

**CITY OF REDMOND
DESIGN REVIEW BOARD**

June 3rd, 2010

NOTE: These minutes are not a full transcription of the meeting. Tapes are available for public review in the Redmond Planning Department.

BOARD AND COMMISSION MEMBERS PRESENT: Miguel Llanos, (Vice Chairperson, LHC) Joe Palmquist (Interim Chair, DRB), Sadia Hasan, Lara Sirois, Janey Gregory

STAFF PRESENT: Dennis Lisk, Associate Planner; Asma Jeelani, Associate Planner; Steve Fischer, Principal Planner, Jayme Jonas, Senior Planner

RECORDING SECRETARY: Lady of Letters, Inc.

The Landmark and Heritage Commission is appointed by City Council to designate, provide additional incentives to, provide review of changes to, and provide expertise on archaeological and historic matters pertaining to properties qualifying for either a national, state or local register status.

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.

LANDMARK AND HERITAGE COMMISSION

The meeting of the Landmark and Heritage Commission was called to order by Vice Chair Miguel Llanos at 7:30 p.m. He noted that the purpose of this meeting was to discuss a Certificate of Appropriateness (COA) for some work on the picnic shelters at Anderson Park. He is asking the LHC to approve, approve with conditions, or deny this certificate.

PROJECT REVIEW

COA 10-001, Anderson Park Shelter

Description: Repair and rehabilitation of Anderson Park Picnic Shelter, built in 1938

Location: 7802 168th Ave NE

Applicant: Eric O'Neal, Parks and Recreation Department

Staff Contact: Jayme Jonas, (425) 556-2496, jjonas@redmond.gov

Ms. Jonas explained that the project conforms to the Secretary of the Interior's standards for rehabilitation for park areas. Staff is recommending approval. Anderson Park is Redmond's oldest park, dating back 70-plus years, and this picnic structure was part of the original construction. The structure has deteriorated over time, and the proposal for the COA will show the replacement of materials in a historically sensitive way. There are technical standards for the project provided by the Secretary of the Interior that will serve as reference points for the LHC.

Eric O'Neal with the Parks Department spoke to the Commission about the history of this project. Several years ago, there was a plan to remove the picnic shelter for a possible water treatment facility. The shelter has been in need of repair for several years. Mr. O'Neal brought in a consultant to help guide this repair who has worked on other local historical projects. Mr. O'Neal showed the Landmark Commission several slides to display the water damage on the lower part of the structure. The sill logs at the base of the structure are nearly gone in many areas. The consultant believes these are not original to the structure. The specified material speaks to a "ring count," which is important in order to make a historically accurate repair. A denser ring count would also help repel disease and rot. Also, that type of timber would match the other wood in the structure.

Mr. O'Neal is recommending the species of timber for the sill logs would change, from the Douglas fir original to Alaskan yellow cedar, which is similar to red cedar and very resistant to rot. He noted that a structure like this one was perhaps not built as a permanent shelter. In the effort to preserve this building,

and its character, he is promoting the use of the Alaskan yellow cedar. Mr. O'Neal believes that type of wood would be twice as hardy as Douglas fir; he added that putting in gutters would help preserve the sills as well. The rest of the replacement wood for purlins and other features would be Douglas fir, in keeping with the original. Replacing support posts and balusters is another priority. Some of the posts have been attacked by bark beetles and are detracting from the structure. Previous repairs show that some new posts were put in 20 years ago, using material that is not consistent with the original. One post in particular may be able to be repaired, but it is expected that most of the wood in that post is not sound. One original baluster will be retained.

The time of year these trees were harvested, and how the bark was removed both contributed to the appearance of the original wood of the shelter. That can create different colorations in the posts, and staff would like to replicate that look in the repair. Ms. Gregory confirmed that 14 of the 38 posts would be replaced; three will be repaired. She asked if the coloration of the replacement posts would match the posts that will remain. Mr. O'Neal says they will, with an expert brought in for that specific purpose.

Mr. O'Neal is recommending what is called a "Dutchman repair" on the structure, making sure the ring count and diameter of the replacement timbers match with the original timbers. In some situations, a consolidating epoxy may be used to fill small voids in the wood. Ms. Jonas noted that using that epoxy could be a less invasive repair solution. In the rafters, Mr. O'Neal is recommending cutting off bad or rotted wood, inserting a fiberglass rod in the wood that remains, and then boring a hole in the replacement wood and gluing it to that historic, sound wood. Ms. Gregory likes that option, in that the historic wood is damaged the least. Other LHC members agreed. Mr. O'Neal presented three options, all of which provided similar structural integrity. He will most likely consult a structural engineer for a final review of the technique he is recommending.

Mr. O'Neal says the roof of the structure is in bad shape, with rotting cedar shakes. There is a missing brace on the structure, and one brace that has been replaced was not installed properly. The chimney on this structure has been sealed off, and there is mortar material in direct contact with the posts. Mr. O'Neal is recommending that mortar material should be removed, to reveal the original chimney structure. However, he does not want the public to have fires in this space, due to the close proximity of the historic structure.

Mr. O'Neal is recommending adding gutters and downspouts. Wood has rotted throughout the structure due to improper water management. A standard extruded aluminum gutter would be added. It would be a dark brown color to blend with the rest of the project. There is no way to tight-line the downspouts, but the water can at least be directed to the sidewalk, away from the structure. Six downspouts will most likely be required. Copper flashings will be used, on advice of the consultant on this project. The shelter will be out of commission for some time with this type of repair. He showed the LHC a successful, similar repair project on the historic Fullard House, nearby.

Mr. Llanos asked what percentage of the structure would end up being replaced. Mr. O'Neal calculated that would be roughly 25-33%, in terms of the roofing, posts, balusters, rafters, purlins, and balusters. Mr. Llanos would like to approve this project, with the restriction that 50% or less of the materials would be replaced. He would also like to see how the downspouts would look, and would like to avoid the yellow epoxy such that the adhesive would not stand out. Mr. O'Neal says the intention is to do the right thing in terms of preserving this structure; other structures in the Parks system have not been preserved well in the past. Ms. Gregory believes Mr. O'Neal is doing well to honor the historic integrity of the structure. She spoke to a difficult balance between preserving old material and adding new material. Mr. O'Neal agreed that balance was difficult, and said the intention is to keep this structure here as a public picnic structure. Mr. Llanos noted that the Secretary of the Interior's guidelines say that repair is the priority in some cases over replacement. Mr. O'Neal says most of the items that will be replaced are not historically significant, so the 25-33% replacement percentage he mentioned earlier would be much lower, in terms of historic material.

Ms. Sirois says focusing on dispersing water from the site will be critically important. She also would like to see a better detail over the gutters and downspouts for approval. Mr. Palmquist would like to see those gutters as well; he would support using aluminum gutters that are distinctly different from the structure.

That way, it would be very apparent what materials are historic and which are not. The color of those gutters would blend in, such that it would be obvious to future generations that they have been added. Ms. Jonas noted that such gutters could be easily removed, which is also in compliance with the Secretary of the Interior's guidelines. The Commission has recommended using wood gutters before, on other projects, but it has been determined those gutters do not work well. The doors on this project will have to come back to the Commission for approval, so the Commission considered making a visualization of the gutters a part of that approval process. Mr. Llanos says he would like to also add a condition of approval that no more than 50% of the structure is replaced. Mr. Palmquist was concerned about the Commission boxing itself in by adding that number. Ms. Jonas also cautioned the Commission about using a number, as this is a question of deterioration and replacement, and adding a percentage might mean the structure would not get repaired.

Mr. O'Neal reiterated that no sound historic material would be removed, other than what small amount might be necessary for repairs. Mr. Llanos would be willing to withdraw that condition, but wanted an update on this project in a few months to let the Commission know if this structure was more damaged than first thought. Mr. O'Neal says many of changes to be added should not be visible, and agreed with Mr. Llanos' suggestion that all epoxies or adhesives used would be approved by the project manager. Ms. Jonas suggested adding a condition that where adhesives or fasteners are visible, where possible, that repair methods and materials of the past would be the first choice.

MR. LLANOS CALLED FOR A VOTE OF THE COMMISSION TO APPROVE WITH CONDITIONS PROJECT COA 10-001, ANDERSON PARK SHELTER. THE COMMISSION VOTED (5-0) IN FAVOR OF APPROVAL.

Ms. Jonas confirmed the conditions were the following: that where adhesives or fasteners are visible, where possible, repair methods and materials of the past will be used for this project. The second condition would say that the gutters and downspouts will be removed from this application, and come back at a later date with the doors. The Commission agreed to those conditions.

ADJOURNMENT

Mr. Llanos concluded the meeting of the Landmark and Heritage Commission.

DESIGN REVIEW BOARD

CALL TO ORDER

The Design Review Board meeting was called to order at 8:30 p.m. by Interim Chairperson Joseph Palmquist.

MINUTES

MOTION TO APPROVE MINUTES OF THE MAY 6TH, MEETING MADE BY MS. GREGORY, SECONDED BY MS. HASAN. MOTION APPROVED (3-0), WITH ONE ABSTENTION.

AGENDA REVISION

Mr. Palmquist noted that pre-application, PRE100016, the Overlake Design District Master Plan, has been dropped from the agenda. Pre-application PRE100013, Seluca Professional Center, will be first on the agenda, followed by a presentation from staff regarding the Overlake Neighborhood Plan.

MEETING CLOSE

MOTION BY MS. SIROIS AND SECONDED BY MS. HASAN TO CLOSE THE MEETING. MOTION PASSES (4-0).

PRE-APPLICATION

PRE100013, Seluca Professional Center

Description: Mixed use medical building; building is to be approximately 17,000 – 19,500 square feet and 3 or 4 stories

Location: 8630 164th Ave NE

Applicant: Austin Kovach

Staff Contact: Asma Jeelani, 425-556-2443, ajeelani@redmond.gov

Ms. Jeelani introduced this project to the Board for the first time. The site is at 8630 164th Avenue NE. The project is an office building, primarily to be designed for optometric and medical offices. It is a single parcel, which Ms. Jeelani believes has one house on the site as of this meeting. The applicant proposed to build a building there with three to four stories. The applicant has provided two options for the project; staff is recommending the option that disperses parking in an L-shaped area. Two entries were proposed, on 164th Avenue NE and an entrance from a private road, but the code prohibits two entries. Now, the entrance has been aligned with NE 87th Street. Ms. Jeelani says the project has a modernistic look with clean lines, and she adds the architect has done a good job on the design. The applicant is looking for some basic direction from the Board for the project. A basic landscape plan has been provided. Staff needs more details before making a recommendation.

Andy Kovach, the architect, says this is an exciting project for his firm. He says he is trying to create a structure that fits in the residential zone surrounding it, but still establishes itself as a business. Natural wood and a punched glass look have been used. The plan involves three stories, with tucked-under parking. The roof shape will be interesting, in that there will be an overview from the residential area behind the site. Mr. Kovach says the building's mechanical elements will be concealed under a flap of the roof. The main concept of the building involves a heavier structure on top of a "jewel," using full-height glass at the lower level. Different colors and materials have been used to break up the modulation of the building. There will be some retail stores at the lower level, as well.

COMMENTS FROM THE BOARD MEMBERS:

Mr. Palmquist:

- Asked about the glass setback on the first floor, and how far that was from the sidewalk. The applicant says that would be roughly 20', to create an open, but sheltered plaza area. From a retail standpoint, that could be a good selling point.
- Mr. Palmquist asked about the barrel vault truss over the parking area. The applicant says that will create a huge, unencumbered free span for incoming vehicles. Mr. Palmquist says the truss appears to be too thin, but the applicant believes the drawing is a big deceptive.

Ms. Gregory:

- Would like to see some head-on elevations to see the different sides of the buildings, to get a better pedestrian's-eye view of the project. Mr. Palmquist also recommended the applicant provide a list of materials, to show especially what the soffit over the parking is made from.
- The applicant said a metal roof and canned lighting would be provided. Mr. Palmquist reiterated the request for a pedestrian viewpoint, and a list of materials.
- Ms. Gregory likes the "piers" bookending the project; those features will be Core-10 steel material. She would like to see some visual breakup in one 60' length on the project. Mr. Palmquist says that could improve the look of the entry to the parking.

Ms. Sirois:

- Recommended the applicant provide a roof plan, as well. She would like to see how the different elements on the roof are coming together. She believes the barrel vault appears a little out of place; she suggested toning down the design a bit to keep the clean lines.
- Says the overall design looks like a heavy weight over the glass; she recommended some vertical elements to connect the project top to bottom. The applicant says the roof is folded in three directions, and its design should set off the heavy nature of the barrel vault.

- Ms. Sirois noted there was a light shelf above the first floor, setting off the rest of the building. She asked about the wood siding on the structure. The architect noted that wood structure would be offset with the Core 10 steel and other metal siding, to provide an industrial look.
- Ms. Gregory says this project is off to a good start. The DRB thanked Mr. Kovach for his time, and said they looked forward to his next visit.

PRE-APPLICATION

PRE100016, Overlake Design District Master Plan

Description: Redevelopment of Group Health Overlake Hospital property

Location: 2464 152nd Ave NE

Applicant: Mike Hubbard *with* Capstone Partners

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

Ms. Jonas spoke to the Board as part of her role as Planner for the Overlake Neighborhood. The DRB will see a new master plan for the Group Health project in the Overlake Neighborhood in its next meeting, and Ms. Jonas wanted to provide the members some background before that discussion. She noted that there were three main areas to the neighborhood, a residential area that will not change that much, a 700-acre employment area in the middle that includes Microsoft and Nintendo, and an area in the south now called Overlake Village. This area is seeing the most change right now. Sears, Safeway, and Group Health are in this area, as well as a little bit of residential property. The City believes this neighborhood is very important; there are 43,000 employees working in this area, and more than half the City's commercial floor area is in this neighborhood. There are 2,200 residences, including 500 in Overlake Village. By 2030, there is predicted to be a tenfold increase in residential units.

This neighborhood was designated as an urban center in 2000. It is second in size only to downtown Seattle in terms of employment areas in King County. It is the connecting piece between downtown Redmond and Bellevue, and very economically important. Also, LINK light rail is expected to come to this area, creating two transit stops by the year 2021. Another regional plan includes Bellevue Redmond Rapid Ride, a bus service going to the Overlake Village area and some of the surrounding residential areas.

The neighborhood plan for Overlake was established in 1999. The vision for Overlake Village would be to make it an urban area for work, residential living, and play. The plan for the employment area would be to protect that use over time. For all the areas, the plan is to make them more walkable, with better transit. In 2005, the City did a plan update that did not change the vision, but updated it to include some changes to the region. The planning horizon is now 2030. Staff created a master plan and implementation document in 2005. The goals from that document focuses mainly on Overlake Village, which could see the most change. Those goals include creating an urban place to live, shop, and play. So, 50% of the floor area in Overlake Village must be residential. Along 520 and 148th, that requirement is 25%, as these are more retail-heavy areas. There is an affordable housing requirement for the neighborhood, consistent with neighborhood planning citywide. There are incentives for parks and open spaces.

Another goal is to create a sense of place, which does not exist right now. The City has identified 152nd as a linear neighborhood core. There is a plan underway right now to determine what that area will look like. The incentives towards amenities should guide this design as well. Sustainable development is a focus as well, so there are also incentives for green building. Regional storm water management may occur in this neighborhood, with plans for two storm water facilities in the neighborhood. There are no parks in this area now, so the goal is to create a system of connected open spaces. Staff has been creative in terms of what "open space" means, so one park site has been located on the Group Health site. Pathways to smaller spaces could help add some open space, as well. The proposed storm water facilities could also serve as open spaces. For all residences developed in this area, there would be a minimum requirement for public and private open spaces. An incentive plan has been created for the neighborhood, with bonuses of extra height and/or Floor Area Ratio (FAR) provided if developers add parks or storm water facilities. There are two tiers of bonuses, with the parks and storm water facility at the top, and a plaza in the lower tier. There are additional incentives on the Group Health site, in particular. The maximum height for most of the Village would be eight and a half stories; for Group Health, that height could reach up to 10 or 12 stories.

Improving mobility is a big concern in developing this neighborhood. Meeting this goal will involve creating a finer street grid with more streets for better pedestrian and vehicle access. Staff has updated the neighborhood master plan, as well as several utility and parks plans. Several studies are underway, for storm water facilities and for the 152nd corridor. There will be some light rail transit station planning, as well. Some City policy has changed due to these new plans. There have been several improvements, including the 36th Street Bridge, underway right now. Any site three acres or larger requires a master plan, which is why Ms. Jonas is talking with the DRB this evening. She wants long-term guidance for phased development of the larger sites in this neighborhood, and also for coordination of public improvements, like adding streets. Coordinating uses in the mixed-use areas is another priority. Ms. Jonas showed the Board some of the master plans on the books right now for the City, as a point of reference.

Mr. Lisk admitted the City has not done a lot of master planning. He would like to go beyond the basic requirements for the master plan program. He showed a plan for a site in Tukwila, about 500 acres in size, as an illustration to the DRB. Mr. Lisk pointed out there were some good comparisons between this site and Redmond, as to how the site would be fundamentally changed, with density added. The plan has principles for development that are well-documented, including land use, sustainability, and infrastructure. He also showed the DRB a master plan from a site in Newberg, Oregon, that will be developed into mainly residential units. Mr. Lisk says the Newberg plan was a good example of a well-put together plan that shows a solid sense of place, with gateways and entries into the community that the DRB should consider. He asked the DRB members to submit examples of master plans they have seen in the past.

Ms. Jonas noted that the Group Health site is a vacant 28-acre site in the heart of Overlake Village, and an important connecting piece between the urban center of the village and 43,000 employees. She says Group Health will set the stage for future development in the neighborhood for years to come. She asked the DRB for questions on the master plan project, and detailed the area on the map where Overlake Village is located. Ms. Gregory noted that the Reston Town Center might be a good template to consider in developing this project. She worked on Phase 1 of the Reston project, located near Washington, D.C. She says creating Reston's own "town" was a critical part of that project. Phase 2 of that center is now complete. Mr. Palmquist would like to see some other locally completed master plans for a better idea of what Overlake Village could look like. He also asked about the storm water facilities. Ms. Jonas says staff is considering vault facilities, near the Microsoft campus and the Sears building. Potentially, much of the water treatment could happen on site. Mr. Palmquist asked if the storm water treatment facilities could be more pond-like, to incorporate the parks incentive. Ms. Jonas says staff has looked into that possibility. Light rail has changed that plan somewhat, and slope and space requirements have shown that such a pond would have to be massive, up to 22' deep. Ms. Jonas is using Cal Anderson Park in Seattle as an example of a park built over a reservoir, which could be another option. There is some money paid into this redevelopment, but new applicants in this neighborhood would have to connect to the project to apply to build. There are incentives for builders to dedicate to the City, which could reduce City costs as well.

Mr. Palmquist asked if there was an incentive for applicants to provide their own private water treatment facilities. Ms. Hasan suggested a rain garden or another option. Mr. Palmquist says any builder reducing water or sewer bills would be a benefit. Ms. Jonas says the City is looking into changing some incentives to allow for that. Ms. Sirois says there are some other green building programs that go even beyond LEED, reducing energy consumption, which might help as well. Ms. Jonas noted that green programs change over time, and she says consultants on this project are trying to create some standards specific to Redmond. Ms. Sirois noted that Seattle's master plan requirements divide projects into large, medium, and small projects. Those requirements call for multiple plans on a single project. Ms. Gregory also suggested asking multiple architects to be involved on the Group Health project, to provide some richness and character. Ms. Jonas says the master plans are privately initiated, and most teams just have one architect. However, because these plans are phased, there is a chance more architects and developers would be involved.

Mr. Palmquist asked about the connecting trails, and what they would look like. Ms. Jonas says the trails may be a wide sidewalk, or an urban trail connecting properties. She says there will be a lot of flexibility as to where the trails will run, mainly because mainly design elements, like light rail, have not been fully settled. 151st, however, could turn into a good urban path, and a connection between stormwater facilities. That road is currently a cul-de-sac. Mr. Palmquist recommended looking at NE 12th in Bellevue, which has

a lot of brick townhomes. In that area, there is a city-owned, narrow park lining the front of the homes that serves as a good pedestrian pathway. He wanted to make sure people stayed on the sidewalk, rather than create paths of their own. Ms. Hasan suggested connecting bike lanes through the Overlake Neighborhood, as well. She hoped a cycling master plan might get involved. Ms. Jonas says there is a bicycling element to the transportation master plan on the table right now.

Mr. Fischer noted that most of the Board members were relatively new, but added their roles would become more and more important with the development of Overlake. He says the projects coming to the DRB in the next few weeks are a big opportunity for Board members to make a lasting difference in the community, and set the stage for future development. He encouraged the DRB members to visit the Group Health site and familiarize themselves with the Overlake neighborhood in general. Mr. Lisk said that tonight's package is just the start of the flow of information about Overlake that will be coming the DRB's way. He will be listening to Board requests for information, as well. In this pre-application stage, staff is working to make this a code-compliant project, but also turn it into a gem for the community. Mr. Palmquist noted that Redmond Town Center was a good planned center a few years ago, save for the lack of residential units. Mr. Fischer noted that the City has tried for years to insert that residential housing there. Mr. Palmquist hoped that would be a good project to work from, especially with the connectivity it has between its streets and trails. Ms. Hasan confirmed that the minimum for housing in Overlake would be 50%, and asked why that was not a requirement for Redmond Town Center. Ms. Jonas says the Code did not require residential building at the time that project was built, though there was room in its master plan for residential units. Mr. Fischer is hoping to move toward residential component in that area, sometime in the future. He promised some excitement for the DRB in the weeks upcoming.

ADJOURNMENT

MOTION MADE BY MS. GREGORY, AND SECONDED BY MS. SIROIS, TO ADJOURN THE MEETING AT 9:52 P.M. MOTION PASSES (4-0).

MINUTES APPROVED ON

RECORDING SECRETARY