

MEMORANDUM

TO: DESIGN REVIEW BOARD

FROM: Steven Fischer, Development Review Manager

SUBJECT: Redmond District Court Entry Vestibule, File: LAND-2014-00477

DATE: April 17, 2014

PROJECT BACKGROUND

Location and Zoning District: 8601 160th Avenue NE, located on the Redmond Municipal Campus directly across from City Hall. The zoning for this site is Sammamish Trail (SMT).

Project Scope: The applicant proposes to add a 450 square foot addition to the front entrance of the existing Redmond King County District Courthouse.

Project Description: The Redmond District Court addition is a 450 square foot entrance vestibule to house the security screening equipment and services outside the actual court perimeter. Currently, the security screening takes place just inside the front door of the courthouse and poses a security risk. The vestibule will include the magnometer equipment and work station for one security officer. The proposed addition will be constructed of materials similar to the existing structure with wood framing. The exterior building material is white insulated metal panels with embossed surface pattern to complement the existing stucco finish. New building signage will be provided to direct public to the front entrance.

The vestibule is proposed to extend out just past the existing covered walkway awning that came before the Design Review Board a few years ago. The existing awning would be modified to tie into the two sides of the new structure where the public will then enter the structure.

No changes to the existing landscaping are proposed.

Design Review Board Issues: This is the first pre-application meeting for this project and staff is looking to the applicant to provide greater information about the exterior materials and colors that are being considered for this project.

Staff encourages the members of the Board to examine the following design issues:

- 1) Materials: The proposed use of metal panels is a change in material from what is currently used on this structure which is predominantly a stucco finish.
- 2) Design: The DRB should consider the need for a top to the proposed structure.
- 3) Signage and Design: Signage will be reviewed by staff and will not be reviewed by the DRB. However, the sign code will allow for one (1) sign per façade and no greater in size than 15% of the front façade of the entire building (not just the vestibule). The sign area depicted in the West Elevation appears to be much larger than allowed by code. Perhaps a signage band across the top of the front elevation of the vestibule would be a more appropriate place for signage. Additional windows along the front could then provide balance along this façade.