out, a metal panel is used. Where the building steps in, for the most part, is where fiber cement board would be used.

COMMENTS FROM THE BOARD MEMBERS:

Mr. Meade:

 Asked about the joint details on the panels, and if they would be similar to the reveals displayed on the sample board the DRB was looking at. The applicant said yes.

 Mr. Meade asked if the fasteners would be exposed. The applicant said exposed or concealed fasteners would cost about the same. He would like to conceal the fasteners, which would be very much like the CERACLAD product shown before.

Mr. Krueger:

- Asked about the material, which would be a 24-inch by 8-foot panel. He asked if there would be a
 horizontal line with these panels. The applicant said there would indeed be a line between the panels.
- Mr. Krueger asked about the east elevations and the orange or gold colors proposed on the project earlier. The applicant said those areas were already a smooth material, and would not be changed in the new proposal.

Mr. Nichols:

- Asked about the distance between the vertical reveal that would be seen, and if that would be eight feet. The applicant agreed with that number.
- The applicant noted that a corrugated metal panel was considered, but he said that would ruin the approach with the two materials considered.
- Mr. Meade asked about the panel joint lines and if there was a reference made to the floor lines. Mr. Meade noted that the lines did not hit the heads of windows and doors. The applicant said throughwall flashing would be happening at the floor line.
- Hearing no other questions from the DRB, Mr. Meade asked for a motion.

IT WAS MOVED BY MR. PALMQUIST AND SECONDED BY MR. WAGGER TO APPROVE PROJECT L120351, LEGACY AT TOWN SQUARE, AS PRESENTED AT TONIGHT'S MEETING.

Mr. Meade called for discussion, and Mr. Krueger commented that where the change is proposed from the ribbed to the flat panels, these elements are recessed from the street. He added that the applicant is staying with a similar color and material to what had been proposed beforehand. Mr. Krueger said he was looking forward to seeing this building, which he thought would be an awesome addition to the city. He was in favor of the changes proposed.

MOTION APPROVED (7-0).

PRE-APPLICATION LAND-2013-01123, 169th Townhomes

Description: 8-unit short plat **Location:** 8080 169th Ave. NE

Applicant: Robert Pantley with Natural & Built Environments **Staff Contact:** Gary Lee, 425-556-2418, glee@redmond.gov

Mr. Lee said that this was a pre-application for a project in the R30 zone just outside of Downtown and just east of the Redmond Elementary School. It is an eight-lot townhome project and the applicant, Mr. Pantley, had some new material for the DRB to consider with more details than previously distributed to the members of the DRB by staff. The applicant is asking the DRB if this project is moving in the right direction. Mr. Lee said this was a simple townhome project in the R30 zone. The site plan is doable, in Mr. Lee's opinion. He wanted to make sure the architecture was right for the neighborhood. Mr. Meade asked if the plan distributed to the DRB was simply a reuse of a plan the DRB has seen before. Mr. Lee agreed that this plan was similar to the Retreat project, which is just a few blocks over on 167th. Mr. Pantley said those projects were similar, but there are some differences. Mr. Lee said many of Mr. Pantley's projects have a similar concept with attached houses and a unit lot subdivision. Mr. Lee also noted that the property on 169th has some slope to it. Mr. Krueger asked if this project was a certain design district area. Mr. Lee said this project was not in the Downtown area, so design standards of Downtown would not need to be applied here. However, there are standards for general residential development that do need to be considered.

Robin Murphy spoke on behalf of the applicant. He noted that there was some slope in the northeast corner of the site. The site is just north of Anderson Park and the elementary school. Looking north to south through the site, there is currently a single-family residence on the property. To the south, there is a

multi-family residence. This is a corner lot on 169th and 82nd Street. Across the street from the project is a grove of trees, which serves as a buffer of sorts along the street. Directly to the south is a larger two-story apartment complex. To the north, there is a new development planned. There are brand-new sidewalks and gutters near the project.

The applicant has considered three different options for the townhomes proposed. Observing all the setbacks, the first alternative has four units in front and five in back and has a loading driveway at the south end of the complex. The second alternative would put a 24-foot wide loading driveway in the center, allowing for access to the north and south. The third alternative would allow for access to the site from 82nd Street. The applicant has selected option two. Option three had issues with grading, especially with the steep grade in the northeast corner of the site. The units facing 169th would be elevated far higher than the street level in this option. The applicant is trying to conceal some of the structure in the hillside, and the second alternative achieves that goal. This alternative also allows for pedestrian street access off of 82nd, coming in almost at the second floor level, where the parking access, or alley in the center of the site, is accessed at the lower level.

The site plan calls for eight units, not nine. The applicant said with nine units, the plans would be too compact. There will be some terracing in the northeast corner of the site, with an option for rockery if possible. Some concrete retaining walls would be used, potentially, as well. There would be four units, lots one through four, coming off of 82nd Street. That would be the "front yard" of the site, even though, from a zoning standpoint, the car access has been provided off of 169th. The units on the south side, lots five through eight, would have private yards facing south and both pedestrian and vehicular access off the alley. The only exception to that would be lot five, facing 169th. Access to that site would come off of 169th as well. The idea is to face the buildings towards the streets.

The roof plans involve a simple gable with dormers to differentiate each unit. The color scheme differentiates them as well. The applicant had a Technical Committee meeting recently, and one issue brought up by the City was that, with direct connection to 82^{nd} , clear pedestrian access would have to be provided. The applicant appreciated that concern, and has worked to differentiate the building so it is not just a massive gable. The unit plans are fairly simple. The internal units are the same. The two units on the end are mirrored so that they can have access from the ends rather than the middle. The applicant has stepped both buildings into the slope. The lowest level would have only a six-inch rise, but at the second level, the rise would be an entire foot for every unit. By the time the design gets to the eastern unit, it is three feet higher than the western unit. That allows the applicant to break up the roof gable so it is not just one massive roof form, allowing the building to feel more like a townhouse with some individuality.

The colors and materials involve some cedar shingles on the bay projections. Hardy plank siding would be used, with a six-inch exposure, on the rest of the building. The siding would be a beige backdrop to the color on the bay projection. The applicant is considering using some Craftsman details, including possibly some knee brackets, cornice lines, and oversized fascia that would be 2 x 10 rather than 1 x 4, with possibly a 2 x 4 element attached to it. The entry doors would be panel doors with glass lights at the top. The applicant has made spent most of his energy working on the 82nd Street elevation. The 169th elevation is just a side yard, but the applicant has decided to make some improvements in this area as well. The applicant has dressed up the entries into the two units seen off of 169th so that it feels like a building frontage rather than a side.

The building is three stories tall with a steep roof that has an 8/12 pitch and 10/12 dormers. There is a massive amount of surface on the roof, so the applicant is trying to break it down. The unit at lot one, for example, has a projection facing north with cedar shingle. The applicant is considering doing a similar bay projecting to the west, thus signifying entry with a covered area to walk into. Lot five is different because there is an internal stairway in that unit. The applicant had considered having the entrance to this unit coming off the alley next to the garage door, which felt unnecessary and secondary. The applicant has changed the entry and has turned it 90 degrees so that it faces 169th. A covered entry will be put in place with a shed roof to make that area feel more welcoming and create a clear sense of entry. All the other units are internal to the site and could be accessed from the alley.

Mr. Pantley stated that one of the challenges for this project was how to fit in with the neighborhood. There are 1950's and 1960's-era apartments surrounding the project, and a school across the street. The applicant said the decision had to be made between blending into the neighborhood versus creating something that would make an impact on the neighborhood, hopefully. Mr. Pantley said the neighborhood currently was "droopy." The steep roofs and colors, he said, would help add some happiness to the area and could redevelop the attitude of the neighborhood. The applicant said there is a challenge with the slope on the site. The goal is to create entries from the street. Technically, that is not required for this area per the zoning, but the idea is to reflect the rest of the Downtown area. That is why there are front porch elements off of 82nd, which is different than anything else in the neighborhood. The 169th side has been strengthened with more of a sense of entry and performance of the buildings. Mr. Pantley asked the DRB for input on the color and other design ideas, such as bringing entries off of 82nd, steep roofs, and other answers to the challenges of this relatively small site.

COMMENTS FROM THE BOARD MEMBERS:

Mr. Meade:

- Asked about the entry door on the end unit is isolated from the bump-out expression in that location. He asked why the door was not in the red bump-out bay section. The applicant said there were setback issues on the front. Mr. Meade asked why, then, the entry appeared to be above the roof.
- The applicant responded that the bump-out comes out three feet at level two, which is the entry. This helps break up the vertical wall on this elevation, which is fairly tall. The door could be in the bay Mr. Meade had specified, but the applicant said the same material and color should be used. Mr. Meade said that could work, such that it looks like it is part of the same element.
- The applicant had considered cutting a hole the bay to make a bracket of sorts around the door and having a column bridging the opening with a door set into it. The dimensional issues did not work with this idea due to the three-foot restriction. He believed he could achieve Mr. Meade's suggestion with materials and color.
- Mr. Meade asked about the staircases and if a midpoint landing was possible. He asked what the applicant was trying to accomplish at grade level. Mr. Meade said a front yard feel could be offered if a landing was offered on the stairway.
- The applicant said that was a good idea, and added that the corner unit was the most complex one on the site due to the slope area. He is considering building some rockery into the area by the corner to create a small stairway element. The applicant wants to bring the project closer to street level.

Mr. Krueger:

- Suggested doing a similar treatment to the left and right buildings. Mr. Krueger liked the idea of offering entry off of 169th and giving some life to the west elevation. He said the entry to the northwest townhome seemed to be forced. He suggested a deck in this area or some outdoor space in the corner rather than creating a difficult transition from a flat area to the sloped area.
- He said a gabled entry could be used in this corner versus the shed roof that has been proposed on the right-hand side. The right-hand side could be embellished, as well. Mr. Pantley liked that idea, as did Mr. Meade and Mr. Waggoner.

Mr. Waggoner:

- Said the idea of having entries come off the street is great. Mr. Waggoner liked the steep roofs, which lend themselves to the Craftsman details. He also liked the color identity for each unit, which he believed would wake up the neighborhood a little bit.
- He said that improving these homes could be like other home improvement projects, which can be contagious in a neighborhood.

Mr. Meade:

Said the color palette was going in the right direction, and he liked the drama. He suggested pushing
the body color darker and making it more sophisticated, perhaps even using a different expression for
the window trim color and the body versus the bays. The window trims could be darker along with that
darker body color.

- Mr. Meade said the applicant should play with the color a bit and have fun with the expression. He said the project has a residential feel, but he believed the applicant's plan to make the site more playful was on target.
- He suggested finding a color for the concrete base of the building and the garage doors, too. He
 would like to see a connection of color between the front and back of the units.

Mr. Nichols:

- Asked about the window well elements on units one through four. Mr. Nichols said there was a hole of sorts created on window four and asked if the intent was to create some outdoor space for the resident of that unit.
- The applicant agreed he was indeed trying to create that outdoor space, which could mean quite a bit of detailing. The idea of making the 82nd side of the site the front yard, or living yard, was the concept carrying this project. He had some concern over what side of the project would come across as the front yard for the residents.
- Mr. Nichols said creating a yard feel on units three and four would be very challenging. He agreed
 with the comments made before him about the doors on the first and fifth units. He said the green
 screen proposed could be continued all the way across the project and should not stop halfway.
- Mr. Nichols liked the roof lines and the overall modulation of the building exteriors. He said the project had a lot of promise.
- Mr. Meade asked about the green screen, and how it appeared to be growing under cantilevers. Mr. Pantley said the green screen would take off and get light. Evergreen clematis and Chinese wisteria could be two options here, which the applicant said were suggested by Mr. Lee. The applicant said the mix of these two plants could get the green screen growing very quickly.
- The applicant asked the DRB to look at an option he is considering on 169th to create an edibles front yard that would tie together with the green screen. Mr. Meade said it was cool. Mr. Waggoner said it was awesome. Mr. Nichols said it was different.
- Mr. Meade asked if some espalier fruit trees had been considered in this area. The applicant said he
 was open to that idea, and wanted to involve edibles where possible. Mr. Meade suggested some
 columnar apple trees, which can work well in smaller beds.
- Ms. Crowder said the local Master Gardener could provide some other ideas.

Mr. Krueger:

- Asked about the south building and the way the roof changes in this area. Mr. Krueger said the roof appears to be gaining elevation in the garage level. He asked if the extra volume gained here could be put on the top floor rather than in the garage area, which is not a living space.
- The applicant said that volume was added to make up some of the difference between the units and their driveways. The applicant said putting in additional volume into the living space could be possible.
- The applicant said the northern building has a higher space at the lower level due to the sloping on the site. The southern building, however, does not have that issue. Here, the main floor could stay at the same elevation all the way across, and the main living space could be stepped up to add more volume. That could happen in the northern building, too, but would create problems for the last unit.
- The applicant added that height limits created some issues on the site. Mr. Krueger said the southern building did not need to step up in the way it was proposed. The applicant said that option could happen.

Ms. Crowder:

Said the forms are nice and she likes the colors. She said the issue of the stairs leading up to the
door is not quite resolved, as discussed earlier. She was glad to hear that issue would be addressed.

Mr. Palmquist:

- Said this project was going in the right direction. Mr. Palmquist asked the applicant to focus on the west elevation a little more. He noted that it was hard with townhomes to get modulation on a three-story wall. He suggested the tan parts on the west elevation could become a hip roof, which would change the language of the design.
- Mr. Palmquist said, instead of the knee braces, the applicant could drag a short piece of roof over, which the design does on its lower level. That could create modulation without sacrificing any

program space. He said this west elevation could be an important elevation, in that many people will approach the building from this direction.

- Mr. Palmquist asked why, on the ground floor, why the flex room on the units to the west, units one and five, could not open to the west and into the yard area. The applicant said that could happen.
- Mr. Palmquist said Mr. Krueger made a good point about the roofs, and said the southern building did not have to copy the northern building. Mr. Palmquist supported Mr. Meade's ideas to change up the garage colors, and perhaps changing the trim elements on the garages to make them different.
- Overall, Mr. Palmquist said this was a good concept and said the applicant did a lot with their first preapplication. He was looking forward to seeing this project again.
- Mr. Meade said the gables and fascias could have an improved quality, appeal, and care. He suggested stacking up more shadow line trim in those areas or a some sort of richer design element to set this project apart a bit more. He said this could improve the quality of the project without having a big impact on the budget. He asked the applicant to have fun with those elements.
- Mr. Meade said this project was off to a great start and asked if this project could come back for an
 approval at the next meeting. Mr. Lee said that was possible. The applicant and DRB thanked each
 other for their time.

PRE-APPLICATION

LAND-2013-00171, Anjuman-E-Burhani Community Center

Description: Multi-purpose facility to include prayer areas, classrooms and kitchen facility

Location: 15252 51st Street

Applicant: Ali Habib

Staff Contact: Thara Johnson, 425-556-2470, tmjohnson@redmond.gov

Mr. Fischer presented to the DRB on behalf of Ms. Johnson. This project is on a lot just off of NE 51 st where that road meets up with SR 520. This is a unique site tucked in between a residential area, SR 520, and the onramp to SR 520. There are a number of challenges in accessing the site which have been worked out with the State Department of Transportation (WSDOT). The building would be 22,467 gross square feet, with a basement and a main floor at level, plus an upper level. The project would have 42 spaces for parking and has a landscape plan as well. The site currently has a single family home and outbuilding on it, which are both run down. The staff report speaks to the zoning requirements. One of the unique things about religious facilities is that they have an expanded setback. A single family home could be built at 35 feet high in a residential zone, but the height requirements for religious facilities are different. The height limit starts out lower, and for every five feet the design steps into the setback, the structure can go up another foot, up to a maximum of 50 feet, which would include a steeple or bell tower.

Staff believes the proposal is in compliance with the height requirements. This is the first presentation of the project and staff is interested in the DRB's comments about the design elements, including the site plan and layout. Staff would also like DRB's input on the height requirements and how that interacts with the buffering in relation to adjoining neighbors.

Sam Cameron, a project manager from Rolluda Architects, spoke on behalf of the applicant. He introduced his team and some members of the Anjuman-E-Burhani Community. Ali Amir also spoke on behalf of the applicant to the DRB members, and told them his community was a relatively small sect of the Shiite Muslim faith. Across the world, this sect is just a million souls strong, as the applicant put it. The majority of this community lives in South Asia, but there are members all over the world. This sect has a strong sense of community, but also has a strong sense of belonging in terms of claiming Redmond as a home. The community in the Pacific Northwest is about 70 families strong, and about 90% of this group are professionals, many of whom work at Microsoft.

Mr. Cameron spoke to the DRB about the site, which the community acquired in 2010. It is about 1.12 acres and about 48,000 square feet. It involves two parcels that front SE 51st Street with SR 520 to the west and a residential community to the north and east. The site is contiguous to three sites and two property owners. The two properties to the north are owned by the same person. The property to the east is a single property owner. The zoning is R5 in this area, indicating single family urban residential. There are no overlays in this area. The residential properties to the north and east have single family homes built around 1960 that included owned and rented homes. The site had been used as a dumping site for

cars, trucks, and airplane parts for many years. The community came in after purchasing this site and did a major cleanup. One residential structure is on the site, but this will be demolished.

The proposal calls for the new building to be placed back toward the rear of the property with access off of 51st Avenue. There is only one access to this property, and there is an access widening process going on right now with the City, as the current access is only residential width. A 20-foot access would be placed on the site, allowing for users and emergency vehicles to get in and out easily. Two new fire hydrants would be added to the site at the request of the fire department. A pedestrian access has been proposed from the sidewalk of the main street to the building's main entry. Forty-two parking stalls have been providing on grade. There are some tandem parking stalls on the west portion of the site.

The proposal calls for three levels. The lowest level is a basement with mechanical and storage space. The second level is the main level, which contains the mosque, main prayer areas, and meeting areas. The third level consists of offices, classrooms, and a residence for the imam. Regarding setbacks, there is a 20-foot setback on the north portion of the property. There is a 20-foot setback from the west side of the property. From the east side, there is a 31-foot setback from the property line. All of the landscaping on the east and west sides has a five-foot setback. There are some existing trees that straddle the property line. The driveway has been curbed out in an attempt to save those trees.

Don Stone spoke to the DRB about the design concepts for the project on behalf of the applicant. He said this site presented an interesting challenge in how to get a religious facility in an R5 zone with much of the religious community's influence centered in Africa. The facility is able to be permitted in this zone because there are fewer than 250 individuals in the religious community. The applicant talked about the height limitations, and pointed out that in the north-south direction, the maximum of 50 feet could be achieved. From east to west, that 50 feet height allotment would not be allowed because of setback constraints. The applicant showed the DRB that the tallest elements of the building could not be located in the middle due to the setbacks, building access, and the siting. The symbolic aspect of this building indicates that the first minaret should be the most important, and a taller height is not an option. This design has been certified by the heads of the religious community in Mumbai, India. There are two design review boards, the applicant says, in terms of dealing with the Redmond DRB and the leaders of the religious community.

The secondary minaret is higher than the primary minaret. The primary minaret, the first one that a person would encounter on the way into the building, is smaller, but has different detail and scale to it. The applicant pointed out that men are separated from women on the different floors of the building, and there are separate entries for men and women. There is a balcony area on the second floor that is used for worship, mainly for women. The upper level has an open area in the center that looks down into the men's portion of the mosque. The angle is set in such a way that the worshippers point towards Mecca, which has created a bit of an offset on the site. The common space has been reoriented in a north-south direction, in an attempt to make a better link between the common space building and the mosque building.

The qibla elevation, as the applicant described it, shows the orientation towards Mecca. The east elevation shows the different details on the minarets. The imam's office is on the eastern side, as well. The applicant showed many of the details inside the mosque, including the windows, Spanish tiles, and the mihrab, the semicircular niche in one of the walls that indicates the direction of Mecca. On the northwest corner, the two facilities are joined on the interior and exterior.

The materials involve some color requirements from the religious sect, which say simple sand or white colors should be used for the exterior. Some concrete would line the base of the buildings. Wood trim has been proposed around the windows. The crenellations around the outside are attached in some areas, but detached in others. This is done to give a certain amount of dominance to the primary minaret, even though it is shorter than some of the others. The upper right hand corner of the site shows that the parking has been eliminated from the entry to the mosque so that there is a more ceremonial entry on the men's side. The women's entry is more suitable for groups, meaning women and children. There is a strong distinction between the male and female entrances.

Mike Perfetti, landscape architect, spoke on behalf of the applicant. He noted that on the site, there is an open, unmaintained grass area. There is a row of Engelmann spruce trees that were planted adjacent to the east property line, where the driveway is currently running. Many of these trees are in poor condition, but some are okay. A big cottonwood tree is in the area where the mosque would go. The intent is to have much better landscaping than what is there currently. The concept is to create some good outdoor "rooms" for the users, looking both at the congregation and the community as well as the imam and the imam's guests. Thus, the applicant has borrowed some imagery from the Koran, including the Four Gardens of Paradise. Four gardens have been created for the different user groups.

One garden is intended for the larger community, and has been dubbed the water garden, as water is a major element. Water is also an important part of the Muslim culture and the mosque architecture. The second garden is a shaded courtyard area. There will be a small, modest water feature here, providing a more contemplative space used for the imam and his guests. Third is the hedge garden, which more of a formalized or geometric space in the northeast corner. That is intended for the imam and his guests and perhaps some children. The last garden is the roof garden, which would be the green roof on the project. The applicant is hoping to come up with an interesting pattern of sedum and other materials. The landscape design deals with the buffering of the neighbors to the east. The spruce will be removed and other trees will be planted, using a combination of native and other plants. To the west, there is quite a bit of borrowed green space along the WSDOT right of way, including trees and blackberries. This view will be less prominent. From the front, there will be a five-foot high landscape buffer. The applicant hopes to screen the building from adjacent neighbors yet also bring out the building from the street via the minarets and other parts of the building.

COMMENTS FROM THE BOARD MEMBERS:

Mr. Meade:

- Asked if the driveway would be gated. The applicant said it would be open.
- Mr. Meade asked about what plants might be used with the native and non-native plantings proposed to replace the spruces that would be removed. The applicant said he would meet the Code's minimum requirements, but would be looking for a fair amount of conifers. He proposed using 10-12 foot tall Douglas fir, hemlock, and cedar trees.
- The applicant said the hedge he mentioned for the front of the building would most likely be a nonnative material. Native deciduous and evergreen ground covers would be considered in this area as well as the north side of the site. The north would need some shade tolerant plants.

Mr. Sutton:

- Asked about the grading on the site and if everything sloped up to the north. The applicant said the site actually sloped down to the north. The applicant said the elevation was about 336 feet at the entry. The main floor is at 324, and the rear of the property is about 316. Thus, there is a drop of about 20 feet from the front to rear of the property.
- Mr. Sutton asked if there were any fencing planned around the perimeter. The applicant said there would be some fences. There are fences along the property lines, which the applicant said he would replace on at least three sides. There are mature trees on the site, which the landscape plan would complement.
- The Microsoft campus is very near this site. The site would be below the Microsoft campus. The properties to the north will have a good buffer between them and the new buildings. The new construction would also collect stormwater that currently gathers on the properties to the north.

Mr. Meade:

- Asked about the finished floor elevation to the north. He noted that the neighboring properties are
 eight feet below the mosque building. However, the applicant noted that the new buildings would be a
 little lower than the current house on the site.
- The applicant has depressed the south part of the property such that it is almost level going into the mosque. There is a rampart of sorts coming from the entry and going down, following the grade of the site. Once the rampart goes around in front of the mosque, it hits a level and comes around to the parking level, which has just a slightly different elevation than the mosque.

- The applicant is trying to replicate some of the characteristics of traditional mosques, in which a person would walk up, at least slightly, to the building.
- Mr. Meade noted that the current site drops down rapidly from 51st. He asked if the cars on the site would be concealed from the street through the grade and the buffering. The applicant said that would be the case, for the most part. The parking lot would be more than four feet below the entry drive, thus creating about a 10% from 51st to the parking lot.

Mr. Waggoner:

- Asked about what appeared to be a loop parking connection back into the entry drive.
- The applicant said that this was actually a dead end parking lot, in that a retaining wall was needed near the entry.

Mr. Meade:

- Mr. Meade said he would like to see some case study images of mosques from the applicant at the
 next meeting on this project so the DRB can appreciate what is inspiring and shaping this project,
 including textures and details. That way, the DRB can give some more quality feedback.
- The applicant noted that the crenellation detail dates back to the early days of Persia. He said he would bring more case studies to the next DRB meeting. The imam would have an apartment on the site, and thus the site would always be occupied.
- Mr. Meade said this was an exciting project because this site has been a dumping ground for many years.

Mr. Waggoner:

- Said he appreciated how far long the design had been developed before it was brought to the DRB.
 He said the articulation and detail provided will provide some good scale and help it fit into the neighborhood.
- Mr. Waggoner liked the large notch on the north side between the two wings of the project. He noted that the two wings have different character with different window styles. He asked if there was an opportunity on the south side to change the "knuckle" element to create a better break between the two wings. The applicant said he would look into that.
- Mr. Waggoner not sure what could be done, but asked if there could be some flexibility in this spot to create some separation and accentuate the two sides a bit more.
- Overall, Mr. Waggoner thought this was a great first pass at the design of the building and appreciated how much work had gone into the proposal.

Mr. Krueger:

- Asked about the crenellation detail and what that would look like. Mr. Krueger said he looked forward
 to seeing this detail and how it would change by the next meeting.
- He appreciated the constraints that the applicant was working under, including orienting the site toward Mecca and dealing with neighbors. He was also happy to hear that the applicant has met with and talked with the neighbors near this site. The applicant said he recently had an open house on the site and received good feedback from the neighbors.
- Mr. Krueger asked about the roof deck and how this would impact houses to the north of the site in terms of privacy issues. The applicant said two houses to the north side of the project have mature trees in place that should provide some screening. He added that the part of the site that borders Microsoft will have a good amount of buffering.
- Mr. Krueger would like to see the relationship of the existing houses neighboring the site and the roof deck element at the next meeting. The applicant said that was a good idea and he would provide a sight line analysis at the next meeting.
- Mr. Krueger asked about stormwater drainage. The applicant said the site collects all of it and drains
 it into a detention system. From there, the applicant is negotiating with a neighboring property owner
 for an easement across the property to a WSDOT ditch that would take the water further south.
- The applicant said another alternative would involve pumping the water up the site to access the WSDOT ditch in another area. The preferred design would clearly be the easement noted above.
- Mr. Krueger asked about the paving surface for the parking area. The applicant said the surface would be a mix of materials. He is considering using a ribbon drive in the back of the site for

- emergency access, with a grass strip down the middle. The applicant said that would clue people in that this is not the main parking area.
- The applicant said the materials would change from the parking area to the mosque to reflect a pilgrimage of sorts to the worship area. Right now, that detail has not been provided, as the applicant wants the DRB's guidance before talking with religious leaders in Africa about how this site would look.
- The applicant noted that this would be a long term project, and that many generations of this religious sect would use this facility in future years, and potentially make changes, as needed. Mr. Krueger said he was hoping to hear that and thanked the applicant for his work on this project.

Mr. Meade:

- Asked about trash and recycling. The applicant said that would be handled in the rear of the kitchen. The waste receptacles would be out of sight. The applicant said that cars could drive in the front, back in, and then be able to drive out again fairly easily. Mr. Meade said this project was well on track with that thinking about the trash and recycling.
- Mr. Meade asked about the roof garden and how many people would use it at one time. The applicant said gatherings would happen there very infrequently, and would definitely have less than fifty people as there is only one means of egress from the roof area.
- The applicant said, because of the open space requirements, the green roof had to be provided. Mr. Meade suggested the applicant look at the Nintendo site in Redmond for green roof ideas.
- The applicant added that most community events would happen in the evenings, around sunset, for prayer gatherings. Often, it would be dark, which would mean the roof deck would most likely not be used all that much.

Ms. Crowder:

- Said this was an interesting, unusual project that she was looking forward to seeing make progress. She was concerned about the exterior materials, especially the EIFS, or exterior insulation system considered. She said that was a disastrous material when no overhangs as provided. She asked if another material might be considered.
- The applicant said tile would be okay. The basic idea is that the building should look monolithic. Basically, mosques look like a stone or stucco box with decorations applied to them, such as friezes or Arabic scrolls, for example. The applicant said the blank walls could have decorations added to them by the next generation of people attending this mosque.
- The mosques do not do remodeling, the applicant said, unless they are burned or damaged. When a mosque is built, it becomes a canvas of sorts for more details to be added, sometimes thirty to forty years later. It is important to allow people to touch this building, according to this sect's beliefs.
- Ms. Crowder was concerned about this material specifically because it was hard to protect it from rain. The applicant said there would be a drainage mat to keep water away from the building.
- Mr. Fischer said that element should be brought back to the DRB to see how the water drainage is to be dealt with.

Mr. Meade:

- Asked about the wall coverings. The applicant said he did not think he would be using a stucco
 material. Some form of an EIFS system would be employed. The applicant said a drainage mat could
 be behind the entire system.
- Mr. Meade said EIFS has not been popular in the Northwest due to weather concerns. He noted that stucco can drain and breathe, but EIFS is not always able to do that. The applicant said the drainage mat is able to drain water away from the building. The applicant said he would look into the drainage issue for the next meeting.
- Mr. Meade asked about the glazing system on the site. The applicant noted that the window would be
 in wood frames. The windows are less for looking out, but are often covered with sandblasting or
 decorative forms. That takes up a good part of the glazing.

Mr. Nichols:

Agreed with his fellow Board members and their comments. He said a sight line study would be very
important on the north and east sides, in connection with the residential units there. He wants to know
what people see when they look up at the project.

- On the exterior, he has a concern about EIFS material, not just from water concerns but also just from a durability standpoint. He said cement plaster or stucco would be more durable.
- Mr. Nichols said there were very few parking stalls provided. He wanted to make sure there was adequate parking on the site. He did not know were overflow parking would go, and did not want to see too much parking in the surrounding neighborhood. He was looking forward to seeing the next iteration of the project.
- Mr. Sutton noted that the mosque portion of the building was much more detailed that the community room section. The applicant said this building had to be designed several times due to different height issues. The applicant said the heights of the minarets were fairly well set. The applicant made a compromise of sorts to create a dome on top of the minaret at the expense of more building height.
- The applicant agreed that where the two portions of the building come together, there is definitely a challenge. He said the work was nowhere near done. Mr. Sutton said he looked forward to the next meeting on this project.

Mr. Palmquist:

- Echoed Mr. Meade's concern that the applicant should provide some case studies to the DRB to help consider other design options.
- Mr. Meade said the DRB has enjoyed dealing with different faith-based buildings over the last several
 years and how the religion impacts their design. He wanted the DRB to appreciate what the applicant
 is trying to express.
- Mr. Meade noted that this project could be recognized with a design award, from early indications, and he wanted the DRB to push the applicant towards a premier design. He said this was a great opportunity to turn an eyesore of a location into a terrific project.
- Mr. Meade polled the Board and said this project was ready for approval at the next meeting. He
 asked the applicant to provide more landscaping details, information about the paving, sight line
 studies, and case studies.
- Mr. Krueger said it might take more than one meeting to approve this project, but he felt it was ready
 to move ahead. The DRB thanked the applicant team members for their time.

ADJOURNMENT

IT WAS MOVED BY MR. NICHOLS AND SECONDED BY MR. SUTTON TO ADJOURN THE MEETING AT 9:35 P.M. MOTION APPROVED (7-0).	
MINUTES APPROVED ON	RECORDING SECRETARY