

CITY OF REDMOND
DESIGN REVIEW BOARD AND LANDMARKS & HERITAGE COMMISSION

July 21st, 2011

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: David Scott Meade (Chairperson—DRB), Joe Palmquist, Craig Krueger, Scott Waggoner, Mike Nichols, Jannine McDonald, Tom Hitzroth (Chairperson—LHC)

EXCUSED ABSENCE: Lara Sirois

STAFF PRESENT: Steve Fischer, Principle Planner; Gary Lee, Senior Planner; Dennis Lisk, Associate Planner, Kim Dietz, Senior Planner

RECORDING SECRETARY: Susan Trapp *with* Lady of Letters, Inc.

The Landmarks 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

LANDMARKS AND HERITAGE COMMISSION

The meeting of the Landmarks & Heritage Commission was called to order by the Chairperson of the Commission, Thomas K. Hitzroth, at 7:04 p.m.

STATUS UPDATE

Project: Anderson Park Shelter Rehabilitation

Applicant: Eric O'Neal

Staff Contact: Kim Dietz, 425-556-2415, kdietz@redmond.gov

Eric O'Neal, of Park Operations, updated the Commission on the rehabilitation of the Anderson Park Shelter. The City has been working on this project since late 2009. As part of the process, the City has looked for other money sources for the shelter rather than just City maintenance and operations funds. Mr. O'Neal has obtained a restoration and heritage grant to help pay for the rehabilitation. He noted the project went out to bid last summer, and the lowest responsible bid was \$110,000. A \$20,000 grant and generous donation from the Redmond Rotary have been keys to this project. Park operations money makes up the balance. Mr. O'Neal showed the Commission that the structure started to show some plant growth at the end of 2010, thus necessitating the work. Parts of the roof were in decent shape, however. The contractor noted that much of the roof had been crafted with hand tools. Crews worked on the roof first, taking care to match the parts of the structure precisely, down to the ring count of the wood used.

The Landmarks Commission, in a previous meeting, approved a repair process for this project that involved wood and fiberglass. Workers blended in the new material with the old. Cedar and copper were used, as well. Crews trimmed off rotted wood to find sound wood, then attached the new materials at that point. The support posts had been replaced over the years with wood that was not consistent with the original shelter materials. The contractor corrected that, using Douglas fir with the bark peeled off. The aim was to preserve as much of the historic material as possible. The sill logs were in poor shape, as they have taken the brunt of water coming off the roof. Replacing those logs involved yellow cedar from Canada, so as to improve rot resistance. The logs were specially milled to give them a more historically accurate look. The masonry had been capped in 1981. That material was removed, revealing a surprise opening that might have held an incinerator. The contractor used local rocks to help repair this area. The

shelter is already seeing improved use by the public, and Mr. O'Neal expects a good rental business ahead for this facility. It may have gutters at a future time.

Mr. Hitzroth noted that in review of the Secretary of the Interior's standards for historic buildings, Mr. O'Neal has done a terrific job renovating this structure. The wood has not been treated in any way; the contractor has recommended keeping the facility clean to preserve it. Landscaping and irrigation have been re-done around the structure to improve air flow in the area. Mr. Hitzroth asked about the building's life expectancy. Mr. O'Neal said he hoped it was beyond his retirement date. He noted that adding gutters would add to the life of the building, but he knows the building never had gutters to begin with. Mr. Hitzroth congratulated Mr. O'Neal for finding materials to match the originals.

Ms. McDonald asked if some signage or other educational board would be put up to explain the restoration process. Mr. O'Neal said that was possible. It is part of a larger education process. The Rotary Club will have a plaque near the site. Mr. Hitzroth said an interpretive sign would be in order. Ms. McDonald said that could help the public understand and appreciate the work done. Mr. Hitzroth suggested a small sign that would not block the site. Mr. Krueger asked about some of the changes on the repair work and what that did to the budget. Mr. O'Neal said those changes affected the footing, which added about \$2,300 to the budget. He added that there was no specific budget to this. He said that the work had to be done, or else a fence would have had to have been put around the shelter. Mr. Hitzroth thanked Mr. O'Neal for all his work on this project.

Mr. Hitzroth asked about the historic school bell of Redmond and its cleaning. Staff has contacted the contractor about that issue. A certain temperature, humidity level, and amount of days are needed to do the cleaning properly. The City is in the queue to get that work done. Staff plans to have clean the bell cleaned regularly, once per year.

Mr. Hitzroth pointed out that there was a Landmarks Commissioner training the week before this evening's meeting in Seattle. Long-term commissioners and new commissioners participated. Mr. Hitzroth helped coordinate the event. Not many people showed up outside of the commissioners involved, though the public was invited. Mr. Hitzroth noted that Redmond was well represented at this meeting, and one of the leaders of the training said that Redmond is the leader in historic preservation in King County.

Finally, Mr. Hitzroth is working to set up a walking tour special for commissioners and the City Council. He is considering a date of Sunday, August 21st, in the future, but asked the DRB to consider what the best time and place would be for its members.

ADJOURNMENT OF LANDMARKS COMMISSION MEETING

IT WAS MOVED BY MR. PALMQUIST AND SECONDED BY MR. MEADE, TO ADJOURN THE LANDMARKS & HERITAGE COMMISSION MEETING AT 7:29 P.M. MOTION APPROVED (7-0).

DESIGN REVIEW BOARD

CALL TO ORDER

Mr. Meade called the meeting of the Design Review Board to order at 7:30 p.m.

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.

MEETING MINUTES

IT WAS MOVED BY MR. PALMQUIST AND SECONDED BY MR. KRUEGER TO APPROVE THE MEETING MINUTES OF THE JUNE 16TH, 2011 MEETING. MOTION APPROVED (4-0) WITH TWO ABSTENTIONS.

PROJECT REVIEW

L110275, Redmond Square Apartments

Description: Five-story, 148 units, apartment development with two levels of parking

Location: 7941 – 170th Ave. NE
Applicant: Robin Murphy
Prior Review Dates: 04/02/11, 05/05/11 & 05/19/11
Staff Contact: Gary Lee, 425-556-2418 or glee@redmond.gov

Mr. Lee noted that the DRB has seen this project before in four pre-application meetings. At the last meeting, it was deemed to be ready for approval. There are only two issues to be dealt with, regarding reveal lines on the north elevation and the openings in the garage. Mr. Lee says the Planning Department will review the openings in the garage to deal with the light spill issue there. Staff is recommending approval with only that lighting issue as a condition.

Robin Murphy presented on behalf of the applicant. Few changes have been made to the project since the last meeting. The tower has been modified in accordance with the Board's direction. The window placement has been changed to better reflect the tower's articulation. At level three and four, smaller windows will be used that create separation from the brick banding. The top of the tower is more articulated, as well. Wood struts will be used to echo some of the wood detailing on the fifth floor. Also, the grid for the handrails and balcony railings has been changed from wire mesh to glass, which is more transparent and can serve as a better wind block for the residents. The openings in the CMU blocks of the garage will be still be mesh, but of a tighter weave to deal with the aforementioned lighting issues.

COMMENTS FROM DESIGN REVIEW BOARD MEMBERS:

Mr. Waggoner:

- Asked about the mesh in the garage, and if there were other shields to be put in place for the lighting. The applicant says the intention is to use fluorescent lighting, but it would be shielded as best as possible. The wire mesh will be a tighter grid, most likely two feet by two feet.
- Mr. Waggoner noted that it would be a good approach to put a shield in place for the lighting.

Mr. Nichols:

- Agreed with Mr. Lee and Mr. Waggoner that lighting must be shielded properly to prevent problems for the residents.
- Mr. Nichols likes the glass on the railings. He likes the project overall and the tower detail.

Ms. McDonald:

- Says she is fine with the project. She likes the addition of glass on the railings as well.

Mr. Palmquist:

- Says the applicant has addressed all the DRB's concerns about the north elevation. He says the tower looks good.

Mr. Krueger:

- Gave the project a "thumbs up." Asked if there was a change in access to the building from the southwest corner. That access comes from the alley now, not the street.
- The applicant said that was the result of a work-around that the Public Works Department wanted to put in place. Mr. Krueger said it was good to see that access point work.
- Mr. Krueger asked about the bollards proposed for the project.
- The applicant says Public Works did not approve of those bollards, in that the vacation of the alley would indicate free public access, which the bollards might prevent. Public Works wanted through access, but did allow a plaza there, which the applicant was thankful for.
- The applicant added that this project should get started in September.

Mr. Meade:

- Says he appreciated the collaboration between the applicant and DRB to work on this project. He likes the glass railings, and calls them a master stroke that simplifies the design.
- Mr. Meade says the north elevation looks much better. He likes the landscape plan, which he calls an extraordinary way to anchor the project into the site. Mr. Meade thanked the applicant for his time.

IT WAS MOVED BY MR. WAGGONER AND SECONDED BY MR. NICHOLS TO APPROVE L110275, REDMOND SQUARE APARTMENTS, WITH STAFF RECOMMENDATIONS, AND WITH ATTENTION PAID TO THE BOARD DISCUSSION REGARDING THE GARAGE OPENINGS. MOTION APPROVED (6-0).

PRE-APPLICATION

PRE110016, Microsoft Arcade

Description: Provide a 81,677 square foot building for the purpose of research and development for electrical components

Location: 17760 NE 67th Ct.

Applicant: Mark Peterson *with* JPC Architects

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

Mr. Lisk noted this was a building on NE 67th Court near Marymoor Park off East Lake Sammamish Parkway and NE 65th. This is a warehouse facility now. The applicant is proposing to use this as a research and development community. There would be no major changes to the building exterior. The roof would be replaced, and new mechanical units and screening would be replaced. About 19,000 square feet would be added inside the building as a mezzanine floor. With that additional square footage, there is a Code requirement for 38 additional parking places. Those spaces have been added in areas of the parking lot that are not striped. In addition to the parking lot changes, the landscaping needs to be updated so it reaches the 20% standard for that zone. Generally, the building is surrounded by other industrial or heavy commercial users. However, the East Lake Sammamish Trail runs on the east side of the property. The staff is looking for input on the changes inside the building and the landscaping.

Members of JPC Architects presented on behalf of the applicant. The applicant says the existing concrete building is in need of some refreshment. The proposal is to refresh the building, touch up the paint, and remove plant growth on the building. Also, a more uniform building face will be designed, with some awnings removed and stucco added. Six new mechanical units will be added on top of the building, with metal decking as screening. Parking will be added, and some asphalt will be removed to create the landscape requirements. None of the existing trees or landscape will be removed. Some islands have been added in the parking lot to provide additional landscaping coverage.

COMMENTS FROM DESIGN REVIEW BOARD MEMBERS:

Mr. Meade:

- Asked about the paint scheme. The applicant pointed out the old and new paint colors. A more uniform painting scheme will be employed.
- The applicant says are other buildings nearby that share the banding of this building and its beige color scheme. The blue canopies on the project will be removed, not replaced. One loading door on the old building will be kept and painted a uniform color.

Mr. Krueger:

- Asked about the blue color on the project. The applicant said that was the color of the parapet cap.
- Mr. Krueger asked how big the offices were that people would be working in, and noted that this was a large, windowless space. The applicant noted that some spandrel would be added to bring in some light, but said much of the work on the first floor would be a lab area.
- The applicant noted that the mezzanine, where the offices are, would have more light, and skylights may be added to the building, as well.
- There is an existing mezzanine, but due to height requirements, the mezzanine level has to be raised. That would push the windows to about five feet off the floor. The applicant says he is trying to get as much light into the project as possible.

Ms. McDonald:

- Asked about the blue color and if it showed up anywhere else on the project.
- The applicant explained that the blue color was only on the parapet cap.
- Mr. Krueger asked if the project met the design guidelines for manufacturing. The applicant noted that he was dealing with a number of design guidelines laid out by the City.

Mr. Meade:

- Asked why more landscaping was not added where the applicant was proposing to remove some overhead doors on the project. The applicant said he had not explored the idea of bring the ground level up to the loading dock level.
- The applicant pointed out that the landlord would not like to make too many changes for the sake of future leasing agreements. This proposed use might only be in place for a few years.
- Mr. Meade suggested putting some dirt on top of the asphalt here as a temporary measure and adding some plantings. The applicant said he would discuss that with the landlord.

Mr. Waggoner:

- Would like the applicant to look at the two-tone painting scheme presented and also see if there might be a way to break down the massing of the mechanical screening on top of the building.
- Mr. Waggoner noted that if the whole building would be repainted, the current beige color would not have to be reused.
- Mr. Meade pointed out that the building could have a little more interest generated with the colors. He asked the applicant to take an opportunity to make subtle changes.
- The applicant added that there would not be much signage on the site.

Ms. McDonald:

- Says the project could use some more zip. She says new paint colors or graphics could provide that.
- Ms. McDonald is particularly concerned about the public interface with the East Lake Sammamish Trail, and how the public would view this building. She would like more character added to the building. The applicant said he would explore a more involved paint scheme.

Mr. Palmquist:

- Asked about painting the roof. The applicant said it was metal coping, which would be replaced. A bronze or brown could be considered.
- Mr. Palmquist echoed the other DRB members in saying that with repainting, an improvement could be made to the color scheme.
- Mr. Krueger asked about the landscaping in the bike corridor between Whole Foods and this building. The applicant noted that the blackberries have been cut back significantly in this area, and some rail tracks have just been removed.
- Mr. Meade said the applicant could come back for approval with a more interesting paint scheme.
- Mr. Lisk noted that there is a new eco-score requirement for the landscaping plan, which the applicant was well aware of. That score will be labeled at the next meeting; 20 points was the requirement, but the applicant has scored 28, mainly due to keeping the existing vegetation on the site.
- Mr. Krueger would like to see dirt added to the loading dock area of the building, as Mr. Meade suggested. The applicant noted that an access walkway would be provided from the building to the trail, which also connects to the main campus of Microsoft.
- The DRB thanked the applicant for his time.

ADJOURNMENT

IT WAS MOVED BY MR. PALMQUIST AND SECONDED BY MS. MCDONALD TO ADJOURN THE MEETING AT 8:10 P.M. MOTION APPROVED (6-0).

MINUTES APPROVED ON

RECORDING SECRETARY

DISCUSSION

Joint City Council & DRB Meeting

Staff Contacts: Steve Fischer and Gary Lee

Discussion not recorded.