## CITY OF REDMOND DESIGN REVIEW BOARD

January 3, 2013

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, Joe Palmquist, Arielle Crowder, Kevin Sutton, Mike

Nichols, Craig Krueger, Scott Waggoner

**EXCUSED ABSENCE**: None

STAFF PRESENT: Steven Fischer, Principal Planner; Thara Johnson, Associate Planner

**RECORDING SECRETARY:** Susan Trapp with 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 David Scott Meade at 8:04 p.m.

## **PRE-APPLICATION**

### PRE120056, Emerald Heights - Dining Room Expansion

**Description:** Proposing to add 850 square feet to the existing dining room

**Location:** 10901 – 176<sup>th</sup> Circle NE

**Applicant:** Julie Lawton

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

Ms. Johnson explained that Emerald Heights has come back with the next phase of the Master Plan for its main campus. This proposal includes expanding the existing 7,900 square foot dining room by 850 square feet. The dining room is in one of the central buildings, called Building B. This building currently contains residences, administrative and common spaces, a meal center, and the main kitchen. The expansion will involve a re-organization of the dining room into smaller venues which align closely with food service styles the applicant is planning to use in the future. The applicant would like to redesign the central courtyard, which is adjacent to the fitness center and the multi-purpose building, which are projects that have come before the Board over the last few years. The courtyard is split into the upper dining terrace and the lower courtyard. The exterior design strategy for the dining expansion is based on similar approaches used at both the fitness center and the multi-purpose building, the latter of which is currently under construction. The applicant envisions the dining space as a visual extension off the fitness center and multi-purpose building, but allows for transitions to existing finishes, which are germane on portions of the dining room exterior, northeast of the new fireplace proposed.

Similar to the fitness center and multi-purpose building, the dining room's exterior will take cues from the existing campus but modernize the 1990's-era design on campus. The single-story dining addition is going to use a cement panel siding similar to the adjacent connector in a tan color to coordinate with the existing tan brick. The applicant says the idea is to create a visual feature with an indoor/outdoor fireplace and chimney stack reminiscent of the fitness center and multi-purpose building façades. The fireplace is finished in matching stone cladding and topped with a decorative chimney cap that matches the adjacent flashing. The chimney form also acts as a clean termination point for the patio roofline and panel siding. Also, all new windows and doors will be added, using a white storefront system to match the existing building and designed similar to other buildings on campus. Staff is asking for DRB feedback on the proposal, which is a pre-application at this point.

Architect Jeremy Southerland with Rice Fergus Miller spoke on behalf of the applicant. He said this project was exciting, in that it was the third part of the puzzle surrounding the interior courtyard that is

Redmond Design Review Board Minutes January 3, 2013 Page 2

central to the Emerald Heights campus. The fitness center recently completed construction, and the multipurpose building on the southwest side of the courtyard is currently under construction. The dining expansion is small, but it completes the third face of this courtyard. The applicant showed the Board the existing dining room and how the bump-out expansion of 850 square feet would fit in. The new chimney proposed would provide a break between the existing vocabulary of the building and the new vocabulary of the siding material from the connector corridor around the corner. The fitness center creates an alternating design of lap siding and light tan color in a faux stone finish. The multi-purpose building has its own canopies to tie into the courtyard, and the proposed dining room expansion will tie in to that area too.

Landscape architect Greg Brower from the Berger Partnership spoke to the Board about the courtyard design. The courtyard has about two to three feet of grade change. A water feature has been added to use that grade change and add some visual life to the space. A long, serpentine walkway winds through the courtyard as well. There is an upper terrace for dining and a lower terrace that serves as a prefunction space or even an outdoor gathering space outside the fitness room. A fire pit and trellis have been added to create a sense of an outdoor room. There is access to the connector walkway from the courtyard and two large gates providing access for emergency units. The screening for the loading area would be achieved with evergreen and deciduous plant materials, as well as a service area screen wall. The trellis is located near the fire pit as an attempt to create a signature element for Emerald Heights. The plantings in the garden will provide year-round visual interest due to different deciduous plantings and perennial ground-level shrubbery. Plantings of smaller, appropriate scale will be used in the courtyard.

Mr. Southerland said the dining room will be remodeled to provide multiple venues for residents to enjoy different types of dining. Part of that remodel includes the proposed 850 square foot expansion that opens out onto the dining terrace and provides an indoor/outdoor al fresco dining opportunity. There is a second proposed trellis which is a small, free-standing structure outside, next to a fireplace that can be used indoors and outdoors. The applicant envisions the dining room to be a backdrop to the activity in the courtyard, so the design of the architectural façade has been intentionally downplayed to allow the courtyard to take the spotlight. The details the applicant intends to highlight include the stone façade at the multi-purpose building and the stone piece at the lounge for the fitness center. The paneled siding already on the structure will be continued on the dining expansion. The windows will match the existing windows in the rest of the dining room for visual continuity. There is a protected overhang over the courtyard that is about eight feet deep which will allow for tables to be tucked under it for outdoor dining. The relatively massive chimney element connected to the fireplace outside should help hide a nearby column holding up a new roof beam and should also help resolve the new and existing design concepts.

### COMMENTS FROM THE BOARD MEMBERS:

### Mr. Meade:

- Asked about the trellis and if it were a weather-protection structure or an open structure. The
  applicant asked if Mr. Meade was concerned about the lower trellis at the courtyard or the one at the
  upper dining terrace.
- Mr. Meade said it was the one in front of the dining expansion adjacent to the chimney. The applicant said it was an open trellis not intended for weather protection. It would provide shade. The pattern comes from a design used on a trellis near the front entry of Emerald Design, which is popular with the residents.

# Mr. Sutton:

- Asked if there was a specific design around the trellis in the courtyard space which did not seem to match the other trellis.
- The applicant said that was intentional. The trellis by the dining terrace was meant to match the character of the front entrance of Emerald Heights. The courtyard trellis would have elements similar to the metal canopy on the multi-purpose room and would hopefully create a signature element by providing a new, different design vocabulary.

### Mr. Meade:

 Said the terrace looked gorgeous, but said the fireplace did not seem to integrate with the plan. He suggested adding some weather protection. The applicant said he wants to have some furniture Redmond Design Review Board Minutes January 3, 2013 Page 3

around the fireplace and some umbrellas. Due to the fire lane, nothing permanent can be put in this space.

- Mr. Meade asked if a mantle could be added to the fireplace, which appears to be a wall to him right now. The applicant agreed the fireplace was massive, but said the slate tile proposed to be used could present more of a pedestrian scale. He said a hearth-style step-out or a mantle would be a good idea.
- Mr. Meade said a hearth and a mantle would both be good ideas if they would not impact the fire lane in any way.

### Mr. Waggoner:

- Asked if the fireplace had stone all around it, which is not clear in the renderings. The applicant said it
  would indeed have stone on all sides to provide a vertical break and hide a roof-supporting beam, as
  noted before. Several existing roof elements provide a challenge in this area.
- Mr. Waggoner said the exterior elements could provide a challenge, but he appreciated the work done to provide breaks between the different design elements.
- Mr. Meade noted that during the first phases of the remodel of Emerald Heights, several residents voiced their opinions about the project. At this point, those residents are not voicing any concerns. Mr. Meade concluded the applicant has been working hard to listen to the residents about this remodel.

### Mr. Nichols:

- Asked about the separation fence between the fire lane and the outdoor seating area. The applicant said the material was a service screen wall, not a fence. He said the idea was to have something tall, possibly as high as eight feet, using a two-inch by six-inch tongue in groove boards.
- The applicant says the look of the screen wall would be similar to a sound wall and would potentially reduce the noise of delivery trucks. A trellis would be in this area, too. Some trees would be added as well to create a buffer.
- Mr. Nichols confirmed with the applicant that the emergency access gates would be steel-framed, clad with wood, to maintain a residential character.

## Mr. Krueger:

- Said he liked the project and how all the elements have been woven together.
- He loved the courtyard element and what it would provide to the residents of Emerald Heights.
- Mr. Meade thanked the applicant and asked him to hurry back for an approval.

## **ADJOURNMENT**

**MINUTES APPROVED ON** 

IT WAS MOVED BY MR. NICHOLS AND SECONDED AT 8:31 P.M. MOTION APPROVED (7-0).	BY MR. SUTTON TO ADJOURN THE MEETING
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RECORDING SECRETARY