

**CITY OF REDMOND
DESIGN REVIEW BOARD
February 17th, 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, Scott Waggoner, Jannine McDonald

EXCUSED ABSENCE: Mike Nichols

STAFF PRESENT: Dennis Lisk, Associate 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 7:00 p.m.

PROJECT REVIEW

Redmond Central Connector Master Plan

Description: Build a one-mile trail and 12 acres of park and urban landscape

Location: From Bear Creek Trail west of SR520 to east bank of the Sammamish River

Applicant: City of Redmond

Landscape Architect: The Berger Partnership

Staff Contact: Carolyn Hope, 425-556-2313 or cjhope@redmond.gov

Ms. Hope, a Senior Park Planner from the City of Redmond, presented to the DRB. Dave Knight and Guy Michaelson from the Berger Partnership and Lesley Bain from AE Weinstein assisted her. The Redmond Connector in question is the former BNSF rail line that would serve as a regional trail that would go through the city center and into the Sammamish Valley. The plan for this has been in place for 10 years, in order to create an 18-hour destination. Ms. Hope would like to make this a good attraction for the City. This project is in the draft master plan stage at this point. She would like some input from the DRB on design recommendations, including how art might be incorporated into the landscape architecture. There will be a direct impact from this project on other private properties adjoining the trail that will need to be considered as well. After this meeting, there will be one more meeting with the Parks and Trails Commission, which is the primary commission on this project, and then a study session with the City Council on the final plan before the Council would adopt it. The first mile of the trail would go from the Bear Creek Trail up to the Sammamish River Trail. A federal transportation enhancements grant has been requested to build that first mile of trail, and by the end of 2012, that should be in place.

Mr. Berger noted that Redmond has two downtowns, the original Downtown neighborhood and the Overlake neighborhood, which would be connected with this trail. He says this trail would be a great gathering place that would provide economic vitality with integrated art. The intent of the design would welcome light rail, which is proposed in the future. Storm water projects have been considered, as well. The corridor has two distinct areas: the downtown study area and the Sammamish Valley study area, the latter of which has less funding and thus, less detail. The applicant notes that Redmond has a fluctuation between natural and urban throughout the length of the trail. That fluctuation provides a theme to the trail. Perry Lynch, the artist involved in this project, has expressed that fluctuation in several elements of the trail. There are landings, ties, islands and eddies along the length of the trail. Two developments are already underway along the trunk of the corridor which will have to be considered. This trail will be a destination for Redmond, a multi-use trail with sharrows and bike lanes. The applicant laid out three timeframes: the immediate vision of the trail that will be built in 2012, the near-term vision of 2016, which

would be before light rail arrives, and then the long-term vision that would involve light rail and other neighboring developments.

The applicant focused on the near-term vision, and walked the DRB through the project, heading first to the existing railroad abutment and crossing the Sammamish River, then dropping into Downtown. The trail makes connections off that abutment down to the river and down to Redmond Way until, finally, the trail touches the 161st crossing. At that point, there would be a station and promenade zone, especially when Sound Transit arrives with light rail. The trail becomes integrated into a mixed-use space in this area. Benches, canopies, and landscape islands are dotted along the trail in this area. Getting access to the corridor from the north is critical, with a challenge of a lively Cleveland Avenue. The entire corridor is 16' wide, with 12' of trail and 2' on either side free from vertical clearance. Sound Transit's arrival will add some challenges to the trail in that the trail will need to cross through a very public realm. Light rail will take away from green space to the south, but more green space would be gained on the north. Between 166th and 170th, the trail will have its "neighborhood blocks," with residential frontage on the corridor. Existing parking will crowd the trail on the south, but again, more space will be gained on the north.

The applicant noted that there were different levels of traffic flow across the trail that will have to be managed and signalized, from primary roads to secondary streets to mid-block crossings and smaller scale streets with pedestrian access points. The applicant noted that the Red 160 development was a good corridor to study as an example. The lighting, curb cuts, canopies, and arcades are positive parts of this project; however, Red 160 does not invite many pedestrians and has a number of blank walls. The applicant wants to indicate the mid-block crossings of the trail with curb bulbs, like flags, marking the corridor. The applicant wants to encourage retail development along the trail. There will be challenges in terms of screening parking, especially in consideration of the water table and the fact that major digging would not be possible. The applicant illustrated an example of this challenge with a new condominium project proposed along Cleveland Avenue. The applicant is asking some developers to make reasonable changes to interact with the trail, including offering the developers more space to make a connection with the trail corridor. There are some open terraces with this condominium project that might provide a mutual benefit between the project and the trail, for example, if the developer were willing to be flexible by adding more public space. Center Pointe, to the east, is undergoing a similar discussion with the applicant.

Low-impact development practices will help guide this project through aesthetic elements, such as rain gardens, and also functional elements like subterranean infiltration that would benefit the water table. Utilities and services for the trail need to be addressed, in terms of how trash is dumped, for example. There are three scenarios for the trail, two of which would involve keeping the rail along with the trail.

COMMENTS FROM THE BOARD MEMBERS:

Mr. Krueger:

- Likes the idea of getting some flexibility on the setbacks connected to other developments. Mr. Krueger is excited about the project, overall.
- He would like to see some south-facing retail options along the trail, as well. The applicant says the setbacks could indeed provide some public benefit. However, the applicant knows that there are some City guidelines that will help guide what is a "benefit" and what is not.
- Mr. Krueger asked if the applicant would have to come back to the DRB if the flexibility in setbacks were granted. Mr. Lisk said he was not sure. The applicant knows there would be a permit review on that issue, and says it could possibly come back to the DRB.
- Mr. Meade noted that utility placement will create some challenges as well. The applicant agreed, and said he would be looking for flexibility in those placements. Mr. Meade notes that the DRB has pushed hard for flexibility on utilities in past projects, where possible.
- The applicant knows the DRB's hands are tied in some cases, but he asked for help in finding any flexibility in the project.

Mr. Meade:

- Noted that some flexibility could be possible in working with setbacks and height restrictions. More height could be allowed if certain conditions are met. Mr. Meade noted, however, that the water table would govern many of the choices here.

- The applicant said that there were some new storm water regulations that might allow the trail corridor to be used to infiltrate water into the aquifer. Mr. Meade was supportive of that move.
- The applicant said that he would be working on design guidelines for this project for the next six weeks, and urged the DRB members to add in their ideas.
- Mr. Krueger confirmed that construction would start in 2012, and would take three to six months. The applicant says there is enough grant money to build the main trail, but there is an effort to look for more funding.

Ms. Sirois:

- Would like to see, in a future presentation of this trail, how cyclists and walkers would be able to use it together and interact with cars. The applicant says his group is studying a Vancouver, BC trail that would be a good model.
- Ms. Sirois suggested that different cyclists would be using the trail, from six year-old kids to faster cyclists. She asked the applicant to consider how the trail surface would change over the years in Northwest weather. The applicant said that would be taken under advisement.
- The applicant notes this will be a different, slower trail for cyclists, with several road crossings.

Ms. McDonald:

- Asked the applicant to consider how this trail could be used in the day and night hours. She asked if art on the buildings next to the trail, not just retail, could help the urban interface of the trail.
- The applicant says the landings along the trail would have interesting lighting features that would encourage walking at night. The crossings of the trail would have even more lighting, for safety.

Mr. Waggoner:

- Encouraged the applicant to consider the trail's use after dark; the Burke-Gilman Trail in Seattle has many dark spots that can be dangerous. He would like to extend the hours of use of this project.
- Mr. Waggoner says the crossings of the trail could create some good, intermediate speeds of use on the trail, and could help clear out some of the density of usage on the trail.
- The applicant is hoping the DRB can continue to sustain excitement over this project.

Mr. Palmquist:

- Asked if adjoining landowners know about the project. The applicant noted that letters have been sent, and public meetings have been held.
- Mr. Palmquist noted that as much information as possible, including this presentation, should be in the hands of those landowners as soon as possible.
- Mr. Krueger asked if the next pre-application meeting on this project might involve some neighbors.
- Mr. Lisk asked if new design standards from the neighborhoods would be used in the master plan for this project.
- The applicant says a design guideline manual for the corridor is under development, and the applicant is working with the City Council on this.
- Mr. Lisk noted that the Overlake neighborhood already has design standards, and he believes that similar guidelines will help regulate this project.
- Mr. Palmquist noted that if a trail like this could take up all the storm water requirements for an adjoining project, for example, that could help move the project forward.
- The applicant says the master plan under development will provide some overall guidelines for the project, but the design manual would be more specific.

Mr. Meade:

- Asked the applicant to consider seasonal activities at the trail to encourage the creation of retail support for the trail. Power and water locations along the trail would help with that encouragement for retail, as well.
- Mr. Meade would like to have visually permeable landscaping on the trail to improve security. That would involve some changes to the current landscaping plan.
- Mr. Meade pointed out that this trail runs right through the heart of Old Redmond, and he would like the language of the trail, perhaps with some interpretive markers, to identify that.
- The applicant says the ties mentioned earlier could help with that integration of history, and he will continue to work toward that goal in the master plan of the project, which will include art.

- Mr. Meade wants the applicant to make this project a destination that can set a new example of how an urban trail can work. He is glad to see the trail going into place, especially in light of the adjoining Cleveland Avenue projects the DRB has reviewed in the past and the ones considered in the future.
- The applicant is hopeful the project will move quickly, even more quickly than the 2016 deadline noted earlier.
- Ms. McDonald agreed with the idea of making historical markers along the way of this trail, and suggested that if rails and ties were taken out, they should be re-used in some way in the future. The applicant says that idea has been discussed at length.
- Mr. Meade suggested the ties could be incorporated into the landscape, similar to the Bandon Dunes project in Oregon.
- The applicant and DRB members thanked each other for their time.

PROJECT REVIEW

PRE110003, Marymoor Heights Condos Renovation

Description: Replace existing lap siding with lap & panel siding, replace existing aluminum windows with vinyl windows and add trim around windows and replace existing main doors with new doors.

Location: 7050 – 156th PI NE

Applicant: Jean Morgan *with* Morgan Design Group, LLC

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

Mr. Lisk spoke on behalf of Mr. Fischer regarding this project. The applicant is proposing changes to three buildings on the site. Currently, the exterior of the structure is wood lap siding and chimney stacks. The applicant wants to replace the siding with a combination of fiber cement horizontal siding as well as metal siding. The existing aluminum windows would be replaced with vinyl windows, and new doors will be installed. There are two different colors schemes under consideration. Staff is recommending approval of the materials and colors with the typical conditions.

Jean Morgan spoke on behalf of the applicant. She has met with the owners' group recently; the owners' group has voted on one option, and that is the option she is presenting to the board. Three-quarters of the owners voted to upgrade the colors and the siding materials. Tan, taupe, and moss colors have been selected, and these would be pre-painted hardy siding. The project would be completed in phases due to limited finances. There are other condominium associations in this project which have to be considered as well.

COMMENTS FROM THE BOARD MEMBERS:

Mr. Meade:

- Asked about the stucco board and how it would work. The applicant says there would be screeds between these boards. The applicant says the hardy board system used will require certain reveals, in which the applicant will paint a white color, most often, to match the window trim.
- However, the applicant says, in this case, the reveals are less pronounced. Only the windows on the outside corners will match color with the trim. Most often, the stucco will match up with the base color.
- On the south elevation, Mr. Meade noted a variety of reveals with the panelized siding, which he reviewed with the applicant.

Ms. Sirois:

- Asked about the roof, which the applicant says she is not replacing. It will remain a dark composite shingle.
- Ms. Sirois asked about the metal siding, which will be concentrated around the chimney stacks, according to the applicant.
- Generally, Ms. Sirois says the palettes and colors look good. She is concerned that the renderings do not match up with the materials presented.
- Ms. Sirois would like some more pop in the accent color, which she fears would fade into the main color, in the current form of the project.
- The applicant says the building now is very gray; she has had a tough time selling more color and contrast to the older population who lives in these buildings.

- Ms. Sirois appreciates the effort into the longevity of the materials; she noted, however, that metal or wood-clad windows would last longer than vinyl. The applicant says consultants have been called in on this, but the up-front cost for different windows was too prohibitive.
- The applicant says the first choice is a VPI window; the frame can deal with rain very well and the product is locally made and less expensive.

Mr. Krueger:

- Thanked the applicant for working with the residents to move away from beige colors. Asked if the entire project was getting approved, or just one phase of it. The applicant noted that this was for approval of the whole project.
- Mr. Lisk said that if the applicant wanted to change colors, this project would come back before the board. Mr. Krueger asked if approval could be parceled out such that the buildings on the other side of the street from the main project could be split from tonight's approval.
- The applicant said that was a good idea, in that those other buildings are more prominent and would be built in a different phase. The applicant would like that type of support from the DRB to add color.
- Mr. Meade says pushing the idea of changing the colors might get support from the residents when the time comes to sell those units, in that they would stand out more.
- Ms. Sirois also suggested looking at some new garage door options in the future, though she understood the expense. The applicant noted that many of the residents were underwater on their mortgages, and many were having trouble spending any additional money on this project.
- The applicant says the basic idea is to find an economic way to keep the buildings in shape for the long term.
- Mr. Meade suggested painting the garage doors to match the body of the building such that they would not stand out as accent points.
- The applicant noted that she would like support from the DRB to make changes; she told the residents the DRB had the final say on this project.
- Ms. Sirois is concerned about the patterns on the reveal and if they could be simplified. The applicant would welcome a chance to reduce the amount of structural detail on this part of the project, especially in regard to material restraints.
- Ms. Sirois suggested a simpler pattern of windows, which Mr. Meade agreed with.

IT WAS MOVED BY MS. SIROIS, AND SECONDED BY MS. MCDONALD, TO APPROVE PRE110003, MARYMOOR HEIGHTS CONDOS RENOVATION, FOR ALL THE BUILDINGS IN THE PROJECT EXCEPT BUILDINGS 25 AND 26, WITH THE FOLLOWING CONDITIONS:

- 1. THE STAFF RECOMMENDATIONS**
- 2. A RE-WORKING OF THE JOINT PATTERN TO A MORE UNIFORM PATTERN ACROSS THE BUILDING**
- 3. A CHANCE FOR THE BOARD TO SEE BUILDINGS 25 AND 26 WHEN THEY ARE SCHEDULED TO BE RE-CLAD**
- 4. THE GARAGE DOORS WILL BE PAINTED THE BODY COLOR.**

MOTION PASSES (6-0).

ADJOURNMENT

MOTION MADE BY MR. PALMQUIST AND SECONDED BY MR. KRUEGER TO ADJOURN THE MEETING AT 8:50 P.M. MOTION PASSES (6-0).

MINUTES APPROVED ON

RECORDING SECRETARY