

APPROVED

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

March 19, 2014

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

Board Members Present

Bryan Gootee, Chair
Cary Guenther, Vice Chair
Brian Borofka
Lois Broadway
Rick Schaefer

Board Members Absent

Bruce O'Neil

Staff Present

Kernen Lien, Senior Planner
Karin Noyes, Recorder

APPROVAL OF MINUTES

BOARD MEMBER SCHAEFER MOVED THAT THE MINUTES OF MARCH 5, 2014 BE APPROVED AS SUBMITTED. BOARD MEMBER BROADWAY SECONDED THE MOTION, WHICH CARRIED UNANIMOUSLY.

APPROVAL OF AGENDA

The agenda was approved as presented.

REQUESTS FROM THE AUDIENCE:

No one in the audience indicated a desire to address the Board during this portion of the meeting.

CONSENT AGENDA:

There were no items on the consent agenda.

MINOR PROJECTS:

No minor projects were scheduled on the agenda.

PUBLIC HEARINGS - MAJOR PROJECTS:

Application for general design review of the Swedish Edmonds Ambulatory Care Center Addition located at 21601 – 76th Avenue West in the Medical Use (MU) Zone (File Number PLN20140002)

Mr. Lien presented the Staff Report, advising that Swedish Edmonds Medical Center is proposing an approximately 80,000-square-foot Ambulatory Care Center (ACC) addition to the existing hospital that will house a new emergency department, urgent care clinic, outpatient diagnostic imaging center, and other amenities. He explained that design

review for projects within the MU Zone that require State Environmental Policy Act (SEPA) review are processed as Type III-B Decisions before the Architectural Design Board (ADB) and the Board's decisions are appealable to the City Council. The City issued a Determination of Nonsignificance (DNS) for the project on February 24th, and no comments or appeals were received.

Mr. Lien reminded the Board that when reviewing and approving projects, they must find the proposal consistent with the design criteria in Edmonds Community Development Code (ECDC) 20.11.030 and the Urban Design Chapter of the City's Comprehensive Plan. They must also find that the proposal meets the bulk and use requirements of the zoning ordinance.

Mr. Lien provided a map to illustrate the location of the proposed project within the MU Zone. He said the project is also located within the Hospital/Medical Comprehensive Plan Designation, the Medical/Highway 99 Activity Center, and the Steven's Memorial Hospital Master Plan Area. He pointed out the location of the existing buildings, and where the addition would be located on the east side of the hospital. He noted that the main entrance would still be from 216th Street, but access for emergency and service vehicles would be located on the south side of the addition.

Mr. Lien said a large canopy would be provided on the east façade to provide weather protection for the main entrance. There would also be a canopy over the emergency entrance located on the south side of the building. Mechanical equipment located on top of the building would be screened from view with walls. The west elevation of the proposed new structure would be primarily blocked from the public's view.

Mr. Lien advised that the base height in the MU Zone is 35 feet. However, as per ECDC 16.62.020.A, an applicant may opt to use the height restrictions permitted by the underlying Comprehensive Plan Designation. The subject property falls under the Stevens Memorial Hospital Master Plan, which identifies three different height envelopes: taller height in the middle of the site, intermediate heights surrounding the taller heights, and lower heights on the perimeter. The proposed addition would be located in the "high" height envelope, which allows up to nine stories. Given that each story is limited to 12 feet in height, the maximum height allowed would be 108 feet measured from the average grade. Although no height calculations have been provided by the applicant, the preliminary drawings show a maximum building height of 53 feet, which appears to meet the height requirements of the MU Zone.

Mr. Lien noted that a large rain garden would be located near the main entrance, and a smaller rain garden would be located in the parking area. He advised that most of the existing perimeter landscaping would remain untouched, but it would be enhanced in a few areas. To accommodate the proposed addition, the existing parking lot would be restructured to provide 63 parking spaces. A total of 1,389 square feet of Type V Landscaping would be required, and the applicant is proposing approximately 5,000 square feet, including a rain garden down the center aisle of the parking area.

Mr. Lien advised that Type III Landscaping is required around buildings, with no more than 50% being deciduous trees. In the proposed landscape plan, the tree species around the addition would all be deciduous species. He reminded the Board that they are allowed to modify and interpret the landscape code, and staff feels the proposed plan generally complies with and meets the intent of Type III Landscaping. He noted that a number of trees would be removed to accommodate the addition. As currently proposed, 90 trees would be removed (28 deciduous and 62 evergreen) and replaced with 100 trees (64 deciduous and 26 evergreens). He said the semi-mature evergreens that are currently located in the northeast corner of the site would be retained and additional evergreen trees would be added.

Mr. Lien reminded the Board that, as part of the parking structure that was reviewed in 2013, a parking analysis for the entire site was conducted to show that the City's parking requirements would be met. After the proposed development, 1,122 stalls would be required. Once the parking garage is constructed and the parking lot reworked, there would be 1,209 parking spaces.

Mr. Lien advised that the Staff Report provides a detailed analysis of how the proposal complies with the Comprehensive Plan and Design Standards. Staff is recommending approval of the proposed project with a few conditions; in particular that the height rectangle be submitted and reviewed with the building permit and that the applicant be required to screen equipment that is visible. He reminded the Board that with some recent developments, the utility boxes were not addressed during the design review phase. While the applicant has indicated that the utilities would be located inside the building and underground, he recommended this condition be retained to make sure that equipment is screened.

Board Member Borofka noted that the flat roof design is intended to accommodate future vertical expansion. He asked if this potential expansion should be addressed as part of the current application. Mr. Lien answered that future vertical expansion would be reviewed as part of a separate application.

Board Member Schaefer recalled that the Board recently reviewed an overall sign proposal for the hospital site. He asked if there is capacity in the total sign area allowed to accommodate additional signs. Mr. Lien explained that the hospital signs are considered “government” signs, which are exempt from certain aspects of the City’s sign standards. While the number of signs and the amount of total sign area would not be limited, the signs would have to comply with the City’s dimensional and placement standards.

Chair Gootee asked staff to clarify what is meant by “utility equipment” located outside. Mr. Lien said this term refers to transformers, hot boxes, etc. Although these units are not always shown in landscape plans, there are ways to camouflage them with landscaping, etc.

David Jaffe, CEO of Swedish Edmonds Hospital, said the proposed project is a milestone for Swedish Edmonds Hospital; but more importantly, it is a huge milestone for the community. The project has been designed to better meet the growing health care needs of the community. He pointed out that no significant changes have been made to the hospital facility since the mid 1970’s. He described the various components of the project as follows:

- **Emergency Department.** The current Emergency Department was designed in the early 1970’s and was intended to handle 25,000 visits per year. The facility is now handling in excess of 42,000 visits per year. While they are doing their best to accommodate patients, the layout of the facility impedes efficiency and patient satisfaction. The proposed new facility would accommodate up to 55,000 visits per year. The new design and the increased number of treatment rooms will provide for greater efficiencies and patient satisfaction.
- **Urgent Care Facility.** This new facility will serve patients who have an urgent need that is not considered an emergency. It is more costly to serve patients in an emergency room setting. The Urgent Care Facility will allow patients to be placed in the right space at the most affordable cost. This option does not currently exist.
- **Observation Unit.** This ten-bed unit would allow the hospital to observe patients until a decision can be made about whether or not they need to be admitted to the hospital. Placing emergency room patients on the patient care floor for observation takes away space for inpatients who really need the beds. The cost of this care will be considerably less than using inpatient beds.
- **Outpatient Imaging Center.** At this time, the outpatient imaging center is located in the “bowels” of the hospital. This is not satisfying for patients, and the layout and design of the current facility is uncomfortable and detracts from the efficiencies of the unit.

Mr. Jaffe summarized that, overall, the new facility will enhance access for patients. He explained that people coming to the hospital for medical care want to be taken care of without having to wander around trying to find where to go or struggle to find parking. The new facility will provide a much larger and brighter lobby and public space, with more seating areas close to the main entrance. The second floor of the building would be used for shelf space for the time

being, but it will be designed in such a way to accommodate future hospital-based programs. He observed that the hospital is land locked, and the only real way to expand is up. The proposed design will enable the hospital to accommodate space for new programs without having to retrofit the building.

Brian Uyesugi, NBBJ Architects, advised that the proposed design concept was inspired by the history and natural beauty of the Puget Sound region, and specifically, the Edmonds area. He explained that the Puget Sound Region was formed by large glaciers more than 15,000 years ago that carved the area into very distinct landscaping. Edmonds was previously a heavily forested area that became an ideal location for a logging community. The proposed design draws inspiration from the stories of the area from both a regional and local perspective.

Mr. Uyesugi said the proposed design also includes an educational trail that connects the interior with the exterior and the Edmonds community. He explained that the feature is intended to promote healthy living by educating people about how to make healthier lifestyle choices. He provided a map that identifies 5-minute walking distance rings around the hospital campus, with linkages to neighborhood parks and trails. He explained that, currently, the proposed trail would link the parking areas to the main entry and atrium, but other connections could be added in the future.

Mr. Uyesugi provided a satellite image of the hospital, noting the location of the existing parking areas. He specifically identified the parking area that would be eliminated to accommodate the proposed new structure, as well as the location of the new parking garage to the south. He noted that the main Emergency Department drop off would be moved to the west façade next to the main entrance, and the emergency vehicle access would be relocated to the east.

Mr. Uyesugi also provided a diagram to illustrate how vehicular and pedestrian traffic would flow through the site from entry points on Highway 99, 76th Avenue West and 216th Street. He advised that the goal was to create a safer environment than what currently exists. He specifically noted the fire lane for emergency vehicles, which would be blocked from public use.

Mr. Uyesugi provided a conceptual drawing to illustrate how the proposed building would follow the topography of the land, which gradually slopes toward the east. To tie back to the glacial movement concept, the building design is intended to appear as pieces of ice stacked on top of each other, with the base representing the area between the ice and the land. This bottom lobby area would tie back to nature and the flora and fauna of the community. The proposed metal panels on the building façade draw inspiration from the historical glacial movement of the region. Shifts in shadow and shade as a result of subtle panel variations will allow the face to have a stratified look.

Mr. Uyesugi reviewed the proposed materials and provided samples to the Board. He advised that the pearlescent white metal panels provide ties to the glaciers that carved the region, and the use of wood-looking Phonic Resin panels is intended to reflect the flora and fauna of Edmonds, with its abundance of fir and cedar trees. The concrete panels (glass reinforced concrete) used at the entry will have a texture that mimics the flow and movement of water. In addition to glass windows, metal panels would be used where the curtain wall and window mullions are located as well as on the column covers. Stainless steel would be used for all the bollard conditions in the main entry drop off area, and the horizontal windows would provide flexibility for the future use of the second floor.

Mr. Uyesugi provided a diagram to illustrate where the drop off areas, main entries and parking would be located. He noted that pedestrian walkways would have raised conditions across the drive lanes to allow people to slow down before reaching the crosswalks. He also noted that the Emergency Department entry would be distinguished from the main entry by a concrete panel, and some bicycle storage would be provided.

Mr. Uyesugi advised that most of the lighting fixtures would be LED. While they want to provide enough lighting to create a safe environment and meet the code requirements, they are also concerned about light spillage onto adjacent properties. He noted where signs would likely be located on the site including an 8-foot-tall mechanical screen sign on the eastern façade, a translucent film sign that is applied to the glass of the lobby, directional and identification signs at

the main entrance, and pedestrian-oriented, directional signs along the walkways. He also noted the location of two monument signs.

Jim Keller, Site Workshop Landscape Architecture, said one of the main goals of the site design is to increase the feeling of safety for people who come to the hospital, particularly at the main entry. This would be done by reconfiguring the roadway to provide a clear sense of arrival so that people will know to slow down. He provided a diagram to illustrate the proposed pedestrian and vehicular circulation and where the parking lots would be located. He specifically noted that the proposed plan meets the requirements of the American's with Disabilities Act (ADA). Speed humps would be provided where the pedestrian walkway crosses the roadway near the main entrance to provide a flush pedestrian surface and to slow cars down.

Mr. Keller advised that a line of truncated-domed pavers and bollards would be placed along the edge of the drop off area to provide a flush surface. The main entry would be covered to protect visitors from inclement weather. An off-set paving pattern of colored concrete would be used to tell the story about glaciology and to help people realize that the plaza area is shared by both pedestrians and vehicles. Paving bands would be used to help create a soothing front entry into the hospital space, and a bicycle storage area would be provided, as well.

Mr. Keller said a small courtyard would be provided near the existing cafeteria, where four to six tables with chairs and umbrellas could be located. This area would be buffered by some tree plantings, with low seat walls that could be used by people who are waiting to be picked up. They are currently studying the idea of a water feature near the main entrance.

Mr. Keller explained that the wall along the front of the building on the entry from 76th Avenue West is an important piece, and the plan proposes a Ginkgo tree in this location that would not grow too fast. As mentioned by staff, the applicant is proposing a rain garden in this location, which is a low area on the site where runoff would flow. The plan proposes using seasonally rich plantings to provide year-round interest. The plan also contemplates using plants that existed before in the fossil record and used to be more prevalent at different times of the climate. These plantings will help tell the story about the history of the area.

Mr. Keller advised that the trees currently located in the exterior perimeter buffers would be retained and enhanced, and additional landscaping would also be provided within the revised parking area. While a number of trees would be removed on the site to accommodate the new building, the applicant is proposing to replace the trees at a minimum one-to-one ratio. The existing evergreen forest in the northwest corner would be maintained and enhanced, as well. He provided images of the types of plant materials identified in the plan and advised that the plan address the drainage, soil and infrastructure needed for the plantings to be successful.

Mr. Keller said the proposed plan would reconnect the pedestrian pathways to the extent possible. The main goal is to recreate a new front door and sense of entry. He observed that, currently, there are not a lot of spaces on the hospital campus that have strong, safe pedestrian connections, so this would be the catalyst for a new campus-wide approach.

Scott Meurn, KPFF Consulting Engineers advised that the parking structure would provide the additional parking required for the proposed new building, including the parking that would be displaced by the building, as well as the anticipated increased demand. He said the design team has worked diligently with the Fire District and City staff to make sure everyone is happy with the project from a safety standpoint.

Mr. Meurn said the current public water main that serves the property is an 8-inch pipe that connects to the City's stormwater system at both 76th Avenue West and 216th Street. This water main must be upgraded to a 12-inch pipe in order to support the proposed project.

Mr. Meurn said that the hot box located on the subject property would be screened behind a large sign at the main entrance. One utility box was relocated to the inside of the building, but a transformer would be located in the southeast corner of the building in a pretty inconspicuous spot.

Mr. Meurn commented that the hospital campus was developed over a number of decades, and there is no stormwater control for development that occurred prior to 1979. Everything on the north half of the site currently drains to a storm drain on 216th Street, which is a tributary to Halls Creek. Because Halls Creek is a tributary to Lake Ballinger, enhanced and phosphorous treatment will be required. As proposed, stormwater from any new or replaced surfaces within the project limits would be collected and routed to new flow control and water quality treatment facilities on site. The water quality treatment facility would be designed to provide enhanced and phosphorous treatment. The north basin consists of the new building, the drop off area at the main entrance, and the reconstructed parking lot. Testing indicates that a portion of the parking lot north of the drop off is underlain with a deep sand layer (Vashon Recessional Outwash) that is highly permeable and provides water quality treatment. Therefore, this basin is anticipated to be treated and detained with infiltration located under the surface of the parking lot. A rain garden is also planned for the drop off area. The south basin consists of the new ambulance driveway. In this location a detention pipe, Filterra units and Kristar filter are planned. Stormwater from the new building's roof will drain to an infiltration system, as well.

Board Member Schaefer asked if the emergency access off of 76th Avenue West would be relocated or if the existing access would be used for ambulances. Mr. Uyesugi answered that the access would stay the same.

Board Member Schaefer asked if the new 12-inch water main would provide adequate infrastructure to accommodate additional expansion in the future. Mr. Meurn answered affirmatively.

Board Member Broadway asked if short-term parking would be provided close to the main entrance. Sarah Zabel, Vice President of Operations at Swedish Edmonds Hospital, answered that they are currently working with a consultant to review the parking flow and parking plan. She agreed that there should be some short-term emergency parking spaces located close to the entrance for people who need drop off opportunities.

Board Member Borofka noted that the circular driveway for the ambulance access intersects with pedestrian traffic in at least two locations. The majority of pedestrian traffic would come from the south where most of the parking would be located. He asked if there is a way to direct pedestrians away from the ambulance driveway. Mr. Uyesugi pointed out that the parking garage would provide staff parking, which would open up parking spaces closer to the main entrance for hospital patrons and visitors. The goal is to create an environment around the main entry where the sidewalk becomes more prominent to slow vehicles down.

Board Member Borofka said Design Objectives in the Comprehensive Plan call for providing covered waiting and walkways for pedestrians entering the building. He asked if the applicant has given any thought to providing covered walkways for visitors who use the ADA parking spaces. Mr. Uyesugi said the only covered area proposed at the main entrance is the drop off area. They have not considered any covered conditions in the sidewalk areas.

Chair Gootee asked for more details about the lighting proposed for the new building. Mr. Uyesugi said the applicant is proposing linear type lights in the soffits of the canopy. The idea is to tie back to nature to recreate the idea of dapple lighting as if it were filtering through the leaves of trees. They want the main entry to have a warm glow and presence, but also prevent the light from spilling out onto adjacent properties. Small-scale pedestrian light poles would be used in the parking areas and along the sidewalks leading to the main entrance.

Chair Gootee asked if an outbuilding would be required to house an emergency generator to serve the new building. Mr. Uyesugi said most of the utilities, including electricity, would come from the existing hospital campus.

Chair Gootee asked if any changes would be made to the existing hospital facility to make it more compatible with the proposed new building. Mr. Uyesugi answered that, with the exception of enhancing some of the elevations on the main

entrance, no other upgrades are proposed for the outside of the existing facility. Board Member Schaefer asked if there is anything in the design of the proposed new building that would help tie it to the existing building. Mr. Uyesugi expressed his belief that the new structure could be a catalyst for future growth of the hospital. As the hospital system continues to grow, older buildings will eventually be replaced with new, more modern structures. He suggested that when the older buildings are repainted, the color scheme could create a connection between the two the buildings.

Mr. Keller said that, although it is not clear in the elevation drawings, there would be a 10-foot tall custom-designed screen wall that stands off the existing building. Vines would be planted up this double-sided wall, which would create a new screen for the existing building façade and tie the whole site together.

Board Member Borofka said the proposal makes reference to wood materials. Mr. Uyesugi said that in order to meet code requirements for fire safety, the wood feature would actually be wood-looking Phenolic Resin panels that looks like wood. Mr. Keller said the landscape wall would be constructed of actual wood, along with wire and metal posts.

Board Member Borofka asked if the proposed upright lighting near the entrance could create a visual conflict for visitors who come in from the rain. Mr. Keller said the lighting would be placed in a manner that highlights certain species of trees and the landscaped wall. However, they would field stake the light locations to make sure the cutoff is out of the way of the main views as you drive or walk towards the main entrance.

Board Member Borofka asked if the applicant has any visuals that illustrate what the overall lighting schematic would be at night, particularly given the white pearlescent panels. Mr. Uyesugi said they do have any night renderings of the proposed lighting.

Board Member Borofka asked the applicant to respond to staff's recommended condition that encourages the use of porous pavement. Mr. Keller answered that pervious pavement does not make sense if the majority of the stormwater associated with the project will go to an infiltration facility. He pointed out that porous pavements require a good amount of capital to maintain. In addition, it is easier to grind and overlay traditional asphalt versus replacing a porous pavement.

Board Member Broadway asked the applicant to elaborate on how texturing would be used on the pearlescent solid metal panel to create some verticality and modulation. Mr. Uyesugi said each of the flat metal panels would be 1-foot tall by 16 feet wide. The idea is for the panels to create a pattern that looks like layers, following the imagery of the glacial movement. Some of the flat panels would be curved inward to capture the shadow and light differently. The goal was to have a subtle movement on the façade rather than a high contrast. Board Member Broadway summarized that rather the having panels in different plains, some panels would be concave within the same plain.

Board Member Broadway asked if the concrete panels on the lower level would be precast panels or if they would be cast on site in a form. Mr. Uyesugi said they would be high-performance concrete panels that are roughly 5' by 10'. The intent is to run the grain of the panels horizontally to look like they are actually carved by water. Board Member Broadway asked if the concrete panels have been tested with a graffiti coating to see what color they become. Mr. Uyesugi said the panels come with anti-graffiti coating integrated into the mix.

Board Member Broadway asked if the bench in the bistro area would be located under the overhang of the building to provide weather protection. Mr. Keller said most of the café space, including the benches, is outside the weather protection. However, the overhang would provide weather protection for the bench located to the left of the main door.

Vice Chair Guenther asked if the project has any sustainability goals. Mr. Uyesugi answered that the design team is not going after LEED Certification, but sustainability was part of their design consideration. For example, there are heat recovery chillers in the building, as well as displacement air ventilation. There are also some zones of radiant heat in the lobby.

Board Member Broadway asked if a flag pole would be added at the main entrance. Mr. Uyesugi answered no.

Board Member Schaefer asked the applicant to explain why only deciduous trees would be used in one area of the proposed landscaping. Mr. Keller pointed out that the building is very close to the center line of the road and the property line. The proposed Ginkgo tree is narrow and slow growing. Evergreen trees along this edge would be branched too low given the limited amount of space. Some evergreen trees could be added on the backside of the ambulance drop off, but there is already a large evergreen forest on the property, and they feel it is important to keep the site lines open along the back edge for security and safety. Board Member Schaefer agreed. Mr. Keller said there would also be Filterra units on both the east and the west sides of the building.

Vice Chair Guenther asked about the finishes for the curtain wall. Mr. Uyesugi said darker metal panels would be used for the curtain wall, and the glass would be clear.

Board Member Schaefer asked where the construction access would be located. Mr. Meurn explained that the parking lot would be constructed before they break ground for the new building. This includes relocating the ADA parking spaces. The construction site would be fenced off for the duration of the project, and the primary construction access would come from 216th. Board Member Schaefer recalled that adjacent residential property owners expressed concern about impacts associated with the construction access for the parking garage project. He wanted to make sure that this construction access was not extended as a result of the proposed new building.

No one in the audience indicated a desire to participate, and the public hearing was closed.

Chair Gootee said he likes the building design and felt it would be an asset to the site. However, he is concerned that the new building does not tie into the existing building. He hoped that repainting the existing facility would result in a better connection between the two structures. Board Member Broadway commented that it is challenging to design a new building that compliments a concrete building that was built in 1968. From her perspective, making the building very light and almost an opposite to the existing building is the best way to respect its heaviness and still move forward with something that can work with it.

Board Member Schaefer said he likes the proposed design, as well. However, he suggested an additional condition to make it clear that approval of the design does not imply any kind of approval for signage.

Vice Chair Guenther observed that the east side of the existing building is hodgepodge, with the original hospital and the tower built behind. He would not want the new building to match either of the existing structures. He likes that the proposed new building has a lighter design.

Board Member Borofka asked if it would be within the Board's purview to include a condition that encourages the hospital to provide short-term parking. Board Member Broadway reminded the Board that the hospital is in the process of trying to address this issue. Rather than trying to solve the problem for the hospital, the Board could add a condition that encourages the hospital to come up with a plan for short-term parking that meets the needs of their patients. Chair Gootee expressed concern that parking issues are outside the purview of the Board.

Board Member Broadway questioned if the Board wanted to add an additional condition to address compatibility between the existing and new structures. Board Member Schaefer commented that the Board has not studied the condition of the existing building to know what an appropriate treatment would be, and the existing buildings will likely change over time. They agreed it would not be necessary to add a condition to address this issue.

BOARD MEMBER SCHAEFER MOVED THAT THE ARCHITECTURAL DESIGN BOARD ADOPT THE FINDINGS, CONCLUSIONS AND ANALYSIS OF THE STAFF REPORT AND FIND THAT THE PROPOSAL IS CONSISTENT WITH THE COMPREHENSIVE PLAN, POLICIES OF ECDC 20.10.000, DESIGN REVIEW CRITERIA OF ECDC 20.11.030, AND ZONING REGULATIONS. HE FURTHER

MOVED THAT THE BOARD APPROVE THE PROPOSED SWEDISH EDMONDS AMBULATORY CARE CENTER ADDITION UNDER FILE NUMBER PLN20140002 WITH THE FOLLOWING CONDITIONS:

- 1. HEIGHT CALCULATIONS ARE REQUIRED WITH THE BUILDING PERMIT APPLICATION IN ORDER TO SHOW THAT THE PROJECT MEETS THE HEIGHT LIMIT.**
- 2. ANY UTILITY EQUIPMENT LOCATED WITHIN THE ENTRY PLAZA AREA SHALL BE SCREENED, PAINTED AND/OR OTHERWISE CAMOUFLAGED IN ORDER TO MINIMIZE ITS VISUAL IMPACT.**
- 3. APPROVAL AT THE DESIGN REVIEW PHASE SHALL NOT BE INTERPRETED TO MEET APPROVAL OF ANY SIGNAGE SHOWN ON THE PRELIMINARY PLAN.**
- 4. APPROVAL AT THE DESIGN REVIEW PHASE SHALL NOT BE INTERPRETED TO MEAN APPROVAL OF ANY SIGNAGE SHOWN ON THE PRELIMINARY PLANS.**
- 5. STORMWATER STRUCTURES (RAIN GARDENS, INFILTRATION SYSTEMS AND DETENTION SYSTEM) SHALL BE REVIEWED FOR THE IMPERVIOUS SURFACE AREA FOR THE SYSTEM, SIZING AND LOCATION BY THE ENGINEERING DIVISION AT THE TIME OF BUILDING PERMIT SUBMITTAL.**
- 6. THE APPLICANT IS ENCOURAGED, WHEREVER FEASIBLE, TO INCORPORATE PERVIOUS PAVEMENTS, RAIN GARDENS AND/OR OTHER LOW-IMPACT DEVELOPMENT TECHNIQUES INTO THE PROJECT DESIGN.**
- 7. THE APPLICANT IS ENCOURAGED TO PROVIDE SHORT-TERM PARKING FOR PATIENT DROP OFF.**
- 8. THE APPLICANT MUST APPLY FOR AND OBTAIN ALL NECESSARY PERMITS. THIS APPLICATION IS SUBJECT TO THE REQUIREMENTS IN THE EDMONDS COMMUNITY DEVELOPMENT CODE. IT IS UP TO THE APPLICANT TO ENSURE COMPLIANCE WITH THE VARIOUS PROVISIONS CONTAINED IN THESE ORDINANCES.**

BOARD MEMBER BROADWAY SECONDED THE MOTION, WHICH CARRIED UNANIMOUSLY.

CONSOLIDATED PERMIT APPLICATIONS (No Public Participation):

No consolidated permit applications were scheduled on the agenda.

ADMINISTRATIVE REPORTS/ITEMS FOR DISCUSSION:

Mr. Lien advised that the Board's April 2nd meeting would be a training session presented by the City Attorney regarding the Open Public Meetings Act and running land use hearings. The Board requested that staff send out reminders of the meeting to get confirmation from those would be present.

ARCHITECTURAL DESIGN BOARD MEMBER COMMENTS:

None of the Board Members provided additional comments.

ADJOURNMENT:

The meeting was adjourned at 8:55 p.m.