

**CITY OF REDMOND
DESIGN REVIEW BOARD**

July 17, 2014

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, Chair, Joe Palmquist, Vice Chair, Craig Krueger, Kevin Sutton, Scott Waggoner, Mike Nichols

EXCUSED ABSENCE: None

STAFF PRESENT: Steven Fischer, Manager; Gary Lee, Senior 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 Chair David Scott Meade at 7:03 p.m.

MEETING MINUTES

IT WAS MOVED BY MR. PALMQUIST AND SECONDED BY MR. KRUEGER TO APPROVE THE MINUTES OF THE MAY 15, 2014 MEETING. MOTION APPROVED (5-0) WITH ONE ABSTENTION.

IT WAS MOVED BY MR. WAGGONER AND SECONDED BY MR. NICHOLS TO APPROVE THE MINUTES OF THE JUNE 5, 2014 MEETING. MOTION APPROVED (6-0).

PRE-APPLICATION

LAND-2014-00302, 16545 NE 80th Mixed-Use

Description: Proposing a six-story structure with ground level retail; to include 98 residential units on three parcels; existing two structures to be demolished.

Location: 16545 NE 80th Street

Applicant: Amber French *with* H+dIT Collaborative

Prior Review Date: 04/17/14 & 06/05/14

Staff Contact: Gary Lee, 425-556-2418 or glee@redmond.gov

Mr. Lee said this was the second pre-application meeting for this project. At the previous meeting, the DRB talked about breaking up the base of the building and making the vertical element at the corner stronger. The applicant has taken these comments to heart and generally, Mr. Lee said he was warming up to the building and the changes proposed.

Architect Michael Hoffman spoke on behalf of the applicant. He spoke about the challenges of changes to the corner element, including cost. The applicant has added some verticality to the corner using white metal panel elements and other materials to break up the bottom plane. Thus, the base has been tied in above and below the canopy section to create a higher sense of place. The applicant played with the idea of bringing the white section up and letting the green section stay flat. He has created a dynamic, less rigid design with some vertical rhythms along the base, where retail stores would be located. The applicant has looked at bringing white panels down to the base, but that made the building look like several buildings, which is not what the applicant was hoping to do. He noted that the DRB wanted to eliminate some glazing, but the building owner would like to keep that option somehow for future tenants. The building's overall size has been reduced to pull it away from where the stairs and ramp land. The applicant wants to create a nice, large plaza area for a specimen tree or perhaps a sculpture. A two-foot planter strip has been proposed on the site, which the applicant has been negotiating with the City about. There is a utility easement that has some access issues.

The applicant has some plantings on the edge site that could grow up to 12-18 inches. The first residential floor has some good opportunities for larger private balconies, which the applicant said was a good way to capitalize on usable space in the building. The wood material used is a tight-knot cedar with a warm, residential, modern character, likely in a 6-inch width. A white painted metal panel would be used as well as a white hardy panel product. A gray color has also been proposed for some of the metal panels. The applicant is hoping to gain approval from the DRB on the design at this meeting and start moving ahead with the application process. No major changes have been proposed in the landscaping.

COMMENTS FROM THE BOARD MEMBERS:

Mr. Waggoner:

- Said there was a lot going on with the design. Mr. Waggoner noted that the applicant wanted to tie the entire building together with the design, but he believed there were a lot of different materials and colors that made it look like multiple buildings. The applicant said the building was a conglomeration of different massings. Much of the building is orange and gray in color.
- Mr. Waggoner liked seeing the different balcony types used on the building, which he said would provide a good, clean look. He said a clear glass railing might help with the balcony design. He asked about the glass corner and if it were all glass.
- The applicant said the corner would be all glass, but the sections at the floor might have a batten that would align with the windows. There would be a break in the floor line, however. Mr. Waggoner said there was a strong continuity of glass at the corner going from the ground to the top. He said bringing down some more of the green areas might create a stronger corner element.
- Mr. Waggoner asked about the plaza in front of the corner, and if it were close to grade. The applicant said it was about 12 inches above grade. The corner ramps take up quite a bit of space due to that grade. The plaza may end up slightly higher as a person moves along 80th Street, but that will be determined on how the curb ramp issues are resolved.
- The applicant noted that there was a signal control box on the plaza, measuring four feet high, two feet wide, and two and a half feet deep. There is a landscape element around the box to screen it somewhat.
- Mr. Waggoner said the plaza needs to stay public due to the retail stores there. A sidewalk would be installed along with light bamboo and other plants for good visual access. The applicant said he did not want to separate the plaza completely, but did want to give a sense of privacy. There is a utility easement the applicant cannot build in.
- Mr. Waggoner liked the south and west elevations with the white panels and the bigger bays that come out of the building. He said the color of the building on the renderings is more severe than what the applicant is presenting on the material board. The applicant noted that the intention is to have colorful materials. The green color becomes iridescent and coppery from different angles.

Mr. Krueger:

- Asked about the use of white vinyl windows on one side of the building and dark vinyl on another side, which was mentioned at the last pre-application. The applicant showed the DRB an indication of this window design on the renderings.
- Mr. Krueger said the corner element could have a color element that went all the way to the ground. He asked if the solid base of that corner could be strengthened. He did not see a strong pattern at the corner.
- The applicant said the stone base is in place at the corner on a podium, and below that podium are shared residential spaces and commercial spaces. Above that podium are a number of residential units. The wood element is a warm cedar product that bookends the commercial spaces. The stone ties the rest of the base together, in the applicant's opinion.
- The applicant said he considered bringing some solid colors to the bottom of the corner, but the design became too rigid and blocky. Mr. Krueger asked about the transition between the commercial and residential areas.
- The applicant showed the residential amenity space behind a wall that contains the stairway leading up from the garage. The applicant thought the design was getting too fussy in this area, and the hope was to use this space to tie the whole building together. Mr. Krueger thought having stone under the windows looked cluttered and muddled compared to the clean-looking north elevation.

- Mr. Krueger asked about the corner element and if the applicant considered using a dark, vertical line. Mr. Krueger liked the vertical glass, but said extending the green color at the corner could make the design bolder.
- The applicant said he did consider making the change Mr. Krueger was talking about, but he preferred having some bookend elements at the entry to reinforce the verticality of the green section. Mr. Krueger said a simpler, stronger mass at the corner might be a better approach.
- The applicant said he took some extra time to create larger, special balcony elements. Mr. Krueger said he liked the way the applicant had set up the massing of the buildings and the separation of the different wings of the building. He said the building was looking good.

Mr. Palmquist:

- Liked the plan overall. Mr. Palmquist said the public area designs have come a long way and have been done well for a small site. He agreed with Mr. Krueger that the elevations are still a little too busy. He liked the unique forms presented, but some parts of it need to be tuned down.
- He liked how the applicant has defined the levels of the building. He asked if the balconies could help establish one plane across the building masses. He said smoothing out that plane could go a long way to cleaning up the design.
- Mr. Palmquist liked all the glass, but said the wood next to the color above it appears mismatched in the renderings. The applicant agreed with that assessment, but said stains and paint selections could be dialed in a bit better to create better colors.
- Mr. Meade suggested a dark oak or brown finish for the wood that could help separate the color from the rest of the building and homogenize the color tone with the darker stone element.
- Mr. Palmquist asked about the frame the applicant has created, and the thicker element at the top of the horizontal detail line. He said this element should be mimicked on the bottom right between floor one and two. This should set apart floors one and two from the rest of the building.
- He said he liked what the applicant had going, and said the contrasting colors were strong, but he wanted to tone back some of the movement that is weakening the design overall. Beyond that, he said the project had come a long way since the DRB had first seen it. The applicant said he did want to have a separation between the base, middle, and top.
- The applicant said he was trying to get horizontal and vertical movement. Mr. Palmquist said the change could be subtle and would still accomplish a meaningful difference in the design. He said the site looked like it had three little buildings originally, but he liked the direction the applicant was taking with the overall building design now.

Mr. Nichols:

- Asked about the elevator under the stair access and if that would be seen. The applicant said that element had been removed. Mr. Nichols asked about the material for this area of the design. The applicant said it would be painted hardy panel, most likely. The applicant said this element would not be visible from the street, but it would match the language of whatever box it is in.
- Mr. Nichols confirmed that the back side of the parapet walls would be hardy plank material, as well. The applicant said about 12 inches of the roofing, a vinyl product, might be visible in this area.
- Mr. Nichols asked about the tall glazed corner and the spandrel piece at the floor levels. He asked if that was intended to be spandrel. The applicant said a painted metal panel would be in that space to match the color of the window frame. The applicant wanted to keep a vertical element in the corner design.
- Mr. Nichols asked about the galvanized steel mesh, which did not appear to be a mesh. The applicant said that was provided just to show a color. At the loading dock, a welded wire mesh would be used. Living walls would be placed here with four-inch openings in the walls.

Mr. Sutton:

- Said he missed the last meeting on this project, but noted that the design has come a long way. Mr. Sutton agreed with Mr. Palmquist's comment to pull the balcony back on the NE 80th side to keep everything in the same plane, similar to the design on 166th. Mr. Sutton wants the green metal panel to come down to the base in the corner element.
- Mr. Sutton agreed with Mr. Krueger's comment about the stone on the 166th side under the windows. A clear line should be present at the base of the window. The applicant said this was a tough spot of

the building to resolve the different materials. He disagreed on the green coming down at the corner but he would keep studying it.

Mr. Meade:

- Said the green element should reach the grade at the corner. Mr. Meade said the stone could be removed from this elevation, possibly. He said the green could also come below the window height and wrap around to create a base at this section. He said there was too much happening in this corner location, which did not add to the design.
- Mr. Meade said, on the other side of the corner tower, the green could come down to the grade as well. He said this was a strong corner element, and said the modulation was great. He said some darker colors could be used on the narrow-framed window section at the corner to help organize this piece of the design.
- The applicant said that was a possibility, and Mr. Meade agreed that there could be multiple solutions. He noted that the glazing in this element creates some challenges. He wanted the corner to stand as its own sculptural piece.
- Mr. Palmquist said the green should come down at the corner. He said, on the first floor, a more exciting element needed to happen in the center. He said a clear glass canopy might be a good addition. Mr. Nichols agreed with this idea. Mr. Meade said a nice glass piece could help provide a well-developed sense of entry for the building.
- Mr. Meade said a thicker base for the side pieces, as Mr. Palmquist suggested, would be a great idea. Mr. Meade wanted the stone and cedar elements to fit with the massing above them. That could mean fewer moves in the stone or cedar design. Changing the tone of the cedar to a darker color could help establish them as a good expression of the base.
- Mr. Meade said the building has evolved, especially at the corner and the south elevation. He wanted the corner element and the base to be the focus for the applicant at this point. He asked the applicant to look at the mechanical screening, as Mr. Nichols suggested.
- The applicant noted that the building did not have a rooftop plaza, but there could be emergency access to this area. He will review this part of the design and appreciated the DRB's comments on this section of the design.
- Mr. Meade asked about the canopy at the lower floor, and said the stone above it should be removed. He said the canopy should match up with the corner element, where possible. The applicant agreed that the design language in this area appeared to be interrupted. Mr. Meade said changing the design here could give the applicant some flexibility to add blade signing or lighting in the future.
- Mr. Lee asked what the next step would be for the project. Mr. Meade said it was ready to come back for approval and was looking forward to seeing the applicant solve the issues presented at this meeting.

PROJECT REVIEW

LAND-2014-01170, Redmond Town Center – 74th Street Renovations

Description: Proposing to transform a section of 74th Street between 164th Ave NE and 166th Ave NE from the current condition of a vehicular use street with sidewalks to a pedestrian-only European style walkway use.

Location: 7525 166th Ave NE

Applicant: Courtney Klein *with* JSH Properties

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

Mr. Fischer asked that this item be moved up in the agenda, and said it was ready for approval. He said this project is taking place within the street corridor of 74th between 164th and 166th. The intent of this project is to convert the through street to more of a European-style walkway, such that through vehicular traffic would be eliminated. The only traffic that would be allowed would be for emergency vehicles. Bollards at either end of the street would prevent vehicular traffic. Improvements on the site include additional benches, tables, chairs, a fireplace, wood deck seating areas, a large center court fountain area, a shuffleboard court, a location for a holiday ice rink, planned irrigation for a farmer's market, and raising the center court area to eliminate the curbs. There are 29 parking places that would be lost. However, an additional temporary lot has been created, so there is no net loss of parking. There are 13 street trees that would be removed in the proposal.

A tree species has been proposed for a replacement, but the Redmond City Arborist said such a tree would not do well in a pedestrian area. The hardscape on the site is stamped asphalt with concrete accent bars. The concrete will be colored. Staff is recommending approval of the colors and materials as presented. The stamped asphalt portion of the project should be in a colonial brick color. The applicant will have to find an appropriate street tree species along 74th, and the standard inconsistencies condition would apply as well.

David Bocock with Redmond Town Center presented on behalf of the applicant. He wanted to get working on this project to come into alignment with all the residential projects coming up around this site. He wanted to get a more user-friendly design in place that was comfortable for groups like cyclists and kids. He said many of the current tenants are looking to stay, even with the changes proposed, and new tenants are hoping to come in, too.

Landscape architect Matt Porteous next presented on behalf of the applicant. He showed the DRB the stamped asphalt and the addition of bollards and loading-only spaces. A fountain on the site would be expanded, and a third fountain, about 24 feet in diameter, would be added as well. He said, when the street is closed down, fire access would still occur with a minimum clearance of 20 feet. The fountain shoots water high into the air, which is visible from a distance and very inviting for people coming into the space. The applicant said the current street trees have been pruned severely to keep them under control. The new street trees would come north by a few feet and would help add visibility for the retailers and create a rich, inviting space for pedestrians. No new trees would be added on the north side of the road. Within the pavement, the applicant is trying to sew together the lighter tones of concrete to break down the space. Site furnishings, including chairs, tables, and umbrellas, would be added. A flexible space in the middle could have several different uses for holiday events, for example. The asphalt would be a colonial brick color.

The applicant showed the entire landscape plan and the different textures added. He said the tree he has chosen is on the Seattle street tree recommended list and is encouraged in that city for areas of higher shade concerns. The ultimate size would be 25 feet tall by 15-20 feet wide. The applicant has pre-selected these trees with an arborist to ensure their quality. The trees would help retain visibility for the retailers on the site. Between the trees, there is some ground cover proposed to help sustain their root structure. Low evergreen grasses have been proposed with items giving seasonal accent color and evergreen shrubs that would be knee high or lower. This would be a crisp collection of textures for the site with dashes of color. A shuffleboard court has been provided on the site as well.

COMMENTS FROM THE BOARD MEMBERS:

Mr. Meade:

- Said the fountain was awesome. Mr. Meade asked if any other iconic elements were planned for the site. The applicant said other improvements were planned for the campus, and they are on a separate track for permitting, including a fireplace and wood decking. Those improvements should add warmth to the site.
- Mr. Meade asked if there was any adjustment to the pedestrian access to each end. The applicant said the pedestrian traffic would go the same way it has before, but there would not be any cross-traffic of cars.
- Mr. Meade asked about the bollard to be used. The applicant said it was a sculpted bollard called the Annapolis Series with a subdued but muscular quality. It would be illuminated and painted dark bronze.
- Mr. Meade asked if there was any weather cover on the site. The applicant said a kiosk on the site for food service would be in place, but no new additional awnings would be added on the south side. The applicant said keeping the emergency fire egress would prevent a lot of covered area from happening.

Mr. Krueger:

- Said the project is a good idea. He liked the streetscape presented, which is a successful design in other places, such as University Village in Seattle, and a lot safer for pedestrians. The applicant said his firm was the designer of University Village.

- Steve Hanson from GSH Properties, on behalf of the applicant, said the design was intended to establish a sense of place. He said he wanted to have a safe area, especially for kids coming through the fountain area, but for shoppers too at the outdoor mall.
- Mr. Meade said this new design would allow shoppers to linger and go to other stores on the site. He said he liked all the outdoor room ideas presented, and said this spot would become competitive with Bellevue Square.
- Mr. Krueger asked if bikes would be encouraged here. The applicant said a bike rental facility would be great in this area. It would be bike friendly and bike racks would be added. Issues of bicycle traffic would be addressed as well.
- Mr. Meade said there were a lot of circulation opportunities on the site, with possibly other elevators or escalators added in the future. The applicant said Guitar Center might come into the property, which is a large tenant, and other tenants would help guide how that circulation would be developed. He said sight lines would be improved with the proposed design, encouraging retail activity.
- Mr. Meade asked if a restaurant client could come in at the grade level to allow for outdoor seating. The applicant said that was part of the plan, and not just chain restaurants would be considered. Mr. Meade said that would be a good plan, and multiple small retail spaces would help encourage people to come in, stay, and eat.
- Mr. Krueger asked about the tree specification, and noted the trees would be on private property and the applicant's responsibility to care for. The applicant said experts were consulted for the tree choice. As the trees grow, other pedestrian landscape improvements could be added that would be iconic. Mr. Meade said he was in support of approval.

IT WAS MOVED BY MR. PALMQUIST AND SECONDED BY MR. WAGGONER TO APPROVE LAND-2014-01170, REDMOND TOWN CENTER – 74TH STREET RENOVATIONS WITH TWO OF THE CONDITIONS NOTED BY STAFF ABOVE, INCLUDING THE FOLLOWING:

1. **THE STAMPED ASPHALT PORTION OF THE PROJECT SHALL BE IN A COLONIAL BRICK COLOR.**
2. **THE STANDARD INCONSISTENCIES CONDITION WILL APPLY.**

MOTION APPROVED (6-0).

PRE-APPLICATION

LAND-2014-01226 The Carter

Description: Construction of a six-story mixed use building

Location: 7494-7500 159th Avenue NE

Applicant: Kim Faust *with* Main Street Property Group, LLC

Prior Review Date: 05/01/14

Staff Contact: Gary Lee, 425-556-2418 or glee@redmond.gov

Mr. Lee noted that this was the second pre-application meeting for this project. A new architect is working on this project, and Mr. Lee said the DRB would like the new direction taken. There are not as many balconies, which appears to clean up the elevations substantially. Mr. Lee said the project was going in the right direction.

Kim Faust with Main Street Property group spoke on behalf of the applicant and introduced her team, including Main Street President Kelly Price, Andy Rasmussen with Weisman Design Group, Daniel Ash and Wendy Lam with GGLO. Eric Campbell, CEO of Main Street, and Beth Dwyer, a principal at GGLO, were also present.

Since the last meeting, the design has been refined with the work of GGLO, which has a lot of experience working with LEED designations and working in Redmond. The hope is to reach an approval in a short time period. The comments from staff about streetscape have been addressed, in that live/work units and the lobby entrance have been improved. The elevations have been developed and some of the balconies along 159th have been removed. Previously, the DRB gave the applicant a few areas of focus, including the live/work units and the ability to convert those spaces to successful retail in the future. The applicant has expanded the design to answer those concerns from the DRB. The applicant has also maximized the patio space along 159th with walk-up stoops, which should work well with live/work or retail spaces. Some nice fenestration and higher ceilings have been added that should create a loft look. ADA access would

be available from the parking garage. The DRB was concerned about the lack of a prominent lobby on 159th, and so the applicant has rearranged the building massing to put that lobby closer to the southwest corner. The DRB also asked the applicant to look at how people would access the pedestrian trail to the east. The applicant has created a terraced walkway with stairs down from the club room to the courtyard. There was a concern about how the parking garage will look from the trail, so some green screening has been added. The DRB asked the applicant to show the urban design and modulation prominently, and much more detail has been added to the project.

Daniel Ash next presented on behalf of the applicant, and said the feedback from the DRB has been taken to heart. The hope is to get approval for this project tonight. The changes to the design are a direct response to the DRB's concerns at the last meeting with the previous architect. He said the 159th side of this project was the main emphasis, but the park frontage was a significant focus of the design as well. He showed some photos and images that helped inform the design. He said there was a theme to the design representing Dudley Carter, an important person in Redmond's history. Natural materials, a bark-like look, and simple forms have been used. He said a carving motion and theme are evident in the design. The design concept takes a large urban block and carves it to form a thoughtful, traditionally ordered response to the surrounding environment.

The applicant said the modulation the DRB was requesting at the last meeting has been applied very literally. A top, middle, and base have been provided in the massing to create that modulation. A deep yellow color has provided some modulation, as well. This color could create a rhythm in the base, middle, and top elements. The streetscape along 159th was a concern for the DRB at the last meeting. A 14-foot setback from the curb is required in this area, per the City design guidelines. The applicant has proposed a 10-foot setback and a four-foot flexible space to support a ground level function, which would be either live/work units or retail spaces. He said more of a pedestrian-friendly environment has been provided here. Another layer of greenery and activated space is able to be added with the flex space plan the applicant has used. He said the scale of the project would be responsive to the pedestrian experience.

The units are larger than the previous design at 800 square feet, which provide more room for residents or retail tenants. The space could be easily transformed from a living space to a retail space. Four-foot tree grates are in the sidewalk, and there is a two-foot planting edge between the sidewalk and elevated flexible space. Downspouts come down to create a rhythm on the street frontage. Lots of greenery and pedestrian elements have been added. The lobby has been moved further south and the applicant said this would help respond to the overall massing of the building. The lobby has elements of the streetscape, but has its own elements too as a way to create a strong sense of entry. It uses a Dudley Carter theme with its signage that will help identify the building. Taller glazing and doors have been added to reinforce the lobby entry. There is a path from the lobby to the trail to the east. There are some challenges to this, in that a person would have to go through the lobby and across a courtyard to access the trail. However, several connections have been established within the design to encourage that access.

The applicant said a lot of progress has been made on materials. With the concept of carving and bark in mind, some lapped fiber cement product has been proposed. That would be punctuated by downspouts every 38 feet or so. Fewer balconies have been added to this façade. Knee braces and wood elements have been added to give rhythm and articulation to the top massing of the building. This should provide some street level interest as well. There is a brick material that gives an urban feel to the streetscape while reinforcing the idea of a stronger, heavier base. The floor plans show a partially submerged parking area, which the DRB has seen before. The next parking area is about five feet above grade, putting it above the ground level entry and the live/work spaces. The courtyard level has a carved element to it. As the building progresses upward, there is a gap in the massing that allows for some good roof terrace activity under a covered structure. Parking screening for the garage would occur with a green screen. The east elevation has the two-story amenity space. It has a pass-through to the east going to the courtyard. A natural feel along the trail has been provided with multiple terraces, which merge into the parking screening. The wall on the east elevation could provide some visual interest from the courtyard. Planter beds would be added to the courtyard, as well.

Andy Rasmussen next presented on behalf of the applicant and talked about the landscaping. He noted that this project has a lot of public faces to it, including some activity on the trail side and street side. On

the street side, the rhythm of the downspouts has been accentuated with street trees to create more of an urban rigor to the design. Nice wood benches have been added, as well. The urban rhythm erodes as the landscaping goes toward the trail. A curving stone wall separates the units with semi-private patios from the common space. There is an overlook to the woods beyond the site on the back of the building. Stairs step down from the building to the trail in back. Native plants and wood elements have been added on the trail side of the building. The community room will have green roofs above it, with a potential for an overlook oriented toward the trail. A fire pit or other gathering space might be available in the covered courtyard. The hope is to create an urban streetscape where stoops can be used for live/work or retail units. Plant materials would be a native palette with a lot of different color and texture. The applicant said the priority would be to create an active project. Locating the stairs on the east façade that lead to the trail are an important part of that priority.

COMMENTS FROM THE BOARD MEMBERS:

Mr. Waggoner:

- Said this was a cool project, and appreciated the design concept of carving. Mr. Waggoner said the look of the project was massive, but the design did not break things up into too many small pieces. He said it was refreshing to see a sloped roof on the project, which gives it almost a Craftsman flavor that would play well against the forest backdrop.
- He liked the materials on the site and the repeated pattern of lap siding layers with different colors, which should provide some good visual interest up close. He also liked the idea of having live/work units that could transform into retail units. Mr. Waggoner said this project plays with the dimensions appropriately to create a good usability and functionality to the sidewalk area.
- He said the project could flip around 180 degrees with the low side facing the street. That would allow afternoon sun into the courtyard and would allow more units to be on the high side of the building, facing the trees. Mr. Waggoner said having the high side against the street still provided a lot of good views. He said the project is going in a positive direction and he was excited about it.

Mr. Krueger:

- Said the project looked awesome, and said the key was getting entries off of 159th. Mr. Krueger said flipping those to the north end was ingenious. The design now cleans up the whole southwest corner and enables the lobby to move further south.
- Mr. Krueger said the work with layers was spot on. He liked the materials and how they relate vertically. Brick, dark brick, and wood are established in logical patterns. He said the balconies looked good, and he liked the sloping roof and how it related to the park to the east.
- Mr. Krueger asked about people walking from west to east, and if more transparency in the community room could be provided with something like an accordion wall. He liked the idea of a bark element and repeated patterns, but wanted to make sure colors were worked out with staff before approval from the DRB.
- Mr. Meade confirmed with Mr. Lee that this project was not up for approval tonight, but could come back for approval at the next meeting, potentially. Mr. Lee said the applicant could come back after preparing with the City's technical team. At that point, there would be a final DRB review and approval, including a look at the materials board and a final check of the elevations.

Mr. Meade:

- Said the images of the green screen look lush, but he knows that these screens do not always turn out to be so green. The applicant said there are three or four successful vines he is considering. It would not be fully green for five years, most likely.
- Mr. Meade asked the applicant for a view of the project that would show what it would look like before the green screening establishes itself. He asked about the gasket at the entry and the deep carving proposed. He said, instead of the light color proposed, a darker color might be better. The applicant said the color would go through some tweaking. Most of the carving is accomplished with glazing.
- Mr. Meade said the soffit material will be really important from a pedestrian standpoint, and he would like to see more details on that at the next meeting. Mr. Meade said he really liked the streetscape and the signage carved out of a log proposed near the lobby. He urged the applicant to make this sign larger and bolder.

- Mr. Meade said this building was on its way to be extraordinary, and he wanted the applicant to push that way and earn a City of Redmond design award.

Mr. Palmquist:

- Liked the project, which he is seeing for the first time. He was thrilled that there were some new ideas presented in this design. He liked the use of Dudley Carter design elements. He did not like the one-hip roof and one-hip corner on 159th. He wanted to see the gables all the way around, and said the design fell flat at this point.
- Mr. Palmquist suggested doing a gable end right over the entry at 159th, creating an overhang element like on the north side of the building. He encouraged the applicant to play up the gable. Beyond that, he said this was a great project.

Mr. Nichols:

- Liked the carving theme, and agreed with Mr. Meade that the carved log sign could be a significant icon for the project. Mr. Nichols liked the conceptual material selection shown, especially the hardy plank bark concept. He looked forward to getting some specifics on materials, particularly around the soffits and eaves.
- Mr. Nichols wanted to see how roof gutters would connect with the downspouts on the exterior of the building. He asked about the balconies, and if they would be glass. The applicant said a powder-coated aluminum would most likely be used. The roof material would be an asphalt shingle.
- Mr. Nichols said he did not necessarily agree with Mr. Palmquist and his concern about the gables. He said the overall aesthetic looks good either way, including how it is drawn right now. He said this was a great project.

Mr. Sutton:

- Liked the project and the new and different roof form presented. Mr. Sutton said he was struggling with the corner element, and was concerned about an eyebrow that appears to stick out.
- He asked about the thinking behind the materials and the bark element, which does not turn the corner in some areas, but does turn the corner in other areas. The applicant said that was intentional to create a break in the carving theme.
- Mr. Sutton asked about the gap in the vertical downspouts, which the applicant said followed a similar line of thinking. Mr. Sutton asked about lap siding on the top level. The applicant said that type of siding would indeed be used, with the possibility of wood siding being added. Between the windows, a fiber cement product painted a supporting color would be used.
- Mr. Sutton liked the building and said the base was the strongest element.
- Mr. Meade said it would be interesting to explore, at the entry, something with a larger scale like the front doors of the REI building nearby. He suggested something woodsy and heavy. He said Mr. Palmquist and Mr. Nichols both made valid points about the roof design. Mr. Meade said the hip the applicant is proposing would be imperceptible from the street, however.
- Mr. Meade said this project was ready to come back for approval, and he wanted to see how the applicant would accomplish the bark-type siding.

ADJOURNMENT

IT WAS MOVED BY MR. PALMQUIST AND SECONDED BY MR. SUTTON TO ADJOURN THE MEETING AT 9:37 P.M. MOTION APPROVED (6-0).

September 4, 2014
MINUTES APPROVED ON


RECORDING SECRETARY