CITY OF REDMOND DESIGN REVIEW BOARD

August 22, 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: Joe Palmquist, Craig Krueger, Kevin Sutton, Scott Waggoner, Arielle

Crowder

EXCUSED ABSENCE: David Scott Meade, Mike Nichols

STAFF PRESENT: Steven Fischer, Principal Planner; Dennis Lisk, Associate Planner;

Thara Johnson, 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 Vice Chair Joe Palmquist at 7:30 p.m.

REVIEW AND APPROVAL OF MEETING MINUTES

IT WAS MOVED BY MR. KRUEGER AND SECONDED BY MR. SUTTON TO APPROVE THE MINUTES OF THE JULY 18, 2013 MEETING OF THE DESIGN REVIEW BOARD. MOTION APPROVED (5-0).

Mr. Fischer noted that there would be a small switch in the agenda, and the Overlake Village project would be first and the mosque project would be third.

PRE-APPLICATION

LAND-2013-001227/228, Avalon Bay Overlake Village Blocks 4 & 7

Description: One 6-story mixed-use building, with retail units, five levels of residential and three levels of

parking

Location: 2700 – 152nd Ave NE

Architect: David Kelley *with* Ankrom Moisan Architects **Applicant:** Kyran Hynes *with* Avalon Bay Communities

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

Mr. Lisk noted that this was a pre-application meeting for the first couple of projects that will start up redevelopment of the former Group Health property in Overlake Village. The applicant will have two presentations. One will be from Capstone Partners, the master developer of the site. Capstone will present an update on the Master Plan approved in December of 2011 by the City Council. There have been some modifications to the Master Plan. Avalon Bay will make the next presentation about the first two buildings proposed, which are two six-story, mixed-use residential buildings of about 500 units and some ground floor residential uses along 152nd Avenue. The buildings would be in the southwest corner of the Master Plan site. Staff has been reviewing these buildings for the last few weeks. It is fairly early in the design process, but staff has raised a few issues, mainly about how the buildings would relate to each other. They would be built at about the same time and are similar in size and the number of units. Staff would like to see some variety while also having buildings that play off of each other. Overlake Village design standards call for high quality building materials, as well. Staff wants to make sure that is a concern for these projects.

Mike Hubbard from Capstone Partners spoke on behalf of the applicant. He said that this Master Plan and development agreement were adopted in December of 2011. The current proposal represents three years' worth of work, of which the DRB has been a part of, in some cases. That work provided a context

for how this project might go together. The idea was to build in some flexibility for how the building would be executed. The applicant bought this site in March of 2013 with a partner out of Texas. Mr. Hubbard will explain the overall project and the architects from Avalon Bay will explain the pieces and parts.

From a context standpoint, the Master Plan provided for 1.2 million square feet of commercial space, 1,400 residential units and a 180-room hotel. This much square footage of commercial space has not been done in Redmond before, Mr. Hubbard said. The intention was to make the Master Plan very fluid, in that the applicant was not sure where certain units would go. The plan contemplated moving buildings around on the site. There is 70 feet of fall from 152nd to 156th, which is nearly six and a half floors and could be very tricky. There is a tree mitigation plan that is integrated into the Master Plan, as well. In terms of executing the full project, the applicant needs to use the Sears detention vault that is underway. However, the vault is not needed for what Avalon Bay is intending to build in the spring.

Capstone is engaging in Phase 1 of the project, meaning the building of roads and utilities through the site. Capstone would also build a portion of 153rd, which would require some demolition. Improvements would be made along 152nd and 156th. The intent is to do all the work now that is needed to build out all the sites. Each site will need its own individual improvements per its individual site needs, but there is enough work right now to get the entire project going. The hospital and medical office building are gone, and the applicant will start grading the roads soon. After that road work, Capstone will start the permit process, with a plan to put an office on the corner of the site on what is known as Lot 3. The plan is to permit the Lot 3 piece, and then move to another piece of the site. Much of the land grade change happens in the Lot 3 area, which will be very tricky. To build the office properly, the applicant said a park needed to be built with it.

Two major changes have been made to the Master Plan since it was adopted. There have been some changes in the location of some buildings. The hotel on Lot 1 was originally on Lot 3. What was on Lot 1 is now in the upper right corner, with an extension of office toward 156th. No square footage has changed, however. The second major change is that it was originally thought that the project would pay fees to the City, and the City would build a park at some point. The applicant would like to build the park now, right when project is executed. The work to build some of the buildings on the site would affect half to two-thirds of the proposed park. The applicant said the park wants to get built when the buildings are built. The first phase of the design would involve an office on the corner of the site. The second phase would be two office buildings in the middle, and the park would go along with that. Thus, the applicant would deliver the park, not the City. Part of that process will involve the Parks Commission and the DRB working together. The applicant also talked about a set of stairs at 152nd transitioning into the project. Those stairs would potentially be the first entry point to the park. Again, all this design would be vetted with the Parks Commission. Much of the project, in the future, will depend on what the market can bear.

Brian Fritz, Vice President of Development for Avalon Bay, next presented on behalf of the applicant. He said that his company is a publicly traded real estate investment trust, a national company with about 80,000 apartment homes under its ownership. In the Northwest, Avalon Bay has 4,000 units, with 1,500 of those in Redmond, spread over five different communities. He said his company had been in Redmond a long time and would continue to be. Avalon Bay is primarily an owner and developer of mixed-use and multi-family residential real estate projects, and is a long-time holder of these assets. Avalon has a vested interest in how these buildings will look and how they will perform for years to come. Mr. Fritz noted that Avalon had teamed up with Ankrom Moisan, which is a local architect that Avalon has teamed up with before. Avalon's landscape architect is at the meeting as well. Mr. Fritz said the design was in its early stages, so colors and materials have not been decided.

David Heater with Ankrom Moisan Architects next presented on behalf of the applicant. He noted that this was the first time Ankrom Moisan had presented to the DRB. His goal was to get some input from the DRB about the direction of the massing on the site. Avalon Bay believes 500 apartment units could go into Blocks 4 and 7, which would represent a third of the units of the entire Master Plan. For parking, that would work out to one parking stall per bedroom on the site. Blocks 4 and 7 are designated for residential and mixed use. There is a need for some access easements that would run into or through those sites for firefighters, required pedestrian-oriented uses, and possible retail storefronts. The Master Plan is geared around the central park area, so in looking at Blocks 4 and 7, the massing and the details should be

considered in light of strengthening the park amenity. For the park to be successful, the applicant said it would need a lot of eyes on it and should be a park that could be used safely 24 hours a day.

The context for the first two buildings on the site really is around the edges of the site. Due to the steep slope, the view of the top of Bellevue and Seattle will provide something exciting for the residents of these buildings. The applicant would like to have the buildings come right up to the property line and meet the sidewalk to recreate the character of a major street, 152^{nd} . The retail on 152^{nd} would be pulled away from the street, and the parking is screened, as dictated by the development code. A very urban project, the affordable housing near the transit station, is very close to this new development and uses a similar design that goes very close to the lot line.

With regard to the grade drop on the site, the park itself has a drop of almost 40 feet. The applicant said the blocks on the site are close to 300 feet in both directions, which allows for internal courtyards with a lot of light and internal activity. The courtyards would be 80 to 100-foot wide, which would be wider than the building walls around them. The edge conditions of the block show that the applicant is thinking about the modulation requirements needed for the Overlake District. Essentially, there are three basic conditions while going around the edges of the blocks. With the housing along 152nd, there are two levels of residential units above the pedestrian level. Below that, canopies and street trees would be incorporated, using a lot of transparency. This area, along both sides of 152nd, would have the most pedestrian activity. The buildings pull back from the lot line or the back of the sidewalk, giving six to ten feet of buffer space for vegetation or outdoor space for the unit. The building up above can come out a bit to create some privacy and a sense of outdoor space. Residents and pedestrians would be comfortable in this area. The floor lines would work out with the grade such that residents would be just slightly above grade, from a couple feet to about six feet, which would allow for the addition of a stoop and an outdoor connection from the sidewalk into the residential units.

There are overlaying code requirements, including the Zoning Code requirements for height and the Building Code. The buildings would be built out of wood, so five stories of wood could be built over concrete. However, there are restrictions to how high that construction can go and where the measurements are taken. Because of the slope on both blocks, the concrete podium is going to drop down an entire level. That could create a transition in some of the courtyard elements, which could add some interest. But that step in podium means the top of each of the blocks would have an additional story.

The applicant showed the DRB how the inner portion of the blocks would help achieve the Floor Area Ratio (FAR) requirements on the site. A large open space could be provided, or many smaller spaces could be provided. The applicant is looking at a different approach for each block, and has three options to consider. One option shows the future contour of the site and slopes from one corner to the next, not sloping evenly. Thus, an uphill and downhill building is created, with some interlocking hills and some interesting massing element at the end, such as a turn house. If the large open space option were used, that could be oriented to the south, toward 27th, to maximize sun exposure. The applicant is considering, on this block, to rotate the open space and have it open up to the park to maximize the eyes on the park and the people feeling like they were part of the park. That sense of connection would come across 153rd and into the courtyard. The applicant believed this would be a very exciting massing move.

The applicant showed how a car might enter the lot off of 28^{th} , at the north end of the lot. There are three levels for parking, and pedestrian-oriented uses on 152^{nd} . At the courtyard, there is a double-loaded corridor in a C-shape and amenity spaces in the lobby. Because the upper level is close to the grand opening, the upper stories would be in two pieces, creating two towers at the end of the block which would frame the opening. For Block 7, the applicant has opened the views to the west, allowing residents to look out to the city with some grand urban steps. The applicant said there was also an effort to provide, possibly, a pedestrian connection between the buildings on the site.

Looking at the blocks, the applicant has concentrated on the outdoor gathering spaces to create a lush setting. The spaces have rainwater treatment areas and outdoor plazas with lighting. The applicant said the exterior details will incorporate diversity in the hope that the two buildings in question will have their own distinct character. The pedestrian and residential connections could involve some covered porch

area and stoops, and the applicant showed some examples of these connections from the Seattle area. Mr. Heater said Avalon started doing urban housing projects in the early 1990's in Portland, and the company has learned to do a lot with smaller spaces. Mr. Palmquist asked for comments from the audience. Seeing none, he asked for comments from the Board.

COMMENTS FROM THE BOARD MEMBERS:

Ms. Crowder:

- Said this was a good start. Ms. Crowder said the open plazas in the park are providing an interesting opportunity. A lot of nice modern aesthetic would help revitalize this area.
- She would be interested to see the next phase.

Mr. Krueger:

- Said this was a great start, and he liked the charts shown by the applicant.
- Mr. Krueger said he appreciated focusing on the park element, and he liked the attention paid to the 152nd exteriors. He would be very interested in that façade, because the transition in that streetscape will be very interesting.
- He added that the trees on the site are a sensitive issue as well, so he would really like the applicant to pay special attention to the elevation along 152nd. He said the park is important, but so is 152nd, because that is where a lot of residents will be.
- Mr. Krueger said the way the applicant is dealing with the grade and the step in the podium will be very interesting. He asked if there was an affordable housing requirement for this project, as there is Downtown.
- Mr. Lisk responded that there was a basic requirement that 10% of the units should be at the median income level. However, there is a provision in the development agreement which allows for the first 25 units to be at market rate prices. In the end, the total number of affordable units will be met through all the buildings across the site.
- Mr. Krueger asked if there were incentives for the use of Transfer Development Rights in this project, or if there were simply some general height requirements laid out in the Master Plan. Mr. Lisk said most of the incentives in the City code language concerning Overlake Village are not for the use of TDR's. There are other incentives, including creating park elements or underground parking.
- The applicant is not planning to use TDR's on the site. The applicant said ten floors could be built on the site, but he said that would not work fundamentally. In the future, a ten-story building could be put on the site, however.
- Mr. Krueger asked about parking, and confirmed that one space would be provided per bedroom, which is more than some of the Downtown requirements. Mr. Lisk said the general code for Overlake Village, he believed, was for one parking spot per bedroom.
- Mr. Krueger said parking would be a good discussion to have in the future, as there is a transit station next door to this site. He would like to see the parking ratio lowered, if possible.

Mr. Waggoner:

- Said he was encouraged by the photos of Avalon's other housing projects, but he said there would be some large, 300-foot long blocks sides of the blocks to consider. He said it would be interesting to see the how that larger massing could be broken into smaller pieces to create a neighborhood feel.
- Mr. Waggoner said the project was heading in the right direction.

Mr. Sutton:

- Appreciated all the thought the applicant put in to the site planning elements and was curious to see the next steps, especially with all the changes in grade.
- Mr. Sutton said he would look forward to a building design that would break up the massing of the six stories proposed.

Mr. Palmquist:

Asked about how the buildings would cast shadows on the park, which was a big part of the Master Plan discussion prior to this meeting. With six-story buildings, that shadow might not be too big, but Mr. Palmquist would like to see some shadow studies in the future.

- Beyond that, Mr. Palmquist liked seeing all the effort put in by the applicant so early in the design process. He appreciated seeing the process and how the applicant was thinking about it.
- Mr. Lisk reiterated the applicant's earlier point that a Parks and DRB meeting about the park element on this project would happen in the future, and that could happen in October.
- Eventually, the park would be brought through a site plan entitlement process, but Mr. Lisk was looking forward to bringing the Parks Commission and the DRB together to discuss the park element.

PRE-APPLICATION

LAND-2013-001356, Emerald Heights Campus Entry Renovations

Description: Exterior renovations for existing Guard House at Campus Entrance and modifications to

Landscaping

Location: 10901 - 176th Circle NE

Applicant: Jeremy Southerland with Rice Fergus Miller

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

Ms. Johnson said that Emerald Heights was proposing to modify its guard house entry and some renovations along the entrance to its facility. The renovations would include cosmetic upgrades to the exterior of the guard house. Emerald Heights has been in previously to the DRB over the last couple of years to construct a new fitness center and other buildings. The exterior design of the guard house, and its materials, are similar to the fitness center and the multi-purpose building. New siding would be placed on the guard house that would match what was used at the fitness center. The siding would replace the existing brick and vinyl siding. A new trellis structure has been proposed at the front of the building for hanging plants and a softer, more residential feel to the security structure. The applicant is also proposing some landscape changes, including removing a paved turnaround in front of the guardhouse, which will allow for a more expansive landscape entry plaza.

Architect Reuben Rios with Rice Fergus Miller presented on behalf of the applicant. He noted that the DRB is familiar with the renovation Emerald Heights has been working on for the last four years throughout its campus. Today, the guard shack has an old Emerald Heights' logo, old turnaround lanes, and hedges that the applicant says take away from the statement of the front door of the campus. The applicant is hoping to simplify the design of the guard house. The applicant also is hoping to fix an operational problem, where there is a bottleneck between visitors who need to check in with the guard and residents who need to get to their homes. The applicant is suggesting the addition of a gate at the entry that residents could access with a remote card and that guards could operate as well. Some of the brick walls that flank the entry would be removed. A monument sign would go in front of the guard house, creating a nice lawn area. The existing brick and siding would be removed, but most of the foundation of that structure would remain in place to lessen the cost impact. Two of the roofs at the guard house are over-framed. Overall, the applicant wants to simplify the guard house and bring its design up to the level of the rest of the campus.

Some of the visual cues for the design of the guard house come from the recent renovations, including the canopy used in the courtyard and in front of the dining room. The stone cladding and siding used at the fitness center and multi-purpose building would be used at the guard house, as well. The roof of the guard house has been simplified. Functionally, the guard house would get people in and out more smoothly. Some landscape will be added to the front entry.

COMMENTS FROM THE BOARD MEMBERS:

Mr. Krueger:

- Asked about the sign and how it would be built. The applicant said the stone used on other parts of the side would be used for the sign. The sign itself would be cut metal. Mr. Krueger said it looked nice.
- Mr. Krueger said there was a great opportunity for more landscaping than grass, and he appreciated the applicant's landscaping plan.
- Mr. Krueger said the guard house's dark stain made it look dated. He liked the other buildings on campus, and he would like to see the guard house to be even more representative of those buildings.

Mr. Waggoner:

- Agreed that the landscaping should shape up well with low ground cover. Mr. Waggoner said
 extending that planting out towards the road would help clarify the traffic pattern around the site.
- He said that the guard house does look dated, and the dark roofing and dark trim appears to be overweight compared to the continuous glass band around all four sides of the building. He wondered if the applicant could lighten up the roof or create a shed roof with a slight, modern slope like some of the other buildings on campus.
- Mr. Waggoner wondered why the trellis element was placed in front of the building. He said the building appeared hidden behind the trellis. He wondered if that trellis element could be part of the sign rather than floating on its own. He asked if there were personnel in the guard house. The applicant said there was.
- With that in mind, Mr. Waggoner said having the trellis between approaching cars and the guards in the guard house appeared to be an obstruction more than anything else.

Ms. Crowder:

- Agreed with Mr. Waggoner's comments on the trellis. Ms. Crowder did not think the trellis would be missed if it were gone, and said the landscape could speak for itself more without it.
- She wondered if the work going into the trellis could go more into the roof design so that the roof would not have to be hidden.

Mr. Sutton:

 Agreed that the trellis could be removed. Mr. Sutton said the trellis aesthetic could go into the canopy for the overhangs, but said the trellis itself should be taken out.

Mr. Palmquist:

- Had the same comment about the trellis, and said the trellis was simply in the way. Mr. Palmquist
 noted that guards were often walking around in front of the guard house, and the trellis would obstruct
 their view.
- He said that he liked the designs that showed the band of glass with a big overhanging roof above it. He thought that element should not be hidden. Beyond that, Mr. Palmquist liked the roof design and the idea to take off the over-framing.
- Mr. Palmquist did not mind the colors, and said if the trellis was removed, that would improve the color situation. He did not mind the darker colors and the heavier roof. The applicant said seeing the project in context with the landscaped helps frame the colors, as well.
- Mr. Waggoner suggested exposing the roof element a bit more by doing something with the posts that come down from the corners of the roof instead of having the stone all around the building at the same level. He suggested that the wood posts could go all the way to the group to break up the roof structure and show off the glass element.
- Mr. Palmquist agreed that the bottom element appeared a little heavy.
- Mr. Krueger said the yellow curb on the site of the current conditions was really distracting, and wondered if that painted curb could be toned down so it does not stick out so much.

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

Prior Review Date: 07/18/2013

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

Ms. Johnson said this was the second pre-application with the DRB on this project, a mosque located in the Overlake neighborhood that includes the construction of a new two-story building that is approximately 22,467 square feet. At the last pre-application meeting in July, the DRB provided extensive feedback on the initial proposal. The applicant has made several changes based on that feedback. One change includes creating a break or a feature that distinguishes the main building elements. The DRB had requested crenellation in a 3D image, and the applicant will present that at this meeting. The applicant will also respond to the DRB's concerns about screening the green roof from other residential

properties nearby. The applicant is also looking to minimize the impact of proposed paved areas and the appearance of a large parking lot. The proposal includes incorporating 42 parking spaces to accommodate the congregation on a typical service schedule. The DRB was also concerned about the mosque keeping moisture out of the building, and the applicant has addressed that issue as well.

Sam Cameron, project manager with Rolluda Architects, presented on behalf of the applicant with Don Stone, the principal designer for the project and Mike Perfetti, the landscape architect. The applicant said the comments from the DRB have been constructive, and he has done everything possible to address them. Mr. Cameron noted that Rolluda Architects have been around since 2001, and most of the firm's work deals with schools and universities. He showed the DRB some projects Rolluda completed for the University of Washington and the U.S. Forest Service, as well as some mixed-use buildings in Seattle.

One issue raised by the DRB was the sightline of the roof deck into the back yards of neighboring properties to the north and east. The main properties of concern are the north, in that the roof deck is closest to them. The applicant said the building is 20 feet back from the rear property line. The roof deck has been set back 20 feet from the edge of the building. Ten feet of that is part of the green roof element, but there is no access to that portion of the building. The roof deck sits back ten feet from the green roof. Also, there are several mature trees on the rear property line that would block the sightline into the residential area. The applicant showed the DRB views of the building from several areas in the surrounding community, including 154th NE and SR 520. Views from SR 520 would allow people to see most of the building. The residential community and any other surrounding areas would not provide a good view.

Don Stone spoke next on behalf of the applicant and showed the DRB the perspectives of the project. The strongest modulation is on the north of the building, where it appears most residential. The south side is more institutional. The applicant said that design concept is best for the religious requirements for the orientation of the building and also, the design fits in well with the neighborhood. The DRB, at the last meeting, had been looking for some difference between the two buildings on the site, the madrasa, or community side, and the masjid, or mosque. The mosque is not that much different from the madrasa other than a few decorative elements. The applicant has added some column forms to the outside portion of the community building. The arched door in this area is the visitor's quarters, where a high priest would be located if he came to visit. The upper left hand corner would have two paired windows and would be the location of a parsonage. The family of the local imam would live in the parsonage. Thus, this building would be occupied 24 hours a day.

On the north side, the back or qibla side of the mosque is where the niche for the imam's prayer is located. The applicant displayed the difference between that building and the community center and its columns. He showed the DRB some examples of mosque buildings in Cairo and other locations to give some context to the project. Muqarnas, or decorative elements, have been added to the site as well. The applicant said, most often, mosques are often urban fixtures in the middle of cities. He pointed out that there is a separation between the buildings that would be connected with spandrel glass. From the outside looking in, the glass would appear to be a mirror. The applicant is trying to show a difference between the two buildings while also creating a connection between them. The DRB had a question about the crenellation on the project. The applicant showed the DRB some ancient and modern examples of Islamic crenellation for context. The design form pre-dates Islam. The crenellation is used as a two-dimensional design element around most of the mosque, except at the primary minaret. Here, it would be three-dimensional and free standing. A stucco parapet would cover this design element. The applicant also brought some colors for the DRB to review. A tan, stone-like color has been chosen, as well as some reddish colors for the roof.

Mr. Cameron noted that the DRB was concerned about the EPHUS product proposed at the last meeting. He said stucco, not EPHUS, would be used in most cases. Sheeting and waterproof membrane would be used in the construction, as well as a drainage mat. The mat would allow any moisture in the building to drain out. Beyond that, there would be a scratch coat, base coat, and Stuc-O-Flex finish. Extra reinforcing would be put in on the ground floor, as the applicant would be using EPHUS as a detailing material. The EPHUS would be on top of the stucco wall. EPHUS would only be used for detail work on the walls.

Mike Perfetti, landscape architect, next presented to the DRB on behalf of the applicant. He said he had three main goals for the project, including making the site more appealing to the neighborhood. Right now, there are many blackberry plants and tightly-spaced spruce trees, planted as a hedge. The applicant wants to get a much nicer aesthetic from the street, from the interior, and from neighboring properties. The applicant would also like to have a useful landscape for people using the facility. The third goal was to make a good landscape that was useful for the imam and his guests, who would use this area on a daily basis. Conceptually, there are "four gardens of paradise," in reference to the Koran. Shade is very much valued in mosque architecture, as is water, and those elements have been highlighted in the landscape plan. One garden is called the Water Garden, which is at the entrance to the masjid.

Shallow water pools would flank the entrance, a very important ceremonial space and a place for many gatherings. On the rear, on the north side, is the courtyard. This would be a shady space with a minor water feature. Green screens could be put on the back wall between the columns to help fill in that cove of the building with green and enhance the courtyard area. The third garden is the roof garden, which would be an extensive green roof. The fourth garden is the hedge garden, which is more of a formal planting area. This could be used by children and guests that are visiting the imam, so this is in less of a public area. Some plant material would complement the architecture there, including columnar trees like Italian cypress.

The applicant would like to have a nice approach for visitors coming in from the street and nice street appeal from 51st. A line of trees has created a formal entry. Trees would shade much of the parking lot and provide screening for that lot, as well. Towards the back, the applicant would like to enhance the native plant palette and use more conifers. Pavement would include an asphalt driveway and parking lot. A sidewalk of concrete has been proposed going into the main entry. There is a fire lane on the site, as well as an access path to the dwelling units. The applicant said it was important to keep any other vehicles, such as people parking, away from these areas. Some design techniques could help alleviate that, including the installation of some concrete interruptions in the pavement that would indicate some areas are not parking lots and offering some separation. A ribbon drive has been proposed with a strip of grass down the middle to clue people into the fact that some areas are not appropriate for driving on. The Fire Department does not like that grass strip element, but the applicant said that look could still be achieved conceptually with the use of different-colored pavement. On the west side, there is a surface water flow coming down the middle and some cobbled texture to accentuate the water movement.

Mr. Cameron noted that the lighting on the project would include LED bulbs for the exterior of the building, the parking area, and the pedestrian access. Light bollards have been included along some pathways. Lights have been affixed on standards at about 25 feet high. The applicant said the standard for parking lot lighting has been met with a one to two-foot candlepower. He did not want the lights to be too bright for the surrounding neighborhood, but he also wanted them to provide safety for pedestrians and drivers. He said there would be minimum light spillage onto neighboring properties.

COMMENTS FROM THE BOARD MEMBERS:

Mr. Krueger:

- Asked about the colors proposed. The applicant showed the colors, which included some pastel patterns. The doors would have a wooden color, as well as some of the windows. The color of the roof over the imam's office would have a variation on the color of the concrete base.
- The crenellation would be a darker color. Overall, the applicant said he was trying to use very soft colors to create a monolithic look to the building with some modulation in the detailing of the building.
- Mr. Krueger said he appreciated the work done by the applicant to minimize impact to the neighbors to the north.
- He said the applicant has created a subtle change between the two buildings, which is a good solution. He liked the column element as well.
- Mr. Krueger asked about any detail that could be added to the door elements. The applicant said some of those details, as shown in other photos in other countries, often develop after hundreds of years. The applicant said the heads of the Muslim sect in Mumbai would decide on adding any further detail to the doors.

 Mr. Krueger said he was looking forward to seeing the details about how the different textures would look around the building.

Mr. Sutton:

- Was concerned about the red roof and the canopy on the front of the building. The applicant said that had not changed from the last meeting. Mr. Sutton said it appeared to stick out to him more than before. He wondered if more columns could help anchor it.
- The applicant said the canopy is partially supported by the minaret. He noted that in the past, churches and mosques often had a lot of blank spaces on their exterior because merchants often tucked themselves into those areas. The Islamic community is that way, currently. The applicant said the proposed design was a Western attempt to recreate that concept.
- Mr. Sutton appreciated that reference to the merchant activity, but he did not see that function occurring at the mosque in the present day, so he had a hard time making that connection.
- Mr. Krueger said Mr. Sutton was possibly looking at something that was not rendered properly.

Ms. Crowder:

- Said the project had progressed nicely, and noted the landscape has some nice features. Ms.
 Crowder said the building has become more detailed and is advancing in the right direction.
- She asked about the mosque shown as an example from Los Angeles, where the crenellation is all
 white and the building is all sandstone. She asked if the crenellation could have more of a look of
 stone rather than the accent color presented.
- Ms. Crowder asked what the material would be on the dome. The applicant said it would be stucco, and of a whitish color. He noted that the colors on the project could change, pending approval from Mumbai. Ms. Crowder said she liked bright accent colors, but she appreciated having a simple, elegant palette as well. She was glad to go away from the EPHUS.

Mr. Waggoner:

- Asked for detail on the mirrored glass element the applicant was discussing. The applicant said there
 would be glass in two locations, at a junction between two walls on the north side and also between
 one of the curved walls and the minaret.
- The applicant said the glass would be spandrel would be transparent from the inside and then reflective on the outside. With the glass at a 90° angle to the wall, it will create a mirror and show the minaret's wall extending and disappearing. The same thing would happen on the north side, where the view would be of the masjid, extending and disappearing.
- The applicant said his main effort to separate the two buildings was done through the use of the columns mentioned earlier. This was a way to connect with the client's theological base, too.
- Mr. Waggoner said if it made sense to have glass in those locations that would be great. He noted that at the last meeting, the DRB members noticed that there was a deep notch on the north side of the building. He had asked if some physical articulation could be added on the south side.
- He said if the glass was put in place for the sake of optical illusion, it was not necessarily needed. The applicant agreed, and reiterated that Mumbai still had to approve these plans. He said using glass on two sides would help balance the project in some ways. Mr. Waggoner said the level of detail already shows some nice differences between the two buildings.
- He asked about a bridge with wrought iron railings that appears on the southwest corner and looks like it goes to a side door. The applicant said it was a ramp for drainage. The applicant said he could not make the grade in the back of the project, so the kitchen had to be changed. The loading dock was taken out as well, and all loading would be done at ground level.
- The applicant said the garbage service would change, too, into a more easily accessible space. Mr.
 Waggoner said with such a nice looking building, this loading and garbage area could use some sort of screening. The applicant said the garbage is behind a concrete retaining wall.
- Mr. Waggoner said the drawings made it look like there is a bridge extending over the grade, and the applicant said that was not the case. He liked the project overall.

Mr. Palmquist:

 Said the applicant did a good job addressing the DRB's concerns. Mr. Palmquist was concerned about colors as regards all the fenestration and jogs on the site. He said that in the Northwest climate, if the details are not quite right, the stucco does not look right.

- He wanted to make sure the applicant presented some details about what the stucco would look like up close, including drip lines.
- Mr. Palmquist said the project is looking good and he appreciated the historical background on the design concepts used.
- Mr. Krueger asked about the two-dimensional crenellation and how deep it would be. The applicant said that depth would be about five or six inches. There would be some structural elements to help keep it in place. Depending on how far the applicant can go, the decorations would be applied on the outside of the stucco.
- The applicant appreciated the DRB's comments and help in guiding this project.
- Mr. Waggoner asked how the applicant would submit final designs to Mumbai, and if at that point, the project would return to the DRB.
- Ali Habib spoke on behalf of the applicant. He said once the site entitlement is done the project would be submitted to the higher-ups in Mumbai. The types of changes he expected to see from Mumbai would be mainly cosmetic. He doubted any structural changes would come from the community leadership, as those leaders have been involved in the planning process all along.
- People who have constructed mosques in many other places have been providing input, as well, to create a strong design.
- Mr. Waggoner confirmed that the applicant would go through the full DRB process, including approval, and then get approval from Mumbai. The applicant said that there would be a formal final approval from Mumbai, but said if there was a drastic change needed, he would come back through the DRB process.
- The DRB and applicant thanked each other for their time.

ADJOURNMENT

IT WAS MOVED BY MR. WAGGONER AND SECONDED BY MR. KRUEGER TO ADJOURN THE MEETING AT 9:45 P.M. MOTION APPROVED (5-0).

October 3, 2013	
MINUTES APPROVED ON	RECORDING SECRETARY