

MEMORANDUM

TO: DESIGN REVIEW BOARD

**FROM: Steven Fischer, Principal Planner
Dennis Lisk, Associate Planner**

SUBJECT: Marymoor Heights Condominium Buildings 25 and 26

FILE: BPLN-2014-00120

DATE: February 20, 2014

REQUEST: Approval of Change to the Exterior Colors and Materials

PROJECT BACKGROUND

I. PROJECT LOCATION

7050 156th Place NE

II. PROJECT BACKGROUND

The proposed project involves the exterior remodel and façade improvements to Building #25 and Building #26.

The Marymoor Heights Condominium project was before the Design Review Board three years ago on February 17, 2011. At that time the project involved the exterior remodel and façade improvement to three (Buildings 10, 12, and 13) of the existing condominium buildings on site. The exterior remodel consists of:

- Remove the existing siding, doors, and windows
- Replace the siding with new fiber cement horizontal lap and panel siding and new metal siding on the chimney stacks
- New vinyl windows and trim
- New fiberglass doors
- Existing hand and deck rails to be removed, cleaned and reinstalled
- New deck membrane to be installed
- Painting of exterior with new color scheme.

The applicant presented color selections to the DRB at the 2011 meeting. At that time it was possible that the HOA may choose, now or at some point in the future, to paint all of the buildings using the color scheme selected tonight or they may wish to come back at a later date and provide an alternate color scheme for variety within the complex.

This complex was constructed in the early 1980's and all of the units are currently painted a light gray color. Some of the units also contain a white accent trim.

At the 2011 meeting the DRB specifically requested that Buildings 25 and 26 come back to the Board when they are scheduled to be re-clad. The City has received building permits for these two structures.

III. SURROUNDING USES, BUILDING CHARACTER AND DESCRIPTION

The Marymoor Condominium project is located in the Grasslawn neighborhood and is located on the hillside overlooking Marymoor Park and Highway 520. The surrounding properties include a cluster of dense single family homes to the south and other condominium properties to the west and north. (Vicinity Map is attached)

IV. DESIGN REVIEW STAFF ANALYSIS

Building Materials: The exterior of the existing structures is comprised of wood lap siding on the structure and the chimney stacks.

The proposal calls for a combination of fiber cement horizontal lap and panel siding as well as metal siding on the chimney stacks. The existing aluminum windows are proposed to be replaced with new vinyl windows that will be trimmed out. Additionally, new man doors will be installed.

Building Colors: The presentation materials include two color schemes for this project; one using Monterey Taupe and Heather Moss while the other uses Autumn Tan and Khaki Brown. Additionally, each color scheme contains two options on how it is to be applied to the building.

The Redmond Zoning Code, Article III, 21.60.040(B)(4)(b), states:

- (iii) Avoid the use of building features or design elements that incorporate corporate themes, logos, or colors which do not reflect the neighborhood and community context.
- (iv) **High quality and natural northwest building materials** and methods should be used to accent visible building features (i.e., wood, stone, brick, etc.). Building design should incorporate and display the natural grain or

texture of materials. Wood textured cementitious fiber board is also a preferred alternative to wood products for commercial buildings.

- (v) **Colors** used on building exteriors should integrate a building's various design elements or features.
- (vi) Accent **colors** should use color combinations that complement each other.
- (vii) Softer, muted or earth toned, **colors** are preferred; however, brighter colors may be approved when contextually appropriate.
- (viii) Use accent **colors** in a way to enhance or highlight building design, and not in a manner that creates clutter or otherwise detracts from building design.

(Emphasis added)

IV. STAFF RECOMMENDATION

The City of Redmond Planning staff recommends approval of the materials and colors as presented at the February 20, 2014 meeting for the entire Marymoor Heights Condominium with the following conditions:

1. Where inconsistencies between the floor plans and elevations are found after the Design review Board has approved this project the elevations approved by the Design Review Board at this meeting will prevail.
2. If, after this Design Review Board approval, there are any inconsistencies found in the information provided for the elevations, floor plans, landscape plans, lighting plans, materials and color between the presentation boards and the 11" x 17" submitted drawings, the Design Review Board and the Redmond Planning Staff will review and determine which design version will be followed for Site Plan Entitlement.

Vicinity Map



**CITY OF REDMOND
DESIGN REVIEW BOARD
February 17th, 2011**

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, Craig Krueger, Lara Sirois, Joe Palmquist, Scott Waggoner, Jannine McDonald

EXCUSED ABSENCE: Mike Nichols

STAFF PRESENT: Dennis Lisk, Associate Planner

RECORDING SECRETARY: Susan Trapp, 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 Chair David Scott Meade at 7:00 p.m.

PROJECT REVIEW

PRE110003, Marymoor Heights Condos Renovation

Description: Replace existing lap siding with lap & panel siding, replace existing aluminum windows with vinyl windows and add trim around windows and replace existing main doors with new doors.

Location: 7050 – 156th PI NE

Applicant: Jean Morgan *with* Morgan Design Group, LLC

Staff Contact: Steve Fischer, 425-556-2432 or sfischer@redmond.gov

Mr. Lisk spoke on behalf of Mr. Fischer regarding this project. The applicant is proposing changes to three buildings on the site. Currently, the exterior of the structure is wood lap siding and chimney stacks. The applicant wants to replace the siding with a combination of fiber cement horizontal siding as well as metal siding. The existing aluminum windows would be replaced with vinyl windows, and new doors will be installed. There are two different colors schemes under consideration. Staff is recommending approval of the materials and colors with the typical conditions.

Jean Morgan spoke on behalf of the applicant. She has met with the owners' group recently; the owners' group has voted on one option, and that is the option she is presenting to the board. Three-quarters of the owners voted to upgrade the colors and the siding materials. Tan, taupe, and moss colors have been selected, and these would be pre-painted hardy siding. The project would be completed in phases due to limited finances. There are other condominium associations in this project which have to be considered as well.

COMMENTS FROM THE BOARD MEMBERS:

Mr. Meade:

- Asked about the stucco board and how it would work. The applicant says there would be screeds between these boards. The applicant says the hardy board system used will require certain reveals, in which the applicant will paint a white color, most often, to match the window trim.

- However, the applicant says, in this case, the reveals are less pronounced. Only the windows on the outside corners will match color with the trim. Most often, the stucco will match up with the base color.
- On the south elevation, Mr. Meade noted a variety of reveals with the panelized siding, which he reviewed with the applicant.

Ms. Sirois:

- Asked about the roof, which the applicant says she is not replacing. It will remain a dark composite shingle.
- Ms. Sirois asked about the metal siding, which will be concentrated around the chimney stacks, according to the applicant.
- Generally, Ms. Sirois says the palettes and colors look good. She is concerned that the renderings do not match up with the materials presented.
- Ms. Sirois would like some more pop in the accent color, which she fears would fade into the main color, in the current form of the project.
- The applicant says the building now is very gray; she has had a tough time selling more color and contrast to the older population who lives in these buildings.
- Ms. Sirois appreciates the effort into the longevity of the materials; she noted, however, that metal or wood-clad windows would last longer than vinyl. The applicant says consultants have been called in on this, but the up-front cost for different windows was too prohibitive.
- The applicant says the first choice is a VPI window; the frame can deal with rain very well and the product is locally made and less expensive.

Mr. Krueger:

- Thanked the applicant for working with the residents to move away from beige colors. Asked if the entire project was getting approved, or just one phase of it. The applicant noted that this was for approval of the whole project.
- Mr. Lisk said that if the applicant wanted to change colors, this project would come back before the board. Mr. Krueger asked if approval could be parceled out such that the buildings on the other side of the street from the main project could be split from tonight's approval.
- The applicant said that was a good idea, in that those other buildings are more prominent and would be built in a different phase. The applicant would like that type of support from the DRB to add color.
- Mr. Meade says pushing the idea of changing the colors might get support from the residents when the time comes to sell those units, in that they would stand out more.
- Ms. Sirois also suggested looking at some new garage door options in the future, though she understood the expense. The applicant noted that many of the residents were underwater on their mortgages, and many were having trouble spending any additional money on this project.
- The applicant says the basic idea is to find an economic way to keep the buildings in shape for the long term.
- Mr. Meade suggested painting the garage doors to match the body of the building such that they would not stand out as accent points.
- The applicant noted that she would like support from the DRB to make changes; she told the residents the DRB had the final say on this project.
- Ms. Sirois is concerned about the patterns on the reveal and if they could be simplified. The applicant would welcome a chance to reduce the amount of structural detail on this part of the project, especially in regard to material restraints.
- Ms. Sirois suggested a simpler pattern of windows, which Mr. Meade agreed with.

IT WAS MOVED BY MS. SIROIS, AND SECONDED BY MS. MCDONALD, TO APPROVE PRE110003, MARYMOOR HEIGHTS CONDOS RENOVATION, FOR ALL THE BUILDINGS IN THE PROJECT EXCEPT BUILDINGS 25 AND 26, WITH THE FOLLOWING CONDITIONS:

1. THE STAFF RECOMMENDATIONS

2. A RE-WORKING OF THE JOINT PATTERN TO A MORE UNIFORM PATTERN
ACROSS THE BUILDING
 3. A CHANCE FOR THE BOARD TO SEE BUILDINGS 25 AND 26 WHEN THEY ARE
SCHEDULED TO BE RE-CLAD
 4. THE GARAGE DOORS WILL BE PAINTED THE BODY COLOR.
- MOTION PASSES (6-0).

Send Agenda to:

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