

**CITY OF REDMOND  
DESIGN REVIEW BOARD**

September 4, 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, Kevin Sutton, Mike Nichols,  
David Scott Meade (arrived late)

**EXCUSED ABSENCE:** Craig Krueger

**STAFF PRESENT:** Steven Fischer, Manager; Dennis Lisk, Senior Planner; Gary Lee, Senior Planner

**RECORDING SECRETARY:** Susan Trapp, Lady of Letters.

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.

**MINUTES**

**IT WAS MOVED BY MR. NICHOLS AND SECONDED BY MR. SUTTON TO APPROVE THE MINUTES OF THE JULY 17, 2014 MEETING. MOTION APPROVED (4-0).**

**PROJECT REVIEW**

**LAND-2014-01594, Redmond Hotel**

**Description:** New construction of a 3-story hotel with 130 rooms

**Location:** 17770 NE 78<sup>th</sup> 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](mailto:dwlisk@redmond.gov)

Mr. Lisk said this proposal was for a new Hampton Inn and Suites to be located in the Gateway Design District in SE Redmond. This is a 130-room hotel on a parcel of land between the Target and Kohl's stores. The site would also have a new parking lot and several trees would be removed. The applicant has filed for a tree exception request as part of this project. The DRB has reviewed this project at two previous meetings, and Mr. Lisk said the design has come a long way. At the last meeting, the DRB said this project was ready to move toward approval, but there was a desire for more detail from the applicant on some of the elevations that needed improvements in modulation and articulation. Plus, the DRB called for a detailed colors and materials board, which the applicant has provided at this meeting. The DRB asked for some additional landscaping along 178<sup>th</sup> Place as well, which has been updated. Staff is recommending approval of this application.

Dale Sweeney with Dale Sweeney Designs presented on behalf of the applicant. He showed before and after renderings of the sides of the building where the DRB had been asking to see more modulation and articulation. He also showed an update to the landscape plan. He passed around a colors and materials board and asked for input.

## **COMMENTS FROM THE BOARD MEMBERS:**

### Mr. Waggoner:

- Said it was good to see the other sides of the building. Mr. Waggoner said the project design looks contemporary for a chain hotel.
- He said the colors and materials will have some variety and variation, but also a sense of quality. He was glad to see all four sides of the building treated equally rather than having a defined “back side.”
- Mr. Waggoner said the questions the DRB had earlier have been answered.

### Mr. Nichols:

- Asked about the painted material above the brick. The applicant said it would be a stucco-type product. Mr. Nichols said the applicant has addressed the DRB’s concerns about landscaping and apparently has met the Code requirements for landscaping along 178<sup>th</sup>.
- With regard to building modulations and colors, Mr. Nichols did not have any concerns.

### Mr. Sutton:

- Said the DRB’s concerns had been addressed. Mr. Sutton said the coral color presented appeared a little peach-colored to him. The applicant said the actual paint swatch is a bit bright.
- Mr. Sutton said he would like a darker, richer color, but beyond that, he had no other concerns.

### Mr. Palmquist:

- Said his concerns about the treatment of all the elevations have been answered, in that there does not appear to be a back side of the building.
- Mr. Palmquist said he was generally in support of the project.

**IT WAS MOVED BY MR. NICHOLS AND SECONDED BY MR. WAGGONER TO APPROVE PROJECT LAND-2014-01594, REDMOND HOTEL, WITH THE STANDARD CONDITIONS RELATING TO PRESENTATION AND MATERIALS INCONSISTENCIES. MOTION APPROVED (4-0).**

## **PRE-APPLICATION**

### **LAND-2014-01572, 162 Ten**

**Description:** Development of a five-story, 96 residential suites with retail frontage and a LEED Platinum Plus artist community

**Location:** 16210 NE 80<sup>th</sup> Street

**Applicant:** Robert Pantley *with* Natural Built Environments, LLC

**Staff Contact:** Gary Lee, 425-556-2418 or [glee@redmond.gov](mailto:glee@redmond.gov)

Mr. Lee said this was the first pre-application meeting for this project, which is an interesting one on a small, long, narrow site. This is a five-story residential development with mini-suites. The development proposes to have a zero side-yard setback on its west side. It is bound by three streets. The design looks very modern building that has lots of modulation. There is a nice palette of materials. There are several requests for administrative design flexibility items, including the addition of columns at the front of the building that are in the 14-foot sidewalk area. The 14-foot distance is a minimum setback for the sidewalk. The entire front of the building would project over a portion of the sidewalk. The courtyard dimensions inside the project do not meet the City’s courtyard dimension standards. The applicant is proposing more open space than is required, however. Staff would like the DRB to think about the property lines with the zero setback and the walls built right up to that line. Mr. Lee noted that if a building is built right next to this one in the future, the light wells of the building would be completely enclosed. If the project meets the Building Code, a zero setback may be allowed, but Mr. Lee wanted the DRB to consider the zero setback issue.

Mr. Lee noted that side walls of the enclosed courtyard do not have any windows, which would create some large areas of blank wall space. Staff asked the DRB to consider a suggestion to have some clerestory windows to break up the modulation of those walls. Staff is not too amenable to grant a deviation from design standards for the overhang of the building that would project over the sidewalk, especially with columns proposed in the sidewalk area.

Robert Pantley presented on behalf of the applicant. He said this project would be a way to activate the Downtown area as a demonstration to the City. He said this project would have a true "living street," and would be a beautiful link between the transit center and the Downtown park areas, Old Town, and Downtown Redmond's retail stores. The applicant said he would like to make this project a LEED Platinum Plus design, certified 30% above the LEED Platinum standard. He wanted to have an artistic design that would blend the austerity of the Park and Ride site to the north with Old Town to the south. He said the project would create some pop and sizzle for Downtown, which the economic development group One Redmond has been promoting. The goal is to create a superior design standard which would be wholly integrated into the site and its surroundings.

The site is long and narrow and in a tough retail area, in the applicant's opinion, but retail is required. The existing road would not require a lot of changes. The hope is to convert some of the roadway into a living street and a place to gather. The applicant said the City should make a commitment to have this street and others as places for people to gather rather than allowing them to be dominated by cars. He said this gathering area would be a social place and would be a good demonstration of what a living street could be. The applicant said the meandering street would be one-way, on recommendation of staff and the Fire Department. He said the columns presented on the project would help activate the street every month of the year by creating a refuge area during wet weather. Rather than having designs governed by parking, the applicant would like to try a different approach. He showed the DRB a similar project in Kirkland where the Kirkland DRB allowed the applicant to go into the setbacks with columns. The applicant wants to get out of the box of Redmond design standards and do something exceptional. The applicant said he has worked hard on connectivity and how the site would deal with emergency situations.

Architect Jay Janette next presented on behalf of the applicant. He noted that this proposal was an effort toward superior design. He said the design for this project would come alive by activating the public realm, by prioritizing the pedestrian, and by creating a timeless, substantial, and artful architectural expression. The applicant said connecting to the pedestrian path to the north of the site fueled the idea for a living street or woonerf, where the pedestrians have priority. The parking entry design has been reduced to a one-entry scheme, where that entry has been pulled off of 81<sup>st</sup> to the north. That led to a redistribution of the residential space to allow for more light to come in and to create better massing on the project. Interior common areas have been proposed, including a warm, glassed-in, front room area of the building on the side facing the park Downtown. The project draws some inspiration from Vision 5, a project built in Redmond a few years earlier. The hope is to create a timeless, substantial, dynamic, and artful design.

The applicant said stitching the ground plane experience to the upper stories was a priority. Thus, a podium expression has been made part of the design. There is a highly visible elevator tower. The landscaping creates pedestrian-prioritized sub-spaces. Cars are allowed, but pedestrian "rooms" have been provided as well. The building itself spills out into the woonerf to integrate with that space. A grand stairway element has been proposed to create a dynamic architectural expression and reemphasize the importance of pedestrians in this project. The grand stair ends in a large open space, which is adjacent to the common room, an area where residents could hang out. There are three major courtyards that are roughly 20 feet wide by 30 feet deep. The intent is to provide a range of functions in these courtyards, from artists' presentations to perhaps a quieter area for reflection. The pedestrian experience around the building, the applicant said, helps scale the building down and make it friendlier.

The roof garden is an extension of the activated open space at the street level and provides another place for residents to gather. There is an artful, dynamic expression in all facades of the design. A lantern element has been added to the common area at the corner. The grand stair softens that corner and creates new layers and textures to the project. The brick frame of the building is a dominant architectural expression that stitches the ground plane into the upper stories and provides a sense of substantiality and timelessness. The upper stories are lighter and the roofline is unique and articulated. On the east side, where the zero lot line is, there is an undulating, modulated façade that provides a unique termination to the roof line. The applicant said the design showed a pedestrian realm of visual interest, with shade, shadow, and relief. A colonnade has been placed in the public area that would help draw pedestrians to the retail areas of the project and create some weather protection.

With the materials, the brick is the dominant element. Fiber cement infill has been proposed. On the upper stories, a metal box rib has been put into the design, which helps articulate the brick. The applicant said the materials create a well-balanced, concise, coherent design. He said this project achieves a superior design by prioritizing the pedestrian and by providing a timeless, substantial architectural expression. Mr. Meade arrived at the meeting at this point.

#### **COMMENTS FROM THE BOARD MEMBERS:**

##### Mr. Nichols:

- Said the project appeared to be of high quality. Mr. Nichols said the articulation was very interesting. The element of the overhang into the sidewalk, while a concern for City staff, was a good way to provide refuge from the rain. Mr. Nichols said activating this space to be a place people wanted to be would be important.
- Mr. Nichols liked the materials presented. He was concerned about the east elevation with the zero lot line design. It appeared stark to him. The applicant said that the project adjacent to this one, on the east, is a two-story senior living area.
- Mr. Nichols confirmed a concrete wall with cement board would be used on this wall. The applicant noted that a brick element would be at the top as well as some box rib and trellis elements. Fiber cement infill would be placed between the shoulders of the building.
- Mr. Nichols asked if there was an opportunity for a softening of the east side, with perhaps some landscaping or green wall. The applicant said that might be possible at the courtyard level, but there is a zero lot line condition at the base of the wall.
- Mr. Pantley added that, with some of his other similar projects, he has planted some vegetation at the base of the buildings, including wisteria and clematis plantings. Mr. Nichols said adding some vegetation would be important for the neighbors. He said this was an exciting project.

##### Mr. Sutton:

- Asked if there was some decorative screening on the west side at the garage level. The applicant said that was indeed the case. A green screen has been proposed here. There may be a chance to tie into the living screen of the park and ride next to this site. Artwork could be placed in this side, too, and this area could be activated for pedestrians.
- Mr. Sutton asked about the width between the proposed columns on the south side and the retail area. The applicant said it would be about six feet. A café could potentially be placed in this area, under cover, that people could use year-round. The front room of the building here could potentially be used by the public, as well.
- Mr. Sutton said the massing of the building was great, and he liked the stark nature of the back side of the building. He was not completely convinced that the encroachment into the street, especially the columns, would gain all that much for the project. He said he was happy with the direction of the project.

##### Mr. Waggoner:

- Said there could be a cantilevered cover for the sidewalk area instead of the columns. Mr. Waggoner said the street trees on that sidewalk could serve as columns, in a way, to draw people to the front of the building.
- Overall, Mr. Waggoner said the character of the building was pretty cool with a European flavor. He said he was all for the woonerf design and its emphasis on pedestrians.
- Mr. Waggoner said this building would fill up quickly with its small units, and would be busy and active on its exterior as well. He said the project was headed in the right direction.

##### Mr. Meade:

- Said the project was off to a great start. Mr. Meade liked the mix of materials and the massing of the building.
- He liked the woonerf concept, and said this was the first real attempt at that in Redmond. He said this project was right on target, and he was in favor of whatever it takes to activate the outdoor space here. He had no criticisms of the design right now, and said the landscaping would have to be improved to come back next time for approval.

Mr. Palmquist:

- Said this was a great concept. Mr. Palmquist said the back side, or east side of the project, could use some focus in that this site could influence what happens behind it when something new is built there in the future.
- Mr. Meade asked about the art wall concept proposed by the applicant and what it would look like. The applicant said his goal would be to get DRB approval and then go right to the Redmond Arts Commission for assistance. The artwork would be either applied to the building or perhaps three-dimensional.
- Mr. Lee said it was unclear how the art would work on the project, in that it was private art and the applicant could do what he liked. He said the Arts Commission could help with a call for artists, and suggestions could be made by that Commission, but the art would not have to be approved.
- Mr. Lee added that the only mandatory issue is how the blank walls would be treated. With a blank wall issue, the DRB would review it. The blank nature of the east wall, in Mr. Lee's opinion, needs to be addressed architecturally, not just with plantings.
- Mr. Meade said some three-dimensional art on the corner of the building could be a great opportunity for an awesome design. He asked the applicant to take a risk to create something extraordinary.
- The applicant asked how the DRB, as a whole, would think about taking a risk with art. He would like to create something spectacular. Mr. Meade mentioned the name of Mery Velastegui, who once served on the DRB and had some good ideas about art involved in design. He said the DRB would be supportive of an adventuresome approach to artwork with this project.
- Mr. Meade said that he appreciated Mr. Pantley's work on design in Redmond. He said the DRB looked forward to giving a design award to this project in the future.

**PRE-APPLICATION**

**LAND-2014-01563, The Village (aka Monroe Property)**

**Description:** Development of a five-story, 96 unit multi-family residential building with associated parking to accommodate 117 parking stalls

**Location:** 8336 & 8360 165<sup>th</sup> Ave NE and 8357 166<sup>th</sup> Ave NE

**Architect:** Kent Smutny *with* Veer Architecture

**Applicant:** Gary Noyes *with* Northwest Pacific Development, LLC

**Staff Contact:** Gary Lee, 425-556-2418 or [glee@redmond.gov](mailto:glee@redmond.gov)

Mr. Lee said this was the first pre-application meeting for this project, which is right next to a project recently approved by the DRB called Echelon, which is now known as Core 83. The Village dovetails into the Core 83 project.

Kent Smutny spoke on behalf of the applicant. This site is directly north of Core 83 and fronts on both 165<sup>th</sup> Avenue and 166<sup>th</sup>. The main entry would be on 165<sup>th</sup>. The building would have five stories with two levels of below-grade parking and would have 96 units. The parking requirement is 120 stalls, and 117 have been provided in the parking structure. There are another four or five parking spaces along 165<sup>th</sup>. This project is in the East Hill/Downtown area and is also in the Perrigo's Plat sub-area. Thus, there are certain design requirements to tie into the bungalow features of the neighborhood. The building would be similar to the Core 83 project in terms of scale. The rest of the area has residential and commercial buildings of many different scales. There are two-story and three-story multi-family buildings either adjacent or across from the site. Some older single-family buildings are being used for commercial purposes near the site. Bays will be an important architectural element in this design, and traditional materials will be used.

Other design elements brought up in the Perrigo's Plat design criteria include the use of sloped roofs with bay forms. Another element would be the use of stoops. Juliette decks would help provide some articulation in the design. This will be an L-shaped building which will have a courtyard space and some amenity space on its top floor. The applicant's research of the internal property line setback requirements has necessitated a correction in the setbacks on two sides of the building. The building has a couple of notches to shorten the facades to address this issue. The north façade has shorter building elevations to deal with this, as well. Three different schemes have been presented. Scheme A uses traditional bay forms, and the top floor of the building has been set off through different colors and siding materials. The

bays have not been extended all the way to the top to reduce the scale of the building, in this scheme. The two other schemes involve taking the corners of the building and punctuating them with a bay.

The northwest corner of the site would have the entry to the parking structure as well as the service area to the building. The materials at the base of the building would help highlight the entry with a brick element that gives a sense of permanence. At 166<sup>th</sup>, there would be no parking or entry available, but traditional bay forms as well as building corner highlights have been considered by the applicant. The amenity space on the south end, on the west side, would be an outdoor courtyard area. The lowest portion of the site is at the southwest corner, and the highest portion is at the northeast corner, where the first level of residential units would be at grade. Steps and ramps would lead to the main entrance. The plaza space would be raised about four feet above street level.

The units on 165<sup>th</sup> would have porches and stepped planter walls to define individual yards. The landscaped space between the sidewalk and the building becomes a buffer for these units. The garage entry at the northwest corner has ramps to the different parking levels. At the top floor, the units are peeled back at the southwest corner to provide some amenity space. Sloped, hipped roofs would be used, which could impact the bay design in some areas.

#### **COMMENTS FROM THE BOARD MEMBERS:**

##### Mr. Waggoner:

- Said he would like the next iteration of this project to include more details on the notches the applicant was discussing to provide some modulation. Mr. Waggoner said that was important in order to conform to City setback requirements. He thought the notches were a good idea.
- Mr. Waggoner asked if the design would be traditional. The applicant said traditional forms would be used because that is what the Perrigo's Plat design criteria calls for.
- Mr. Waggoner said the angled bay windows presented would read as more a historical, traditional approach to the design. He was leaning toward the Scheme C option presented by the applicant. Mr. Waggoner said that might create a larger project, but it would create more vertical variation in the design. He said the other schemes make the building look like a four-story fortress.
- The applicant said Scheme A was the preferred alternative because it makes the best use of the traditional detailing that the design criteria refer to. Mr. Waggoner said this scheme has a lot of flat sides to it, but the stoops on the street do provide some interest.
- Mr. Waggoner said it was commendable that the parking garage was going underground rather than having a visible parking structure above ground.

##### Mr. Meade:

- Preferred Scheme C more than the others. Mr. Meade said the main corner design in this scheme was more successful. He liked the arrangement of the bays and the way the balconies were internalized in this scheme.
- Beyond those thoughts, Mr. Meade liked Scheme A, but he said the relationship with the other building by this site cannot be ignored, so he is leaning to Scheme C. He liked the bookending of the towers in the design.
- Mr. Meade said the hierarchy of Scheme C is better than the others. He also liked the underground parking provided, as mentioned by Mr. Waggoner.
- Mr. Meade recognized that the applicant was dealing with the bungalow look of Perrigo's Plat. He said the massing studies were on the right track. He would like to make sure the applicant applies the same dedication to quality materials as the neighboring buildings in this area. He said this project was off to a good start and he looked forward to seeing it again.

##### Mr. Sutton:

- Was drawn to Scheme C. Mr. Sutton liked the corner treatment, as well. He asked if the courtyard neighboring the site was on the same level, and if it were connected to this proposal. The applicant said that courtyard was at the same elevation, but had different ownership.
- Mr. Sutton said he had a strong preference for Scheme C. He would like more consistency and simplicity with regard to the projections along the façade.

Mr. Nichols:

- Agreed with his fellow DRB members on their observations. Mr. Nichols noted that this was a dense block with a lot of stuff happening in a small area. He felt that Scheme B would be the best option. He thought that Scheme C made the site look like it was trying to compete with its neighboring buildings.
- Mr. Nichols said he looked forward to seeing more details on the plan for landscaping, finishes for the building, and materials.

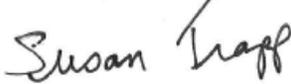
Mr. Palmquist:

- Liked Scheme C the best in terms of hierarchy. Mr. Palmquist said the white elements that pop out in the design should have the same base as the tower element, and should stay on the lower levels. The white element seems jarring to him at this point. He would like to create a strong base to the project overall.
- Mr. Palmquist said this was a good start for this project and he looked forward to how the applicant would deal with the DRB's issues.
- Mr. Meade said there was a building near this site that was a bright yellow color that the applicant should not look to for inspiration. He said the applicant did a good job sharing a number of options with the DRB.
- Mr. Meade hoped the applicant could have a tripartite design but retain some traditional detailing, as called for in the design guidelines. He mentioned the YWCA building as a good traditional design to consider. Mr. Meade said he would like to see how the stoops are wrapped into the massing of the building. He was looking forward to seeing this project again, which he said was off to a good start.
- The applicant said he received some good direction, and both sides thanked each other for their time.

**ADJOURNMENT**

**IT WAS MOVED BY MR. MEADE AND SECONDED BY MR. WAGGONER TO ADJOURN THE MEETING AT 8:33 P.M. MOTION APPROVED (5-0).**

**October 2, 2014**  
**MINUTES APPROVED ON**

  
**RECORDING SECRETARY**