

**CITY OF REDMOND
DESIGN REVIEW BOARD**

August 7, 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, Joe Palmquist, Craig Krueger, Kevin Sutton

EXCUSED ABSENCE: Mike Nichols, Scott Waggoner

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 7:24 p.m.

MINUTES

IT WAS MOVED BY MR. SUTTON AND SECONDED BY MR. PALMQUIST TO APPROVE THE MINUTES OF THE JULY 3, 2014 MEETING. MOTION APPROVED (4-0) WITH ONE ABSTENTION.

PROJECT REVIEW

LAND-2014-01388, Blu Sardinia

Description: Removal of existing canopies for the construction of a new vestibule and canopies

Location: 8862 - 161st Street NE, Ste. 100

Architect: Bryan Borchers *with* Strata Architects

Applicant: Marcus Dunbar *with* Blu Sardinia

Staff Contact: Gary Lee, 425-556-24718 or glee@redmond.gov

Mr. Lee noted that this project review for an administrative modification of the space where a Tully's coffee shop once stood. A new restaurant is going in and the exterior will be modified. Staff says the application looks great and is recommending approval as submitted.

Architect Bryan Borchers of Strata Architects presented on behalf of the applicant with Marcus Dunbar, one of the owners of Blu Sardinia, and Amarina Miller, principal architect of Strata. Mr. Dunbar began by saying that this project would be a family-friendly neighborhood gathering place. The style of the restaurant would like a restaurant in Sardinia with a marble top bar, interesting beers, imported and domestic wines, specialty cocktails, and casual dining. The daily menu will feature fresh pasta as well as local seafood and meats. The restaurant's centerpiece will be a wood-burning oven that will produce small plates and appetizers. The restaurant will make its own gelato and bread. Panini's will be offered for lunch and espresso and Italian pastries will be offered, too. Italian-style music with a modern twist will be played and cotemporary Sardinian artwork will be displayed. The applicant said his mission is to provide a gracious, uplifting and restorative experience to each guest.

Ms. Miller gave an overview of the restaurant on behalf of the applicant. She said the place will be lively and family-friendly for people visiting the Bella Bottega Mall. The wood-fired oven will have a bar that wraps around it. The front part of the restaurant space will be activated, spilling out into an outdoor dining area. The outdoor dining area will circle around the structure. The applicant is hoping to create a space that is comfortable for children and adults and activate the corner at 161st Street NE. A covered canopy will serve as a buffer between Bartells and the restaurant. New energy code requirements call for an entry vestibule, which has been proposed. This could also be a space for guests to wait by a fireplace. The applicant said she hoped the two-story circular façade would not have an awning that looked like a flying

saucer. The massing has been stepped down to create some layers. The awning is a bit lower so that people sitting outside will feel cozy and intimate. There is an open trellis structure outside with some vegetation. The vestibule will have some light spilling into it.

Mr. Borchers spoke next on behalf of the applicant. He said the building would have a Sardinian experience on the inside and outside. However, the design will still have a modern feel to fit in with the rest of the mall. There will be some arched elements and some stucco to match to existing tilt-up concrete structure. The same color palette that exists on the site will be used with reds and oranges. The window pattern along the building will be retained at the new vestibule. An anodized aluminum storefront window will be used that has the same color and rhythm that is in the space currently. Underneath the canopy, the applicant is bringing in elements such as decorative wood beams to carry the influences from inside the space to the outside patio. The roofing of the canopy would be a traditional tile roof, but the applicant is also considering a metal panel roof to lighten the canopy and pull the views from inside the restaurant out to the sidewalk. The streetscape will be enhanced for pedestrians.

COMMENTS FROM THE BOARD MEMBERS:

Mr. Meade:

- Asked about the canopies on the existing windows on the west side, and if they would be removed. The applicant said those canopies would be staying. Mr. Lee confirmed they would stay.
- Mr. Meade asked if the fig trees on the site would stay. The applicant said those trees would stay.
- Mr. Meade asked if there would be enough room for people to stand in line, because the menu sounded incredible.
- He asked about the color that would be proposed for the front of the building. The applicant said the existing orange color will be used on the smaller piece of the front of the building, but there is a purple color in front as well.
- Mr. Lee asked about the metal roof alternative and what it would look like. Mr. Meade said he knew what that would look like, and said it would create a cleaner look. He said either roof would be fine.

Mr. Krueger:

- Asked about the metal roof and if that really evoked a Sardinian feel. The applicant said the weight of the clay roof tiles might cause an issue. She noted that passers-by would not be able to see the roof that well anyway. There would be an additional cost to build a strong enough structure to support a clay tile roof.
- Mr. Meade asked if the applicant had looked at some artificial tiles. The applicant said those tiles had been considered. Mr. Meade said that material might be a good option, but he said the metal would be fine, too.
- Mr. Krueger asked if this was the applicant's first restaurant. The applicant said the chef he is working with is from Sardinia and owns a restaurant called Paradiso in Kirkland.
- Mr. Krueger said he was looking forward to having this restaurant open.
- Mr. Palmquist said he liked the restaurant a lot and thought it would be a good addition to the shopping center.
- Mr. Sutton said the vestibule looked a little snug and warm, but had no other comments.

IT WAS MOVED BY MR. PALMQUIST AND SECONDED BY MR. KRUEGER TO APPROVE LAND-2014-01388, BLU SARDINIA WITH THE STANDARD INCONSISTENCIES CONDITION. MOTION APPROVED (4-0).

PRE-APPLICATION

LAND-2013-00342, Redmond Hotel

Description: New construction of a 3-story/130 unit hotel

Location: 17770 NE 78th Place

Applicant: Dale Sweeney *with* Dale Sweeney Designs

Prior Review Date: 01/16/14 & 07/03/14

Staff Contact: Dennis Lisk, 425-556-2471 or dwlisk@redmond.gov

Mr. Fischer filled in for Mr. Lisk, who is on vacation. This is the third pre-application meeting for this project, which is to the east of Kohl's and Target on 178th. Staff has identified some items to review, including building modulation and articulation. The Code states that a minimum of 40% façade modulation must be provided along public streets. That standard has been met along 178th. Building materials, colors, and details include the use of a brick veneer at the ground floor level. Concrete is used on the building base. There is a thick course of aluminum flashing along the main roof line. It appears that two different colors of brick veneer have been selected. Staff would prefer having one type of brick to make the design less busy, and would like to see the darker, mixed-brick pattern presented. Mr. Fischer noted that the applicant has modified the previously proposed shed roof forms, making them shorter and changing the form slightly. Staff says the changes help the roof feature feel more consistent with the overall design of the rest of the hotel. This project is still at pre-application stage, but staff is satisfied with the current design proposal and open to any other suggestions from the DRB.

Dale Sweeney presented on behalf of the applicant, sitting in for Dale Johnson, who is the architect of record. Per the DRB's comments at the last meeting, the pilasters are all at the same level in the current design. That consistent height should put some emphasis on the notion of a building base and also add rhythm and the human scale of an arcade. There are two different colors of brick, but the applicant would be fine with selecting only one style, as suggested by staff. The roofline now has more of a timeless, traditional look. The street side of the design has enough modulation to meet City standards.

COMMENTS FROM THE BOARD MEMBERS:

Mr. Meade:

- Said there were some discrepancies in the colors in the materials presented. Mr. Meade would look forward to seeing color chips to figure out the actual colors.
- The applicant added that the landscaping would potentially provide eight new vine maple trees on the street side of the project that would do well in shady locations. A columnar maple could be used to add a vertical element. The applicant said the floor plans for the design have not changed much.

Mr. Krueger:

- Said he could use some more elevations to help see the design more fully. Mr. Krueger would like more details on the other long wing of the project. He was concerned about some vertical undulations in the materials as they went around the building.
- The applicant replied that the higher portion of the project in question would have the same color and roof treatment that are on the other higher elements. He said that he could provide a color rendering of that at the next meeting. Mr. Krueger said that would be good in order for the DRB to feel comfortable about the entire building.
- The applicant noted that what people would see on the portion of the building Mr. Krueger is concerned about would be mainly covered by trees. Mr. Meade reiterated that a rendering would be needed.
- Mr. Krueger said he liked the changes the applicant has made to the project. He said the design has been simplified, and the massing looks better than before. He had some questions about the pop-up roof at the end of the building, and asked if the building might look better without it.
- Mr. Krueger said the applicant should give more details on the landscape treatment along the main road at the next meeting on this project. The applicant asked about the pop-up roof element, and clarified Mr. Krueger's suggestion to remove one of the elevated roof gestures.

Mr. Palmquist:

- Said the pop-up roof element should remain. Mr. Palmquist noted that the building is very long, and having pop-ups would be important to break up the massing. He said the west elevation falls flat. Even though it is covered by trees, if another building goes in the back of this one, the west elevation would simply look like the back of a building.
- Mr. Meade suggested adding another bay to improve the west elevation. Mr. Palmquist agreed, and said this elevation would not have to be as ornate as the other sides of the building. But some sort of bump-out or modulation would have to be added, in his opinion. Mr. Meade said a bump-out would not necessarily be needed, but a height change or color change would be enough.

- Mr. Palmquist said he does not like the brick and color change so close to each other. He suggested using the mixed-color brick material in the design.

Mr. Sutton:

- Agreed that the varied, darker brick was preferable. Mr. Sutton also wanted to see more elevations of the projects. He said the south elevation looks very flat, and suggested some height changes on this side of the building.
- Mr. Palmquist agreed, and said it was not a matter of changing the building geometry, but rather a change of color or other minor modulations.
- Mr. Meade said just to the left of the front door is an area of the project that looks underserved. The applicant agreed and said he could look into adding some modulation there.

Mr. Meade:

- Preferred the brick with the varied, darker color. Mr. Meade suggested using a buff color, perhaps Davis Color 5447, to prevent having a gray-looking mortar.
- He asked the applicant to come back with a materials board, renderings of the elevations the DRB has requested above, and details on the landscaping. With those items, Mr. Meade and the Board members agreed the applicant should be able to earn approval for this project.
- Mr. Meade asked if there would need to be any rooftop screening for the mechanical elements up there. The applicant said there would not be a lot of need for rooftop mechanical elements. Mr. Fischer confirmed with the applicant that there would not be much equipment over the pool. Mr. Meade asked about the surge tank for the pool, and the applicant said he would look into that.
- Mr. Meade asked about the trash enclosure for this project. The applicant showed the DRB the location of the enclosure, which is required to match the color of the building. Mr. Meade said the DRB would need to see some sort of drawings of that enclosure, as well, at the next meeting.
- The applicant asked about the pop-up elements on the building. Mr. Meade said those elements should be kept in light of the massing of the building. He said that could be discussed at the next meeting with the additional renderings the applicant would be bringing.

PRE-APPLICATION

LAND-2014-00993, Esterra Park – Block 1 Hotel

Description: Construction of a new 6-story, 256,000 sq. ft. hotel with 274 rooms

Location: 152nd Ave NE and NE 28th Street

Applicant: Jason Lamb *with* Ankrom Moisan Architects

Staff Contact: Dennis Lisk, 425-556-2471 or dwlisk@redmond.gov

Mr. Fischer filled in for Mr. Lisk, who is on vacation. Mr. Fischer noted that this was the first pre-application meeting for this project. Originally, this hotel was supposed to be on 156th. Now, the building will be on 152nd to be closer to the future light rail station in Redmond. A six-story building with two separately branded hotels has been proposed with a total of 274 guest rooms. The Aloft Hotel would have 147 rooms, with a bar, restaurant, and other retail storefronts along 152nd. The Element Hotel, with 127 rooms, would be just uphill from The Aloft and would be intended for longer stays. There is a conference room included in the hotel complex.

The staff report covers the hotel's relationships to the street front. Staff is encouraged that the applicant's plans show a bar and restaurant, as well as retail, along 152nd. That will help activate the street and is what was intended by the master plan for this site. The corner treatment at 152nd and 28th is one of the primary gateways to Esterra Park and should invite people into the park and to the hill climb pathway. The building angles away from 28th to create a more open entry at the corner, but staff would like the DRB's comments as to whether it is open enough. Staff would also like the DRB's opinion on the hill climb pathway itself and whether the green softscape should be incorporated into the design. The corner plaza area, in staff's opinion, has to balance a need for people to walk freely with the presence of tables and chairs for people to sit and enjoy some coffee at the corner. Finally, staff would like the DRB to pay attention to building modulation and articulation. Code requires the street-facing elevation, which is longer than 120 feet, to include 25% modulation with a minimum depth of ten feet. The colored massing concept in the proposal does show the elevation on 152nd joggling in and out to address the modulation

requirements, but staff would like the DRB's thoughts on different approaches to modulate the upper floors along 152nd.

Architect Dave Heater from Ankrom Moisan presented on behalf of the applicant. He noted that some of the issues raised by staff might get into a little more detail than where the design is right now. The project is at a very early, conceptual stage. The applicant is especially looking for the DRB's feedback as regards the massing of the building on the newly-defined block area. The applicant noted that Scott Peterson, the owner of hotel developer and operator CSM Corp., is at the meeting as well. Kristen Lundquist with Brumbaugh is present to discuss landscape design.

Architect Jason Lamb next presented on behalf of the applicant. He said the proposed layout meets the design requirements of the City and should be a successful hotel program. The applicant pointed out where the hotel was located into the overall Esterra Park design. The applicant has been working with City of Redmond Public Works and the Planning Department, as well Traffic and Parks representatives to deal with access issues stipulated in the master plan. The applicant has been able to establish a successful arrival sequence for the hotel. The hill climb has been activated with the design, and the applicant is promoting the pedestrian and retail activation along 152nd as well.

The first objective for the site was to place massing of the hotel in a way that would utilize the open space, the floor area ratio (FAR), and the route sequence based on the master plan's allowed access on 153rd. The applicant said he was able to achieve that, but in doing so, that alienated the hill climb and created a poor connection between the hotel and the retail. A second option was explored that separates the hotel brands more distinctly. That option, however, separated the connection of the courtyard and open space with the hill climb. Also, the retail units were separated from the hotel. The applicant has landed on a design that includes C-shaped massing. That allows a division between the two hotel brands while still retaining the ability to share an open courtyard. The lobby and restaurant are also connected to the density along 152nd to create pedestrian activation. The applicant was also able to get the hotel lobby to play to the views and activity on the park side of the project.

The applicant showed the circulation around the project, including the hill climb. There are separate entrances to The Element and The Aloft. There are clearly defined retail units along 152nd. Parking is clearly shown in this area as well. Hotel patrons can enter through a porte-cochere into an underground garage. Operations have been tucked away from the hotel experience along the north side of the block. On 153rd Street, the design is a little tricky because that access is shared with a future office building. The design in this location shows a communal road for shoppers and hotel patrons to use. Along 152nd, full glass windows are in place on the retail units. There is an active hub at the restaurant on the corner. As people climb up the hill, they can enter through a porte-cochere into the two hotel lobbies. Further up the hill, there is a breakfast bar for The Element. The porte-cochere includes a fully-glassed pre-function area. Beyond that is a conference center and meeting rooms. There is a courtyard that overlooks the porte-cochere which has views out to the park. There is a nice flow from the street level climbing up, finally, to a pool and fitness center on the back of the hotel.

The applicant said the design purposefully places public spaces to activate certain areas around the site. There is an active corner on both ends of the site. On 152nd, there will be a connection to the future light rail station. The hope is to establish a pedestrian experience along the hill climb and shopping areas. The applicant wanted to enforce that the hotel design will embrace the hill climb and, by extension, the park. Crossing for vehicles and pedestrians at the hill climb portion has received special attention. Looking at the porte-cochere, the applicant has airy, light, terraced views with a lot of natural light. The southwest corner is a residential gateway. The hill climb requires a 20-foot easement, and thus, by angling the building, the applicant has opened up the hotel with a large entry area. This area also allows for restaurants or coffee shops to spill out from inside the hotel to extend into the street. This is all to promote the pedestrian experience along 152nd. On the northwest side, the applicant has worked hard to not have a "back of the building" look. This is the garage entry, and the applicant has set the building back and given it a different tone. The hope is to add some sculpture and landscaping to promote retail shops and allow for pedestrian activity, overall.

The applicant said the two hotel brands are very different, but this project allows a special opportunity to merge them together. The Aloft is a hotel that attracts younger world travelers, but The Element is for an older crowd looking for a home away from home. The Aloft is on the more active side of the site and The Element is more on the park side. The personality of the hotels has worked its way into an architectural palette. The Aloft is more active and brighter, but not chaotic. The Element has more white and cream tones with more natural colors. With regard to the overall massing, the guest rooms have been pushed back from the retail side to provide modulation to the façade. There will be a glowing base to the hotel that wraps around the corner to provide a light, airy, inviting face. Preliminary landscape concepts should work well with the rest of the hill climb going from 152nd to 156th and will provide an entrance to park activities. On the hill climb, this project has established main access and secondary access points. There is a flow between the interior and exterior to provide some unity between the hill climb and the hotel. Different tactile elements and colors have been proposed along the hill climb, as well.

Mr. Fischer noted that he received an email about this project this afternoon meant to be considered in lieu of oral testimony for public comment. The individual who wrote it was not able to attend, but wanted his comments included in the record. Those comments, from Mr. Tom Hinman of the group Imagine Overlake, included concerns about this project being at the western end of the urban pathway and how it would set the tone for access to the park. He said the design should be considered in that context and should welcome people, not cars. Mr. Hinman said he has commented about this site before that the public space is becoming increasingly corporate, with more hardscape and less green area for the public who were supposed to benefit per the original master plan for this site.

Mr. Hinman continued that the entries at 152nd and 156th should not be confused with the arrival areas at the three park entry points. He said a significant component of the urban pathway is being incorporated into corporate hardscapes in front of the eastern and western buildings and he recommended that the DRB enforce a greener and more welcoming public benefit component of that pathway along its full east-west extent.

COMMENTS FROM THE BOARD MEMBERS:

Mr. Palmquist:

- Said the hill climb appears more organic and gentle in some designs and more rectilinear in others. He would like to see more of an organic, curved design to the hill climb. Mr. Palmquist liked the way the massing of the hotel was tilted back at the street level.
- He suggested finding another way through The Aloft to allow access to the porte-cochere area, similar to the Hyatt in Bellevue, such that pedestrians, not cars, would be exiting. That would increase the amount of retail frontage.
- Mr. Palmquist cautioned that too many pass-throughs should not be included, in that the pedestrian traffic could be diluted. But with one pass-through, through The Aloft, people leaving the light rail station could be attracted to a corner bar or restaurant. Additional retail shops could be placed within the pass-through. The lobby of The Aloft could move back a bit to help achieve this look.
- Mr. Palmquist said there could be a way to lose square footage in retail, but gain frontage on the public path, which is very important.
- In general, he liked the massing of the project. He liked the idea of having the car access where it is. He liked where the two hotels were placed in terms of the clientele who visit them. He encouraged cutting a path through The Aloft, as noted above, to encourage more retail traffic.

Mr. Meade:

- Liked the idea of cutting through the building as suggested by Mr. Palmquist to break down the massing on the 152nd side.
- Mr. Meade liked the massing and the twisted base of the building. He said he was concerned about the west elevation, and wanted it to become part of the corner statement of the building. He wanted a cutting, sexy look to the building, but wanted a good long-term design as well.
- Mr. Meade said this was a reasonable start to the project. He liked the geometry at the bottom of the building, which appear to be organic and pedestrian-friendly.

Mr. Krueger:

- Liked the massing and circulation options presented. Mr. Krueger said the studies on Block 4 and Block 7 should help add to the design of this project. He would like the applicant to keep the contemporary feel of The Aloft but also add some interest at the street level and other stories.
- Mr. Krueger was not worried about the east side and the southeast corner, but said the west elevation could use more attention, as mentioned by Mr. Meade.

Mr. Sutton:

- Liked how the building met the street and the large setback on the west side of the project. Mr. Sutton would like some more clarity on the overall concept of the building at the next meeting on this project. He noted that there were some challenges with the porte-cochere, visually, to ensure that this did not look like the back of a parking garage.
- Mr. Sutton said the project was going in the right direction. Mr. Meade asked Ms. Lundquist about the landscape architecture for the hill climb on this project and how it would integrate into other projects in Esterra Park.
- Ms. Lundquist reminded the DRB that Building 3 on the site was a much more landscaped corner between the urban path and the building, which served as a transition to 156th. She noted that on this project, 152nd has a different look, and is much more urban and related to the streetscape. It is a transition to the park and to the hill climb portion of the path.
- She said that the streets around this project are under construction, and the paving patterns will be consistent with levels of detail that align with street trees. On Building 3, a double row of street trees has been put in place, and a similar dialogue has been put in place along 156th. However, the landscape design on 152nd is experienced when one exits the park, not during the entrance.
- The applicant is considering the use of stone with the hotel project, similar to Building 3. The hill climb will be an urban path and more of the materials in front of the block will be tied into the hotel itself. Lighting and some artistic elements may be added. A staircase inside the building could be connected to the streetscape outside of the building, potentially.
- The landscaping around the hotel would include lower, urban plants. Mr. Meade asked if the streetscape and the greenscape would tie more into the hill climb or identify with each individual hotel pieces.
- The applicant said both goals were in the plans. The curb bulbs would be more identified with the rest of Overlake Village, but behind them there will be more of a landscaping splash. The landscape could set the hotels apart, but the applicant is leaning towards a design that could bring the hotels together in some way. The delineation between the hotels would happen in the courtyard.
- Mr. Meade asked about a three-story piece that appears in the center of the C-shape. The applicant said there would be a courtyard in this area.

Mr. Krueger:

- Mr. Krueger asked the applicant to address the comments made by staff about the circulation of pedestrians through the project. The applicant said the sidewalk by the hill climb could be shared by people coming out of the building as well as retail shoppers.
- On the north side of the project, the applicant admitted that the pathway did narrow down. This is a cue for pedestrians to recognize there is a merging of traffic, including bicycles and cars. Ultimately, this path leads to a four-foot sidewalk for Overlake Terrace, which is north of this project.

Mr. Meade:

- Asked about the outdoor seating for the hotel, and said some more green elements could create more of an outdoor room. He would like to see this project evolve in that space. The applicant said the seating Mr. Meade is looking at is for the restaurant for the hotel, not any other outside retail unit. This would not be like the other retail spaces on the site and would be active from day one.
- Mr. Fischer said staff and DRB would be interested to see how this space would be activated. There is a walkway and staircase that lead down to this plaza, and staff wants to make sure that the applicant is aware of the pedestrian experience here.
- Mr. Meade said a terraced garden area for the hotel might be a good suggestion. He said there was a cool opportunity for landscaping on this site.

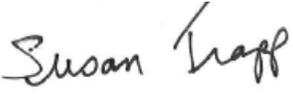
Mr. Palmquist:

- The applicant asked Mr. Palmquist about his comments about the master plan, and noted that the hotel has been moved from its location on the original master plan document. The applicant would like to encourage as much pedestrian and foot traffic as possible along 152nd before giving people an option to turn up the hill climb.
- The applicant asked to clarify Mr. Palmquist's idea about creating a pass-through. Mr. Palmquist said the pass-through would never go into the building, but rather, under it via a covered outdoor space. This could provide more retail frontage and would bring people into the porte-cochere space. The lobby and restaurant would become an island, of sorts.
- Mr. Palmquist noted that the master plan has evolved a lot on this site, but the underlying factor of connecting to the future rail station still remains. He suggested his pass-through plan would help provide a more direct route for people going from the light rail station to Microsoft, the largest employer nearby.
- Mr. Palmquist noted, as before, that having too many paths could dilute the pedestrian traffic. But, he said, with light rail traffic and its pulses of pedestrian crowds, the pass-through concept might be a good idea.
- Mr. Palmquist said some mezzanines could be added as people move towards the porte-cochere. The applicant said the grade change was not large enough to make that happen. He said the idea of mezzanines might de-emphasize the entrance to the restaurant. Mr. Palmquist agreed that first floor element is a difficult piece, but admitted that his mezzanine idea probably would not work, operationally.
- Mr. Palmquist said the applicant is heading in the right direction, but creating more private spaces for the restaurant outdoor seating would be interesting. Mr. Meade suggested finding some way for people to see the outdoor seating from the pedestrian level.
- Mr. Palmquist agreed, and asked the applicant to make that outdoor corner element of the restaurant more inviting.
- Mr. Meade said the project was off to a good start. He said the secondary staircase pathway might be overkill for circulation, and would be a valuable outdoor space for something else. He urged the applicant to look more at this part of the design to make it more than just a walkway.
- The DRB and applicant thanked each other for their time. Mr. Fischer noted that the DRB would be reviewing the City's design standards in the future. A contractor is researching the topic now. In 2015, staff will be preparing those standards.
- Mr. Fischer said the old standards will be set aside, for the most part, with the intention of going in a new direction, based on approval of City Council. The DRB will review progress on this project by the end of 2014.

ADJOURNMENT

IT WAS MOVED BY MR. PALMQUIST AND SECONDED BY MR. SUTTON TO ADJOURN THE MEETING AT 9:07 P.M. MOTION APPROVED (4-0).

October 2, 2014
MINUTES APPROVED ON


RECORDING SECRETARY