

**CITY OF REDMOND
DESIGN REVIEW BOARD**

January 20, 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, Jannine McDonald, Mike Nichols

EXCUSED ABSENCE: Scott Waggoner

STAFF PRESENT: Steve Fischer, Principal Planner; Dennis Lisk, Associate Planner; Thara Johnson, Associate Planner; Gary Lee, Senior 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 7:03 p.m.

APPROVAL OF MINUTES

IT WAS MOVED BY MR. KRUEGER, AND SECONDED BY MR. PALMQUIST, TO APPROVE THE MINUTES OF THE DECEMBER 2ND, 2010 MEETING. MOTION PASSES (4-0), WITH TWO ABSTENTIONS.

PRE-APPLICATION

PRE110002, Emerald Heights Fitness Center

Description: 12,000 SF to include swimming pool, fitness room, spa and salon

Location: 10901 176th Circle NE

Applicant: Andy Kosusko *with* RICE *fergus* MILLER

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

Ms. Johnson noted this project is in the Education Hill neighborhood, in the Emerald Heights retirement community. The community has 38 acres, and was approved in November of 1998 as a planned unit development. The proposal before the DRB is the construction of a fitness center with a pool, lockers, fitness room, spa, and salon. No additional parking is proposed as part of this project, as it is designed for residents of this community. The exterior blends in with existing materials from the surrounding campus while still creating a modern look. The courtyard and façade have a wood veneer panel siding. Most windows will be of a storefront design, except in the spa, salon, and office areas, where vinyl windows would be used. Staff would like the applicant to return with architectural elevations, building materials, and more specifics on a landscaping plan. A green roof plan and green building design are also needed. Staff is looking to the DRB for feedback on the overall design.

Architect Andy Kosusko spoke on behalf of the applicant. He says the new fitness center is in the parking loop area; it has been placed there to allow the residents use of the current pool without disruption. The applicant showed that the project cuts off a fire lane, which has been added to the other side of the building. The shape of the building has been determined by the site. The old fitness building will be torn down once this new project is built. The applicant is interrupting some utility use with this project, so some new utility routing will have to happen. Mr. Kosusko noted that a new auditorium and central courtyard space will be added to the site later, and pointed out that a landscape plan will work around those spaces. Pedestrian paths around the site will help connect these spaces, as well. A curved wall on the south of the site allows the creation of a small rain garden.

The floor plan of the building includes an auditorium space, a 60' pool, a hot tub, a fitness room, and salon spaces. The materials include a faux stone veneer, a hardy siding, and a wood veneer panel. Some glazing on the building will face to the northeast and provide some good interior lighting. A shed roof covers the project. On the southwest, an overhang has been provided for shading. The applicant says the new design fits in well with the context of the surrounding buildings, but has a contemporary style.

COMMENTS FROM THE BOARD MEMBERS:

Ms. Palmquist:

- Says this is a good improvement over the current project. He's concerned about traffic at the north entrance, which the applicant says most people will be using. The applicant noted that most of the traffic on the site would come from within, not outside the community, and should not be a concern.
- Mr. Palmquist would like to see that entrance highlighted more. Beyond that, he believes this is a good project.

Mr. Nichols:

- Likes the project and the materials, which he believes provide a nice upgrade.
- Likes the site plan, which he says is a major enhancement as well.

Mr. Meade:

- Asked about the roof material. The applicant is considering a green roof area and a flat roof material with a granular finish and a brown color.
- Mr. Meade asked about the parapet detail, where there would typically be a roof overhang. The applicant says the idea is to emphasize the overhang on each edge, and where the major openings are on the project.
- Mr. Meade asked about the size of the overhang, which the applicant says is about 6'. Mr. Meade believes that a larger size does not make too much sense, and he believes 6' is a bit generous. He says the parapet detail jumps out at him.
- Mr. Meade would like to see more detail around the windows as to where trim is used and where it is not used.

Ms. McDonald:

- Asked about the north elevation and the perspective views provided there. The windows on the exercise room do not show up in the plan, but the applicant assured the DRB that windows were indeed there.
- Ms. McDonald likes the proportion of the windows on the southwest; to her, it appears the size of the windows is too small around the exercise room. She would appreciate some simplification of the design around that room. The sills have been set at 5'.
- The applicant says with the exercise machines in that area have a more internal focus, and residents using those machines most likely would not like to be seen.
- Ms. McDonald asked about the red coloration on the northeast elevation, and if two color masses were intercepting each other in that section. The applicant says he is trying to separate two uses with the different materials and colors there.

Mr. Krueger:

- Also had questions about the north of the project, and how the stone material did not seem to fit with the windows on that side of the project. He added that having more square windows might help in this area.
- Mr. Krueger asked about the parapets and how thick they were. The applicant says that thickness would be about a foot.

Ms. Sirois:

- Says the project looks great overall. Suggested adding a fourth window around the exercise area to help with proportion.
- Suggested staying with a brick material rather than introducing stone. The applicant says the entire project has a lot of brick, which he is trying to break away from.

- Ms. Sirois says a green roof, even if it is hidden from view, would be a great addition. She suggested a linear rain garden in the courtyard area when it is finished.

Mr. Meade:

- Mr. Meade noted that there were some differences between the DRB's packets and the applicant's presentation. He added that the windows on the north should have some sort of reference to the southwest elevation of the building.
- He suggested using canopies on the north elevation; the applicant noted that such a canopy would not be all that functional due to where it is facing.
- Mr. Meade asked the applicant to take the DRB's comments about stone massing to heart to create a better relationship between materials on the project.
- The DRB thanked the applicant for his time.

PROJECT REVIEW

L100462, Seluca Professional Center

Description: 2-story mixed professional medical office building

Location: 8630 – 164th Ave NE

Applicant: Austin Kovach *with* Kovach Architects

Prior Review Date: 06/03/2010

Staff Contact: Gary Lee, 425-556-2418, glee@redmond.gov

Mr. Lee told the Board this project was before the DRB a while ago, but several members of the current Board were not present at that time. The DRB, at the time, liked what was presented as a three-story building. However, there was a comment that the massing appeared too large. The building has been reduced to a two-story project to deal with that issue. Staff believes the project is much better now, and is recommending approval. There are some other changes that staff has not seen.

Architect Austin Kovach spoke on behalf of the applicant. He says there are some different finishing materials on the site, but that should be the only difference the DRB would notice. Mr. Kovach noted that reducing the size of the building has increased the cost per square foot. The scale of the building at two stories has a much better appearance than it did before. The applicant is hoping to get some flexibility on the material he is presenting tonight. There is a painted siding rather than the metal siding presented before. Across the street is a residential area, to the north. Office buildings surround the site to the east and west, and more residential housing is to the south. The applicant is trying to speak to the residential and commercial elements in this development.

A hardy plank has been added to the design, blending in with the metal siding. A new wave roof has been added, which is a signature of the building. There are monolithic supports on either side of the parking on the north end. Initially the plan for the monuments was to use concrete, but CMU block has been chosen instead. The applicant would like to paint that block to match the other colors on the side, but that work may be postponed. There is some covered area along the sidewalk to offer an inviting entrance to the main entryway. Parking is primarily behind the building, and well-screened by tree canopies and bushes down low. The applicant says he is trying to go as densely packed as possible with the number of trees suggested. The metal siding is a matte black, to blend with the hardy plank. The applicant does not have a complete color selection to show the DRB, but the applicant assured the DRB the colors and materials would be very similar to the renderings they are seeing. Some reflective metal outside the project helps bring in more light. Mechanical units are well-screened on the project, in the applicant's opinion.

COMMENTS FROM THE BOARD MEMBERS:

Ms. Sirois:

- Likes the project with two stories instead of three, but she feels the roof design is too busy. She says the curved roof does not have any point of reference. She says the west elevation looks much better, in comparison.
- Ms. Sirois asked if ground face CMU could be used rather than the smooth, painted CMU the applicant suggested, which might look better and require less work. The applicant says he is trying to get a certain stained look that requires a smooth-faced CMU.

- Otherwise, Ms. Sirois says the color palette looks fine, and she likes the hardy plank used.

Mr. Krueger:

- Says he is a little uncomfortable approving this project without being able to see the new materials, and where the CMU block will be placed. He deferred to the rest of the Board as to what the best way to proceed would be.
- The applicant explained that the CMU bookends the north side of the structure.

Ms. McDonald:

- Asked about pedestrian access to the site, in light of the nearby Bella Bottega shopping center. Noted there was a curb cut for accessibility, but that cut was placed in the back of the building.
- The applicant says there would be an access point in the front area.
- Ms. McDonald says the logistics for people walking through the area might be confusing. The applicant noted it was a concern, but it could be taken care of. Ms. McDonald says she likes the project overall.

Mr. Palmquist:

- Noted that some of the design seems rather busy, echoing Ms. Sirois' comments. He'd like to see a similar design on the north and south sides of the building. The applicant explained there was an issue with the mechanical equipment that necessitated the design.
- Mr. Palmquist says the mural wall does not feel supported enough, and recommended adding more CMU block to improve the design. The applicant agreed to look into that possibility.
- Mr. Palmquist likes the color palette and the west elevation.

Mr. Nichols:

- Says the building design is attractive, and likes the materials. Has a concern about not being able to see the final materials, specifically the painted CMU and how that might look.
- Mr. Nichols understands keeping costs low, but wants to make sure that block looks attractive. The applicant says the intent of the CMU would be to match the color palette range presented.
- Mr. Nichols would like to see that finished color before the DRB.

Mr. Meade:

- Says the design appears chaotic as it was presented tonight. He does not understand the material board. The applicant worked to explain the material layout.
- Mr. Meade says the design and the budget do not seem to match. He asked why the applicant would not consider just plain CMU for the project, which would look good.
- Mr. Meade likes the west elevation the best, but is not crazy about the barrel vault. He says the west elevation is more the signature face of this design rather than that vault. Mr. Meade is concerned about giving an approval to this project, the design of which does not seem complete.
- The Board echoed Mr. Meade's and Mr. Krueger's concerns about wanting to see the full materials board before giving approval to it. Mr. Meade noted that he did want to delay the project, but also wanted to give the applicant a clear approval.
- Mr. Palmquist asked if there was a way for the applicant to continue the application process with the City without a complete approval from the DRB.
- Mr. Lee noted that the approval could have a condition to approve the site plan and building elevations, subject to another review of the colors and material board.
- Mr. Meade asked about the garbage structure, which the applicant noted would be virtually invisible to the public. Mr. Lee would like details on the wall included in the application. Mr. Meade asked for better representations of the project during the daytime in the next review.

IT WAS MOVED BY MR. PALMQUIST, AND SECONDED BY MR. KRUGER, TO APPROVE L100462, SELUCA PROFESSIONAL CENTER, WITH REGARD TO FORM, SITE PLAN, AND MASSING, WITH THE UNDERSTANDING THAT THE APPLICANT WILL RETURN WITH A COMPLETE SET OF RENDERINGS, ELEVATIONS, AND MATERIAL BOARD. MOTION PASSES (6-0).

PROJECT REVIEW

L100421, Ardmore Substation

Description: Proposal to construct a new combined distribution and transmission switching electrical substation to serve new and existing customers as well as improve the transmission reliability in the area. Project combines nearby Interlaken Substation and new Ardmore Substation into a single station on this site. Project also includes the placement of two transmission poles between 75' and 105' in height

Location: 2245 NE Bel-Red Road

Applicant: Barry Lombard with Puget Sound Energy

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

Mr. Fischer noted that Puget Sound Energy was looking for conditional approval for the site plan, building elevations, landscaping plan, materials, and colors for the substation. It is in the Overlake neighborhood, and a former Bank of America on Bel-Red Road. The former structure was demolished in December. The intent is for a new substation. There are two distribution line poles that are very tall. One is on 24th; the other is in front of what was the bank on Bel-Red Road. The poles are between 75' and 100' tall. Substations, in the past, have not been particularly attractive, so the emphasis with this project is to provide security and as much attractiveness as possible. The staff report speaks to the artistic piece that was to be on the transmission pole and the concrete wall that surrounds the station itself. The DRB has requested a simpler design for this wall at the last meeting. Colored columns have been added to the project since the Board last saw it.

The treatment for the gate appears to be different between the rendering and the materials. The DRB had asked for an artistic interpretation applied to this gate beforehand. As regards the landscaping, the staff believes the applicant has addressed the DRB's concerns from the last meeting. With the treatment for the firewall, staff had recommended that the top band complement the concrete wall as it is used in a scored pattern. That would be acceptable to staff. That top band is one of the project's smaller issues. Staff is asking the DRB to recommend approval, but notes that tonight's decision from the DRB, and a decision from the Technical Committee, are simply recommendations to a hearing examiner who will hold a public hearing in February. The hearing examiner will make a recommendation to the City Council, who will make the final approval. Issues to be resolved include the artistic expression, the color of the columns on the concrete panel wall, and the treatment for the gates.

Lynn Thompson from PSE spoke on behalf of the applicant. She noted this project became very complex through the preparation process. She says she is creating a holistic project that will blend in well with the surrounding neighborhood. This process started in June of 2010 for PSE, which met with City staff to define objectives for the project. PSE knows that the surrounding Overlake neighborhood will have mixed uses and plenty of trails, and hopes this project will fit in well with that. Two artists have taken the Overlake neighborhood objectives to heart to create a project that reflects the reliability and elegance of PSE. Two facilities have been combined into one with this project.

The site is relatively flat, but it has about a five percent slope from front to back. The whole area had to be flattened to be level, necessitating a wall on the back side. The wall was originally 13' tall, but now, it is 18.5' at the highest point with a space for a 12' wide ADA path next to it. The firewall is 15' tall inside. Artist Jack Mackie next spoke to the DRB about the infrastructure of the project. He noted that the west side of the project is very distinct, up on a bluff, with some soil issues and other challenges. A welded wire system, not chain link, has been placed in this area, with a light blue color. The other three sides have concrete walls, and are all very similar. The concrete is a panel system that will be lightly sandblasted and sealed, not painted, as presented in the previous meeting. There will be a lightning bolt pattern involved in different parts of the project. The applicant has tried many approaches on the gate. Mr. Mackie says the design of it speaks to the station, but is still lightweight and sturdy. He says the design reflects the illusory quality of electricity, with some small modulation on the flat gate front. The gate is not mechanized.

Gregory King talked about the landscape plan next, and how he worked in some pedestrian areas and art to the project. Three areas, on the Bel-Red frontage, on 24th, and on the west side, are the spots where landscaping work has been concentrated. Evergreens and other screening native vegetation have been

used. The Bel-Red side has a pattern in the hardscaping of the concrete, to reflect the growing residential population of the area. A plaza-esque design has been used. On 24th, there is a more inviting space for pedestrians, with benches and landscaping screening. On the west side, there will be a trail leading from 24th to a future use site, with vegetation now planted in that future trail area that can be easily removed. The tall wall on the west side, in the applicant's opinion, reflects some regional history, which is camouflaged in a similar way to World War I ships. The MSE plantings here will create a textured wall to create that camouflaged look, and hopefully create some public interest and artistic appeal. There will be benches on the 24th made of brushed aluminum.

Artist Ellen Sollod next spoke to the DRB about her involvement in the project. She says the gate speaks to a larger idea about art and place. The transmission pole is another artistic element, but it is very industrial and functional. The artwork speaks to the idea of the power of energy. Ms. Sollod is trying to incorporate and use solar energy to power the artwork. Also, there is a challenge to make the project interesting at daytime and nighttime while also creating a holistic experience. There are structural issues that could present challenges as well.

The applicant's first idea is to incorporate custom LED reader boards that are changing and sequential, showing phrases dealing with weather, climate, and energy in a poetic, artistic way. At night, the text would be well showcased. The second idea involves the illusory quality of changes in light. Dichroic glass has been used with this concept, using deep fuchsia and green colors. This dichroic cladding would create a sine wave during the day. Then, the focus at night would move to the LED signs, which would have information in Morse code about time and weather. Relevant poetry or text might be shown on those signs as well. The third idea from Ms. Sollod revolves around bands of energy, incorporating shimmering disks similar to some designs around Sea-Tac Airport. They are small metal or polymer discs that catch the light in different ways. At night, LED plexi-neon panels would be used to show solid or changing colors. The applicant does not want a garish, overpowering statement, but rather a playful design with a nod toward restraint. Solar power would be used throughout, mainly through a flexible solar "film" attached to the artwork. The applicant showed a video illustrating the shimmering metal discs referred to above.

Ms. Thompson next spoke to the community outreach portion of the project, and how the public could access codes through their smart phones on the project site that could give them information they need. She asked the DRB to review the artwork presented, the landscaping shown, and the architectural wall and gates. The applicant is hoping to start construction work in mid-May, and would appreciate the DRB's approval. The applicant is still waiting on approval of an easement on the height of the distribution towers. The applicant is also asking for some flexibility on the hardscape frontage on Bel-Red.

COMMENTS FROM THE BOARD MEMBERS:

Ms. Sirois:

- Thanked the applicant for a thorough presentation. Asked about the height of the art on the transmission pole. The applicant says it would start at about 20' to 25' off the ground, and head up to about 35', which is just above where a pedestrian light standard would tend to be.
- Ms. Sirois was concerned about the scale of that art, and how much the public could see. Says the height makes sense. She likes the second idea using dichroic glass, but asked if kinetic sculptures could be used.
- The applicant says making such a sculpture dynamic and stable on a conical transmission pole could be challenging. She is also concerned that having art on that pole, in an area where Bel-Red could be widened, might create another technical issue in the future.
- Ms. Sirois likes the green wall, and says the concrete wall is a big improvement. She is concerned about the gates, which still feel busy to her. She would like to see some full-size panels, if possible. She likes the lightning bolt image used.

Mr. Krueger:

- Likes the lighting concepts as presented. Asked about the 10' wire fencing on the wall, and why it was blue. The applicant says that color would blend in with the sky when pedestrians look up at it.

- Mr. Krueger likes the color taken out of the wall, and the lightning bolt design. He does not have a problem with the gate design. He also likes the top of the firewall.

Ms. McDonald:

- Likes the design and the variation presented, which appear to give interest without being too much. Asked about adding some benches, possibly, on Bel-Red Road.
- The applicant says the idea is to have that plaza on Bel-Red to be more of a pass-through than a place to linger. She is concerned that the area could turn into a skateboard park if benches were added. That area is also right under transmission lines.

Mr. Nichols:

- Says the applicant has done a great job at softening up an industrial project in the middle of a neighborhood. He is concerned about the MSE wall and how the vegetation would be maintained.
- The applicant noted that there would be a drip irrigation system to establish the vegetation, and get it to grow into the backfill behind it. Once the plants are established, normal precipitation should sustain them.
- The applicant added that a vegetation management crew would be monitoring the site, as well. A project in Bellingham is a good example of what this wall would look like.

Mr. Palmquist:

- Says this project is the crown jewel of the neighborhood, which should help revitalize the neighborhood overall.
- Says the ideas discussed at the last meeting showed up very well in this new design.

Mr. Meade:

- Likes the project and the care and consideration put into it. He enjoys how the project respects PSE and the City of Redmond.
- Mr. Meade likes the green wall design, which should break down the massing of that wall quite a bit, which he finds exciting.
- He likes the gate, which appears to be a landmark piece. He also likes the bench presented and the elegant design of it.
- Regarding the transmission pole, Mr. Meade likes the idea of the radiator rings presented. He likes the idea of the text and Morse code, but likes the radiator the best. He would support any of the three options presented.
- Mr. Meade asked about the Bel-Red plaza and trees presented in pots. The applicant says there will actually be 10' x 10' tree wells.
- Mr. Meade likes the way the site expresses the material of the concrete by going with an unpainted option. He is looking forward to seeing that part of the project come to reality. He likes the lightning bolt art deco design, as well, and suggested perhaps a different color to make that design stand out.

MOTION BY MS. SIROIS, AND SECONDED BY MR. PALMQUIST, TO APPROVE L100421, ARDMORE SUBSTATION, FOR BUILDING ELEVATIONS, COLORS, MATERIALS, LANDSCAPE PLAN, AND LIGHTING PLAN, WITH CONDITION THAT THE COLORS AND MATERIALS PRESENTED TONIGHT ARE INCORPORATED INTO THE PROJECT, AND THE STANDARD INCONSISTENCIES CONDITIONS. THE ARTIST WILL BE ALLOWED TO CONTINUE PROGRESSING ON THE ART PIECES PRESENTED. MOTION PASSES (6-0).

PRE-APPLICATION

PRE100036, Benjamin Rush Elementary School

Description: Construction of a new elementary school approximately 65,306 SF

Location: 15212 NE 95th Street

Applicant: Ralph Rohwer *with* Lake Washington School District

Architect: Rebecca Baibak *with* Integrus Architecture

Prior Review Date: 11/18/10

Staff Contact: Dennis Lisk, 425-556-2407 or dwlisk@redmond.gov

Mr. Lisk noted this was the second pre-application meeting for this project. The Lake Washington School District is building a new structure on the same site as the old buildings. The old buildings will be removed when the new project is finished. The goal is to centralize the operations of the school, and have it not be as disjointed as the existing school buildings. Much of the operations are in the north; a commons area, gym, and offices are in the south. The new building would be two stories tall, and would fit within the height limit of the residential neighborhood that surrounds it. The project is trying to disentangle the pickup and drop-off of students and improve pedestrian access to the site. Mr. Lisk says the design has progressed since the plan was last presented to the DRB.

In general, staff believes that applicant has done well dealing with the constraints of the site and the limited building envelope. There are wetlands on the south of the property and several significant trees in the middle of the site. There is a poorly draining field at the school as well, and a surrounding neighborhood with several access points. There is a slope on the west side, but the roof line appears to fit under it. Staff believes the applicant is progressing well with the design of this school. Mr. Lisk says in the next month, he would like to see details on the building materials, dimensions on the building sections, and information on the landscaping. There is a retaining wall by the fire lane on the north end of the site, and more details are needed on that wall, as well.

David Van Galen, design lead with Integrus Architecture, spoke to the DRB on behalf of the applicant. He reviewed the L-shape of the building with the DRB, noting that the wetlands on the south and the eastern drop-off area limited where the project could be built. There are clusters of classrooms on the north end of the building, which has a lot of modulation. There are outdoor learning areas on that end of the building as well. The north end is connected to the south with a single-story group of offices. The applicant has begun to define an accessible route between the upper and lower playfields. He believes the bus loop will be moved down, which should allow for a bigger loop that is separate from the car traffic. There will be 73 parking spots on the site when the project is done, up from 60 currently. The plan also includes new pedestrian options that avoid much of the vehicle traffic in the areas. The applicant is looking into creating some new crosswalks. Mr. Lisk interjected that the parent drop-off area, where it is placed now, could create an obstacle for at least one crosswalk.

COMMENTS FROM THE BOARD MEMBERS:

Mr. Sirois:

- Asked about the changes to the drop-off area, which the applicant explained. She believes that drop-off design looks good.
- Ms. Sirois asked about creating an educational space in the wetlands. The applicant says he is trying to do that, but it is not clear what that opportunity will be yet.
- Ms. Sirois likes the design and how all the students are directed to one area as they enter the school.

Mr. Krueger:

- Says the applicant has done a great job incorporating comments from the DRB at the last meeting.
- Mr. Krueger likes the way the classrooms are working out and how the rooflines are canted. He likes the site plan and would like to see the elevations.

Ms. McDonald:

- Says she has nothing to add.

Mr. Palmquist:

- Asked the applicant to make sure to work with the City of Redmond to move the crosswalk, which would help pedestrians get around the traffic in the area.
- Mr. Nichols noted he had nothing else to add, and says the project looks good.

Mr. Meade:

- Says the site plan overall functions well. He agreed with Mr. Palmquist that the crosswalk should be moved to the north to make the traffic flow work.

- Mr. Meade is concerned about a lack of hardscape play areas on the project. Wall-ball is a popular game at this school, and it does not appear that would be possible with this design. He would like the applicant to make that game possible in some areas.
- Mr. Meade would also like the applicant to add more outdoor basketball hoops with adjustable heights, if possible.
- Mr. Meade is concerned about the stairway that leads to the upper playground, which has injured children before. He wants to make sure the applicant pays attention to that.
- Mr. Meade asked the applicant about the use of decomposed granite in some of the paving, connecting the building to the play area. The applicant says that would be used in lieu of concrete, or some other choice.
- Mr. Meade spoke to the applicant about pathways through the project, which he said were being developed.
- The applicant noted that the form of the building follows its function. The entry is a smaller, intimate doorway area that ties together with other parts of the building using horizontal lines. This will also serve to bring down the scale of the building.
- The front area is clean and simple; the back side has more complexity. The retaining wall grows taller as it goes through the site, going up to about 11 or 12 feet. There is a 20' fire lane near that wall.
- Plantings fitting a Type 2 density fill out the landscaping plan, which provides visual definition without blocking vision on the site. The applicant is still waiting to see if a green roof might be possible. The green roof provides some benefit, but there are also some drainage problems on the site.

Mr. Krueger:

- Likes the smaller front entry.
- Asked about the penthouse over the library. The applicant noted that some utilities will be up there, but it is not clear how much room there will be for any office space.

Ms. Sirois:

- Likes the lower front entry and the horizontal band of windows. She would like more of that glazing pattern around the rest of the building, on all sides.
- Ms. Sirois asked about the classrooms' sloping roofs, which go down to the north. She would like that to slope the other direction and add some clerestory light. There may be some issues of interfacing with the public with that slope, but she would like to see those changes.

Ms. McDonald:

- Likes the excitement and balance of the forms in the design. Asked about signage and what that would look like on the site, including possible artwork.
- The applicant has not thought that through. Ms. McDonald would like to see that in the next steps of this project.

Mr. Meade:

- Asked about the masonry and the other material suggested. The applicant said that would be a horizontal hardy board, most likely. Mr. Meade thought that would be fine.
- Mr. Meade asked about bricks, and where they were placed on the project. He suggested using some carved bricks to represent the school's mascot, the cheetah, on a front wall.
- Mr. Meade liked Ms. Sirois' comment about changing the direction of the classroom roof slope. Overall, though, he is pleased with the design.
- The applicant noted, with regard to color, the palette would involve darker earth tones. Mr. Meade thought that would be a good idea, suggesting black window frames and darker fascia. He says that could create a sophisticated look. Those richer tones would support the glazing on the project.

Mr. Nichols:

- Says darker colors could help the project blend into its surrounding environment. He likes the glazing and the opportunity to bring in some daylight.
- Mr. Nichols says the school ties in well with the sloped area in the west. He believes this is a great start to the project.
-

Mr. Palmquist:

- Asked about a white color around the corner of the roof area. The applicant says that has not been completely developed yet, in that the exact slope of the roof has not been determined. Membrane, most likely, would be used.
- The applicant noted that a lighter-color roof, which would assist with temperature regulation, would need to be used. Downspouts and gutters on the edge would help would be added to help with drainage.
- Mr. Palmquist understands the roofing membrane and its light color, but would like some black edging on the roof area, as Mr. Meade suggested.
- Mr. Palmquist noted that there was brick on the first floor and hardy plank on the second, and said a black line through those materials could help tie the building together.
- Mr. Palmquist agreed with Mr. Meade that something noting the school mascot would be great, but brick would not necessarily have to be used as the material. Mr. Meade agreed, in that some subtle pattern choices should be made.
- Mr. Palmquist says overall, the project is on the right track.

Mr. Meade:

- Mr. Meade asked about the storage of the safety patrol equipment. The applicant says that would be located inside the building, which is different than the current setup.
- Asked about the basketball court design in the gym, and suggested using an acoustic block to help reduce reverberating sounds. The applicant said he would look into that.
- Mr. Meade noted that it was an important detail, in that many outside groups will use the gym, including volleyball teams that need a higher roof area, for example. Mr. Meade thanked the applicant team for its time.

PRE-APPLICATION

PRE100032, Rose Hill Junior High School

Description: Construction of a new junior high school approximately 125,000 SF

Location: 13505 NE 95th Street

Applicant: Michael Romero

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

Mr. Fischer noted this project has been before the Board before, most recently on December 2nd, 2010. This site has constraints involving electrical transmission lines and gas pipelines on the east side. Staff has identified some issues for the DRB's consideration, including the terraced seating area in the courtyard, which could be planted with grass. Mr. Fischer says hardscape may be a better choice; grass could create a maintenance issue. The exterior of the gym could perhaps use a pavement treatment to help direct pedestrians away from a nearby service loading dock. The site plan indicates a large number of trees, and a better plan showing existing and new trees is needed. There are some suggestions about colors and materials, but that discussion has to be completed. Sustainable techniques will need to be discussed as well.

Applicant Michael Romero spoke to the Board, and noted that the school should be open in the fall of 2013, and the district would re-configure the grades in the fall of 2012. Therefore, while the design progresses, the district will be discussing what a middle-school program looks like vs. a junior high school program. Therefore, there may be a need for flexibility on parts of the project, especially with athletic programs. Don Brubeck next spoke to the Board on behalf of the applicant, noting that the project is a series of two-story buildings that step down the hill, creating what looks like a four-story building. The applicant is trying to break down the scale of the school using smaller buildings as a way to connect better with the surrounding neighborhood. The applicant has been trying to create a better entry walk by shifting some of the playfields. The massing should be broken down with some shed roofs, which will also collect water.

A concrete base will be used as the main material for the school, with some brick facades as well. There will be no flat roofs; at least a slight slope will be used throughout the project. There is a metal cladding will be used on the shed roof and commons areas. Some of the wood harvested on the site may be used in the construction as well, perhaps as benches or soffits. There is a challenge about where to put the

bicycle parking, which the DRB did not want in the front of the school. It is now more on the side of the school. The applicant is considering a green roof for the gym as a way to encourage sustainability. Photovoltaic panels may be used on the shed roofs of the classrooms, as well as UIC wells recharging the aquifer. Rain gardens may be involved as well. Ecology embankments are involved in the entry drive. Occupancy sensors will be used and LED lighting will be employed. The colors of the project would involve red brick walls in the entry, as well as yellow brick and soft gray metal cladding. The richness of the masonry would be the primary color involved.

COMMENTS FROM THE BOARD MEMBERS:

Mr. Meade:

- Would like to see a material and color boards at the next meeting. Mr. Meade says this is a good start. He likes the buff brick and noted there was a Tully's near City Hall in Issaquah might be a good reference project for the applicant.
- Mr. Meade likes the organization of the building, which appears more fun than before. He is concerned about passing a loading zone to get to the gym. The applicant says the challenge is the slope of the project in that specific area; there are not many other places for pedestrians to go.
- The applicant says a different concrete might be used to define that path. There would be a retaining wall around that loading zone, as well.

Mr. Palmquist:

- Asked if a simple stairway might be added in this fire lane area to create a 5' walk, perhaps. The applicant says it is very tight, and it will be a challenge to do that.
- Mr. Palmquist asked if a walkway might be on next to the softball fields, and if another concrete style could be incorporated on all the walking areas around the project.
- Mr. Palmquist asked about the terraced area and a possible lawn. The applicant says there could be a spot for people to eat lunch there. He is concerned about having too much concrete, but understands that putting grass in that area could be a maintenance problem. He is still unsure about what to do in this area.

Mr. Nichols:

- Likes the idea of putting grass in the terraced area, which he says would be a magnet for students to gather there.
- The applicant agreed with that idea, and said people could sit on the grass as well.
- Mr. Palmquist recommended some seating like a simple clear cedar bench in occasional places, and said the applicant could create a pattern of grass and concrete.
- Mr. Meade asked about how the wood on the side would be harvested. The applicant noted that there would be some spots for that in a potential outdoor learning amphitheater. Mr. Meade says outdoor meeting areas can incorporate standing trees, in some cases.
- The applicant noted that the circles on the plan indicates the new trees that need to be planted, to clear up staff's question on that issue. The applicant will create a better indication on the plan where trees are cut and where they would be planted.
- Mr. Nichols noted that the retaining wall on the north side of the site could look more inviting with some texture, possibly. Mr. Meade noted that CMU might be a good option, too. He recommended adding some anti-graffiti coating.

Ms. Sirois:

- Likes both the brick ideas presented, especially the one with the option of bands of glazing.
- Ms. Sirois cautioned the applicant to be careful not to make the glazing pattern too busy, however. She likes the rhythm of wider and narrower bands of glazing and metal on the site.
- The applicant says there is a language of the materials and glazing that is still evolving.
- Ms. Sirois says the shed roofs look good, and she likes the use of the wood at the entry piece. She suggested using some of that wood, perhaps, in the screening of the loading dock. The applicant agreed to take that into consideration.

Mr. Krueger:

- Asked about the entry, and what colors were involved in some posts coming out of the ground. He says it appears too complicated, and may need to be simplified.
- Mr. Meade clarified with the applicant that those posts were in place to allow a bridge to go through. The applicant admitted that there were a lot of coloration issues that have not been resolved, but noted this was a very challenging site.

Ms. McDonald:

- Asked if the entry way could be taller, and perhaps clearer.
- She likes the forms, roof slope, materials, and scale. She would like some more work done on the entry, and noted that the entry is a far distance from the parking lot.

Mr. Meade:

- Added to Ms. McDonald's point that perhaps another tier at the entry would be smart to help mark it better. He mentioned to Mr. Krueger that the DRB should get better renderings later that might help clear up some of the issues around the project.
- Mr. Meade asked if a white roof membrane system would be used on this project. The applicant says he is considering the membrane as well as some metal for the sloped roofs. There are some thin photovoltaic cells that may be involved, which would necessitate a metal roof.
- Mr. Meade suggested that with this unique, wooded setting, some darker tones would be good for the color palette, with sophisticated, mature colors. The applicant took that to heart, and noted the white color used on the project might be toned down.
- The applicant added that lit paths and signs may help guide the public's attention to the entry.
- Mr. Meade asked about the landscape plan, which the applicant said was still in process. Mr. Meade suggested low-maintenance, attractive plants, not rangy rhododendron, to help in the long-term.
- Mr. Meade noted that slope between the car and bus chutes will be used by pedestrians, not the nearby stairs. The applicant noted that the slope is now a vegetated French drain, which hopefully would not be all that attractive to walk on.
- Mr. Meade said the applicant had made a lot of progress, and said the DRB looked forward to seeing this project again.

ADJOURNMENT

MOTION MADE BY MS. MCDONALD AND SECONDED BY MR. KRUEGER TO ADJOURN THE MEETING AT 11:16 P.M. MOTION PASSES (6-0).

MINUTES APPROVED ON

RECORDING SECRETARY