

APPROVED

**CITY OF EDMONDS
ARCHITECTURAL DESIGN BOARD MEETING
*Minutes of Regular Meeting***

September 1, 2010

Board Member Kendall called the September 1, 2010 meeting of the Architectural Design Board to order at 7:00 p.m., at the City Council Chambers, 250 - 5th Avenue North, Edmonds, Washington.

ROLL CALL

Board Members Present

Valerie Kendall, Chair
Rick Schaefer, Vice Chair
Bryan Gootee
Michael Mestres
Bruce O'Neill

Board Members Absent

Lois Broadway (excused)
Steve Bullock (excused)

Staff Present

Kernan Lien, Planner
Brian McIntosh, Parks, Recreation
and Cultural Services Director
Karin Noyes, Recorder

APPROVAL OF MINUTES

BOARD MEMBER MESTRES MOVED THAT THE MINUTES OF AUGUST 4, 2010 BE APPROVED AS SUBMITTED. BOARD MEMBER GOOTEE SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY.

VICE CHAIR SCHAEFER MOVED THAT THE MINUTES OF AUGUST 18, 2010 BE APPROVED AS SUBMITTED. BOARD MEMBER GOOTEE SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY.

APPROVAL OF AGENDA

VICE CHAIR SCHAEFER MOVED THAT THE AGENDA BE APPROVED AS SUBMITTED. BOARD MEMBER MESTRES SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY.

REQUESTS FROM THE AUDIENCE:

There was no one in the audience, except the applicant.

CONSENT AGENDA:

There were no items on the consent agenda.

MINOR PROJECTS:

File Number PLN20100044: Requested revision to landscaping requirement at the Ballinger Station Plaza portion of the Interurban Trail Project. The Ballinger Station Plaza is located on the east side of 76t Avenue

West along McAleer Way and will include a cement plaza, steel shelter, kiosk, water fountain, trash receptacle and associated landscaping.

Mr. Lien presented the Staff Report and recalled that the Board held a public hearing on the Interurban Trail/Ballinger Station Plaza project on August 4th. At that time, they approved the application with the following conditions:

1. At least Fifty (50) percent of the trees along the south side of Ballinger Station Plaza and between the driveway and the Interurban Trail portion leaving Ballinger Station shall be evergreen species.
2. Applicant is required to submit a separate right-of-way construction permit for all work performed within the City right-of-way. The project will be reviewed for compliance with stormwater management, erosion control and construction standards under the right-of-way permit.
3. The applicant is responsible for seeking and obtaining all other required local, state and federal permits.

Mr. Lien explained that after further review of the landscaping requirements, the City staff, landscape architect and design engineer have expressed concern regarding Condition 1 and the requirement that at least 50% of the trees must be evergreen species. As discussed on August 4th, Mr. Lien reminded the Board that the City does not have landscaping standards for projects within the right-of-way. However, staff determined Type III landscaping would be most consistent, and this stipulates that no more than 50 percent of the trees can be deciduous. He said that in addition to the landscape code (ECDC 20.13), there are a number of other items that talk about landscaping such as:

- The general design review site treatment guidelines in ECDC 20.11.030.B.3 state that, “Landscape treatment shall be provided to buffer the development from surrounding property where conflict may result . . .”
- According to the City’s Comprehensive Plan Urban Design Element (C.14.a and C.14.b), the objectives of landscape buffers is to “create a visual barrier between different uses and maintain privacy of single-family residential areas.”
- ECDC 20.11.030.B.5 states that “all screening should be effective in the winter as well as the summer.”

Mr. Lien said the applicant’s concerns are largely related to maintenance of the landscape area and safety concerns for the trail users. He noted that the proposed landscape plan contains a variety of evergreen shrubs (Ken Janeck rhododendron, evergreen huckleberry, and Hick’s yew) which range in height from 3 to 10 feet at maturity and would provide adequate buffering for the site. Therefore, he concluded the following:

- A. The proposed landscaping associated with the Ballinger Station Plaza provides a buffer between the Interurban Trail and neighboring residential development consistent with ECDC 20.11.030.B.3, ECDC 20.11.030.B.6 and the City of Edmonds Comprehensive Plan Urban Design Element.
- B. The proposed landscaping approximates Type III Landscaping as described in ECDC 20.13.030.C, with the only deviation being that all the proposed trees are deciduous species, while Type III Landscaping requires at least 50 percent to be evergreen.
- C. Pursuant to ECDC 20.13.000, it is within the ADB’s authority to interpret and modify the landscaping requirements contained in ECDC 20.13.
- D. ECDC 20.11.030.C.1 indicates that community facilities and public or quasi-public improvements should not conflict with the existing and planned character of the nearby area. Staff feels that the Interurban Trail Project and the Ballinger Station Plaza would not only conflict with the character of the area, but it would be an improvement over existing conditions.

Mr. McIntosh advised that he was present when the Board initially reviewed the application on August 4th. Soon after, the landscape architect and design engineer for the project met with staff regarding their concerns about Condition 1. He introduced Juliet Vong, the landscape architect, who was present to share more information with the Board related to their request.

Juliet Vong, HDV Landscape Architects, Seattle, pointed out that the plaza is configured in a tight space, and the landscape area between the structure and the fence is only between 6 and 8-feet wide. The landscape area between the residential driveway and the trail is between 4 and 8-feet wide. She pointed out that there are very strong standards for the areas adjacent to the trail related to site distance and visibility. The concern is that placing large conifer type trees in the landscape areas along the trail would constrict the site distance view in the area.

Ms. Vong said that between the structure and the fence, the applicant is proposing to plant Hick's yews, which are columnar and can reach a height of 12 feet. She explained that the goal is to provide a taller species that would offer a buffer to adjacent property owners. She said they could plant more Hick's Yews if desired, but they want to avoid creating the appearance of a residential hedge. The intent is to provide more intimate landscaping near the plaza area. If evergreen trees are planted in this location, there is concern that as the trees grow, their roots will cause the ground to buckle. In addition, significant root masses would make it difficult to grow plants under the trees. She suggested that the variety of evergreen shrubs proposed by the applicant would screen the fence and soften the edge of the plaza space.

Board Member O'Neill noted that the proposed plan identifies five Hick's Yews along the south edge of the proposed shelter. He asked if it would be possible to add a few evergreen trees in this location. Ms. Vong answered that placing larger evergreen trees in this location would require the shelter to be shifted inward, and building height would be a concern because of the existing power lines. Again, she said adding more yews in this location could appear to be a residential hedge.

Board Member Mestres shared from experience how the roots from nearby Douglas Fir trees have caused areas of the Burke Gilman Trail to buckle. This is a significant safety hazard, and he agreed that large conifer trees should not be planted near the trail. He also agreed that it would be difficult to plant accent shrubbery under large conifer trees because they tend to take over the entire area underneath. He concurred with the applicant and staff's assessment that deciduous trees would be more appropriate in this location. Chair Kendall concurred, particularly in regard to maintenance, safety and aesthetic issues.

Vice Chair Schaefer recalled that at their last discussion, the Board agreed they wanted the landscaping to have more of a winter presence. However, they did not take safety and maintenance issues into account. He said he supports the proposed landscape plan, which provides adequate screening for adjacent property owners, while still allowing for adequate site distance and visibility.

BOARD MEMBER MESTRES MOVED THAT BASED ON THE ANALYSIS AND ATTACHMENTS IN THE STAFF REPORT, THE BOARD APPROVE THE INTERURBAN TRAIL PROJECT AND BALLINGER STATION PLAZA WITH ASSOCIATED LANDSCAPING AS DEPICTED IN ATTACHMENT 5 WITH THE FOLLOWING CONDITIONS:

- 1. APPLICANT IS REQUIRED TO SUBMIT FOR A SEPARATE RIGHT-OF-WAY CONSTRUCTION PERMIT FOR ALL WORK PERFORMED WITHIN THE CITY RIGHT-OF-WAY. THE PROJECT WILL BE REVIEWED FOR COMPLIANCE WITH STORMWATER MANAGEMENT, EROSION CONTROL AND CONSTRUCTION STANDARDS UNDER THE RIGHT-OF-WAY PERMIT.**
- 2. THE APPLICANT IS RESPONSIBLE FOR SEEKING AND OBTAINING ALL OTHER REQUIRED LOCAL, STATE AND FEDERAL PERMITS.**

BOARD MEMBER O'NEILL SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY.

PUBLIC HEARINGS - MAJOR PROJECTS:

No public hearings were scheduled on the agenda.

CONSOLIDATED PERMIT APPLICATIONS (No Public Participation):

There were no consolidated permit applications.

ADMINISTRATIVE REPORTS/ITEMS FOR DISCUSSION:

There were no administrative reports by staff.

ARCHITECTURAL DESIGN BOARD MEMBERS COMMENTS:

Chair Kendall announced that the Board's next meeting would be September 15th.

ADJOURNMENT:

The meeting was adjourned at 7:25 p.m.