#### **MEMORANDUM**

TO: DESIGN REVIEW BOARD

FROM: Thara Johnson, Associate Planner

SUBJECT: Pre-application for ICOR Exterior Renovations; LAND 2013-01656

DATE: October 3, 2013

#### **BACKGROUND**

### Project Location

The project is located at 180<sup>th</sup> Avenue NE and NE 68<sup>th</sup> Street in the Southeast Redmond neighborhood, within an area of manufacturing uses that include warehouse facilities and associated uses. The existing religious facility was approved as a permitted use in 2010, which included remodeling 10,550 square foot warehouse building for use as a mosque with a total of 105 parking spaces. The proposal aims to update and modify the exterior of the mosque building.

# Surrounding Uses, Character and Comprehensive Plan Vision

Surrounding land uses consist of manufacturing land uses surrounding the existing religious facility.

The proposed project is consistent with the Comprehensive Plan Vision for the Southeast Redmond Neighborhood. The Comprehensive Plan land use designation for this area is Manufacturing Park.

#### **ANALYSIS**

#### **Project Summary**

The Islamic Center of Redmond consists of 10,550 square foot building within a multitenant site, on 2.87 acres. The approved religious facility included renovating an existing warehouse building for use as a mosque, which is a permitted use in the MP zone.

The proposal includes the following changes:

- Adding a second floor on the west side of the building. The second floor is
  proposed to be within the existing building envelope, and the height of the
  structure will increase approximately two feet near the south end, and meets the
  required height in the MP zone.
- Addition of two skylights
- Adding CMU block around all the garage door openings. The CMU block will match the existing color, shape and size of the building.

## **Staff Analyses and Recommendations**

1. Context, Circulation, and Connections *Staff Analysis: RZC 21.60.020* 

## *Context*:

The proposal's exterior materials will coordinate with the existing building and includes CMU block that matches the building's existing color, shape and size.

## RECOMMENDATIONS

The City of Redmond Planning Staff is requesting the Design Review Board to provide feedback on the proposed design elements for the ICOR Exterior modifications relating to the City's overall design standards.