

**CITY OF REDMOND  
DESIGN REVIEW BOARD**

August 21, 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:** Joe Palmquist, Craig Krueger, Mike Nichols, Scott Waggoner

**EXCUSED ABSENCE:** David Scott Meade, Kevin Sutton

**STAFF PRESENT:** Steven Fischer, Senior Planner

**RECORDING SECRETARY:**

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 Vice Chair Joe Palmquist at 7:00 p.m.

**PROJECT REVIEW**

**LAND-2014-01432, BJT Investments, Drive-Thru Enclosure**

**Description:** Constructing exterior walls below existing drive-thru canopy to create interior storage space. Removal of some on site curbing and (5) existing trees, new landscaping, curb, gutter, and sidewalk.

**Location:** 15801 NE 85<sup>th</sup> Street

**Applicant:** Josh Peterson *with* Magellan Architects

**Staff Contact:** Gary Lee, 425-556-02418 or [glee@redmond.gov](mailto:glee@redmond.gov)

Mr. Fischer presented to the DRB on behalf of Mr. Lee. This project is kitty corner from City Hall on NE 85<sup>th</sup>. This is a former bank building with a drive-thru along the east façade. The project involves enclosing that drive-thru and making it an interior space for storage. Staff is supportive of the proposed modifications, which generally blend well with the main building. Staff has a minor concern about the blank wall that would be created on the east elevation, which does not have any landscaping. Staff recommends a two to three-foot wide landscape strip should be included as part of the proposal.

Josh Peterson with Magellan Architects presented on behalf of the applicant. He said the proposal is to enclose the drive-thru at the northeast corner. Also, in the parking lot, an island planter with some trees would be removed to allow for larger trucks to come through. The applicant showed how the trees would be replaced with some perimeter landscaping. On the north elevation, the enclosure would be accomplished using the same materials from the current building, including a stucco base and lap siding. Some windows would be put in at the corner facing the street. The enclosure will be a storage space, and the windows would be obscured with some frosting. On the east side, the applicant feels the screening provided by the existing perimeter landscaping is sufficient to cover the exposed façade. That blank wall is only 47 feet, and 40 feet is the blank wall threshold in the Zoning Code. There are pilasters at each corner and one in the center. The applicant did not think additional landscaping would create much more visual interest. Also, with larger trucks coming through this area, reducing the vehicle access width with a landscape strip could cause some problems. The applicant said he would like to go with his current proposal, with the modulation provided by the pilasters and paint colors.

**COMMENTS FROM THE BOARD MEMBERS:**

Mr. Nichols:

- Did not see anything in the elevations that bothered him. Mr. Nichols said the frosted glass on the windows would be a good idea to obscure what is stored in the building.
- He said he would not be opposed to the applicant's proposal to not add a landscape strip, citing the concerns over vehicle access and the fact that there is already some landscaping on the site.
- Mr. Nichols supported the project, which appeared to match the rest of the building.

Mr. Krueger:

- Agreed with Mr. Nichols that the project looked great. Mr. Krueger said the addition of the windows was a nice touch.
- Mr. Krueger said the additional landscaping strip was not necessary, in that there is already a large landscape buffer along the east property line.

Mr. Waggoner:

- Did not see a problem with the existing landscape screening along the east elevation. Mr. Waggoner said once the project is done, it will blend in and appear like it has always been there.

Mr. Palmquist:

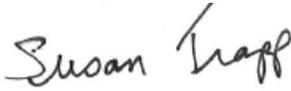
- Agreed that the project looks fine. Mr. Palmquist said it was the opinion of the DRB that the landscaping strip recommended by staff was not necessary.
- Mr. Waggoner said the driveway would have to be realigned if a landscape strip was added, which could trickle down to cause many other issues on the site.

**IT WAS MOVED BY MR. KRUEGER AND SECONDED BY MR. NICHOLS TO APPROVE LAND-2014-01432, BJT INVESTMENTS, DRIVE-THRU ENCLOSURE, SUBJECT TO THE STANDARD STAFF CONDITIONS REGARDING CONSISTENCY. MOTION APPROVED (4-0).**

**ADJOURNMENT**

**IT WAS MOVED BY MR. KRUEGER AND SECONDED BY MR. NICHOLS TO ADJOURN THE MEETING AT 7:13 P.M. MOTION APPROVED (4-0).**

**October 2, 2014  
MINUTES APPROVED ON**

  
**RECORDING SECRETARY**