MEMORANDUM

TO: DESIGN REVIEW BOARD

FROM: Steven Fischer, Principal Planner

SUBJECT: Redmond Riverwalk Condominiums Recladding Project

FILE: LAND-2013-00164

DATE: February 21, 2013

REQUEST: Approval of Change to the Exterior Colors and Materials

PROJECT BACKGROUND

I. PROJECT LOCATION

15825 NE Leary Way

II. PROJECT BACKGROUND

Thhe project is located at the southeast corner of Leary Way and West Lake Sammamish Parkway. This collection of five building was built in 1981 and went through an extensive exterior makeover within the last ten years. That work resulted in a great deal of water penetration leading to mold growth within the individual units. The proposed work is intended to address this issue.

The scope of the project involves the removal of all of the existing stucco cladding and replace it with a combination of hardi-plank siding, hardi-board and batten siding, and cultured stone at the base of the building. Additionally, the project will also be repairing the existing decks, and reroofing the buildings. Finally, the raised planters that are located against the building will be removed and replaced with at-grade landscaping.

III. DESIGN REVIEW STAFF ANALYSIS

Building Colors/Materials: The proposal calls for the cladding the building in a horizontal hardi-lap siding with the projecting form below the deck to be clad in a hardi-panel with battens. A cultured stone base has also been added to the base of the entire structure with the exception of those areas under the staircase. There appears to be no proposed changes to the existing staircases and deck railing. The roof at the ends of the building appears to have been rounded and a large ornamental "V" has been added to break up the blank wall. Staff has no information about any proposed change in roofing material.

The base of the building is proposed to be a light tan color while those areas to be clad in board and batten, the ornamentation at the ends of the building, doors, and brackets are proposed to be a rust color. The metal staircase and decking is proposed to be black in color.

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 cementatious 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.

The plan depicts a foundation landscape area near the building. Staff is not aware of what plant material is proposed for this landscape area.

IV. STAFF RECOMMENDATION

Staff has a number of concerns/questions and requests that the Board explore the following items:

- 1) What type of landscaping is proposed?
- 2) Is there a proposed change in roofing material and/or color?
- 3) At the ends of the building, how is the rounded end (as depicted in the plans) incorporated into the roof?
- 4) The ends of the buildings appear very busy with the proposed ornamentation as proposed.

For these reasons, Staff cannot recommend approval of this project at this time.

If during the course of the meeting additional information be presented, I have included below standard approval language for the Board to consider

The City of Redmond Planning staff recommends that the Design Review Board approve the colors, materials, and landscaping as presented at the February 21, 2013 meeting for the Redmond Riverwalk Condominium Recladding project with the following conditions:

- 1. Exterior building colors shall be as presented at the meeting.
- 2. 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.
- 4. 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 Maps



