

**CITY OF REDMOND
DESIGN REVIEW BOARD
September 18, 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, Craig Krueger, Mike Nichols

EXCUSED ABSENCE: Kevin Sutton, Joe Palmquist, Scott Waggoner

STAFF PRESENT: Steven Fischer, Manager; Dennis Lisk, Senior Planner; Carl McCarthy, Code Compliance Officer

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 David Scott Meade at 8:08 p.m.

MASTER SIGN PROGRAM

LAND-2014-01645, Old Town Lofts

Description: Mixed use building consisting of two levels of underground parking with utility spaces, first floor retail, residential lobby, fitness center, leasing offices and garage ramps with parking stalls. Above 1st floor is mezzanine parking. Above mezzanine there are five residential floors with clubroom and courtyards.

Location: 16175 Cleveland Street

Applicant: Rachael Lambie *with* WPPI Redmond, LLC

Staff Contact: Carl McCarthy, 425-556-2412 or cmcarthy@redmond.gov

Mr. McCarthy noted that this project, in Old Town, has been reviewed extensively by staff. Staff is recommending approval. The relevant Code section regarding multiple building complexes and multiple tenant buildings requiring the Sign Program is under consideration for this project. Staff is hoping that this project can come back for a vote of approval next time. City of Redmond RZC 21.44.010 (G) (11) talks about signs based on a uniform sign concept approved by the DRB, which shall be known as the Approved Sign Program. All subsequent tenant signs would then conform to the Approved Sign Program.

Tim Connelly spoke on behalf of the applicant, White Peterman Properties, the owner of the Old Town Lofts. He thanked Mr. McCarthy for helping get this plan together. The applicant said he was excited about this project and noted that the intent of this Sign Program is to codify the signs and accentuate the architecture with signage, not overwhelm it. He believed, with Mr. McCarthy's help, the correct balance has been struck with this project between way-finding and flexibility of sign design for tenants.

COMMENTS FROM THE BOARD MEMBERS:

Mr. Meade:

- Asked about the tenants who would be leasing the loft spaces. The applicant said that had not been determined. Mr. Meade said the color and style of the signs are great.
- Mr. Meade had no objections to the sign program as presented.

Mr. Krueger:

- Asked if tenants had been lined up for the spaces, and if tenants could move into multiple spaces on the site. The applicant said contracts have been lined up for almost all the spaces. There will not be a

sign on every 20-foot bay. A single retailer will get one sign, whether they inhabit two, three, or four bays. The one exception to that would be a retailer with spaces on two faces of the building.

- Mr. Krueger confirmed that there would be some tenants taking up more than one bay. He asked about a Starbucks box sign shown in the project that had a lot of white coloration to it. The applicant said that particular sign is the blade sign that pedestrians would see. The white background keeps with a standard look to the project overall and the sign is lit from its interior.

Mr. Nichols:

- Had no objection to the sign program and said it kept to the standards established by the City. Mr. Nichols said he was ready to follow staff's recommendation.
- Mr. Meade noted that the DRB could not approve this project because a quorum was not present. He said the project could come back to the next meeting for approval.

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

Prior Review Date: 08/07/14

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

Mr. Lisk said that this was the second pre-application meeting for the Block 1 Hotel project at the Esterra Park site in Overlake Village. The proposed development would be two hotels in one building, the Aloft and the Element, which are separate brands in the Starwood Hotel chain. There would be 274 rooms between the two hotels. Since the first pre-application meeting, the design of the hotel building as well as the trail section along the south of the site has advanced substantially. There is one new feature of the design on the Aloft Hotel. On the northwest corner of the building, an overhang has been proposed over an access way that would run along the north side of the property. Mr. Lisk would like to see how that overhang will be supported over the access way. There is also much more information on building colors and materials. Staff has a few design issues for the DRB to concentrate on, including the corner treatment at 152nd and 28th for the Aloft Hotel. Staff would like the DRB to discuss if the corner element pops out and makes enough of a statement to welcome people into the site. The hillclimb pathway design is another element that staff wants the DRB to review. The landscape concept of this pathway has evolved, but members of the public have sent in some comments about the need to see more green in this area.

Mr. Lisk directed the attention of the DRB to some Code-related issues, including the building modulation requirements in the Overlake Design Standards. In the Aloft Hotel, on the 152nd Street elevation, Mr. Lisk said there were some attractive elements that might meet the modulation standard. However, the letter of the standard is not met on this side of the project. A request for administrative design flexibility may be required. Mr. Lisk would like to encourage some more adventurous color choices with this project and the use of lighting to accentuate the colors and materials.

Jason Lamb with Ankrom Moisan Architects presented on behalf of the applicant with colleague Steve Jones and landscape designer Kristen Lundquist. Mr. Lamb is asking for approval on the building modulation and the site plan. As Mr. Lisk noted above, the applicant will be requesting administrative design flexibility with regard to the modulation. Mr. Jones spoke next on behalf of the applicant. He said the perimeter of the Overlake Village Master Plan sets up a nice boundary between 152nd and the quieter nature of the park inside the Master Plan. Thus, there is an opportunity to create a nice threshold as a way of moving from the busier streetscape of 152nd to the new park in Overlake Village. The hotel site has views towards Seattle and Bellevue, and has good access to the park. There is a lot of potential to activate the 152nd streetscape. There will be a gateway at 28th and 152nd to demarcate a transition from the street to the park, and there is a connection to the future light rail station.

There are two hotel brands on the site. The Aloft is an active, lively hotel and the Element has a calmer, relaxed style. The massing has been pulled away from 152nd to establish the threshold concept mentioned earlier. The Aloft is lively and colorful, and the Element has a calmer design. The mixing are

between the two hotels has been accomplished through the massing, and shared amenity spaces have been proposed. Pulling apart the massing allows the applicant to create well-lit spaces and better activity between the two hotels. With regard to modulation, the applicant said he was designing the building from the inside out. There is a base, middle, and top to the building, and there is an upper-level setback on the 152nd side and the 153rd side. The setback helps establish the threshold concept and gives a nod toward the change in activities between the street and the park. The applicant said modulation is emphasized through material changes on all sides of the project through street-level canopies. Along the base, materials have been changed to break up the elevations as well. On the 152nd side, the applicant has enforced the idea of the retail area by providing a different material type.

The main corner on 152nd has an active restaurant and hotel lobby with some retail space adjoining it. Similar transparent uses are in place along 28th, including another lobby space and a breakfast area in the hotel. Up a story, there are conference spaces for 300 people, as required by the Master Plan. An elevated courtyard is on top of these spaces, and the 274 guest rooms are stacked above that. The east-west section begins to show the appropriate scale of this project as it relates to the other developments contained in the Master Plan.

Mr. Lamb walked the DRB around the building to show what the facades would look like. Along 152nd is the lively retail space. A plaza has been included that spills out from the restaurant area. The hillclimb has a lot of greenery mixed in with the hardscape. The new street of 153rd, which is a private street, will be lined with trees. This greenery is a good reflection of the concepts of the Element Hotel. On the north side, the back of house elements have been put in place, thus removing them from the guest experience. At the northwest entrance off of 152nd, guests are allowed to return to the parking area below. The applicant showed the DRB what the hillclimb would look like from the base of 28th up to 26th in the future development. There is a porte-cochere crossing the hillclimb. The applicant noted Mr. Lisk's concerns about the north entrance. The applicant is still working on some design concepts for this area. The hope is to keep the north entrance, which will face the future light rail station, as a more gracious entrance and not something with a back-of-the-building look.

Mr. Jones spoke on behalf of the applicant and said the materials for the project follow a concept of foreground and background, using pattern and color to provide texture to the building. The applicant said the materials are timeless, durable, and of high quality. On 152nd, the Aloft side, the idea of foreground and background is continued with metal panels in the background and fiber cement boards in the foreground. On the prominent corner, a metal panel brings the design out to the foreground. At the street level, aluminum storefronts have been proposed, and stone tile has been provided around the retail units. On the Element side, a background of metal panel has been proposed. In the foreground is painted fiber cement board and composite wood panel to wrap around the projections. At the street level is a stone base, which provides a nice backdrop to the landscaping. More of the back-of-house elements are in play as the site slopes up, so there is less transparency in this area.

Kristen Lundquist next presented on behalf of the applicant with regard to landscaping. She noted that the comments from the DRB at the last meeting have been incorporated in the design. The southwest plaza, at the corner, previously included a walkway that has since been eliminated. This space now includes a series of terraces that wrap into seat steps that engage the plaza. This should help add more green to the project, as the public has been requesting. The seat wall material has not been worked out yet. It is sized adequately to allow for tables and chairs. The landscape previously came out and hugged the main entryway, but now, the applicant has created a secondary plaza space that allows the design to bring in the signage that is part of the Aloft. The new proposal also plays off the bars established in this location with seat wall and signage wall elements that bring paving across and make a transition to the front door. The accessible route of travel is adjacent to the drop-off turnaround.

Green elements wrap around the building on the Element side, which is tied into the park. The plaza to the northwest now has more landscaping to reduce some of the effect of the hardscape against the street. This should help pedestrians feel a little more protected in this location. The walls around the plaza space meet the grade and help create a transition down to the sidewalk. On-grade landscaping erodes a bit with paving into the plaza space. Some lighting treatment will be included here as well. Moving east, a

lot more greenery has been provided on the site with a tapestry of greenery and hardscape. The applicant said the feel of the site would be very soft but still very urban.

Mr. Jones spoke on behalf of the applicant and noted there was a previous comment from the DRB about the use of color. The applicant has begun looking at a way to include building lighting to activate the building and provide a more dynamic quality to it. The concept of foreground and background will use lighting as well to enhance the public, pedestrian experience of this site.

Mr. Fischer noted that a comment from a member of the public came in on this project, an email directed to members of the DRB from Tom Hinman of Imagine Overlake.

Mr. Hinman complimented the Board and applicant for increasing the amount of green softscape and public seating along the hill climb pathway. He also advocated for a community room in the hotel.

Mr. Lisk asked if there were any other public comments on this proposal. Mary Wirta, 17109 NE 45th Street, Unit #35, Redmond, WA 98052 testified that on the southwest corner, she would like to see a nice connection to the park and a nice backdrop to the hotels. She would like to see more of an entryway into the park. Seeing no further public comment, Mr. Meade opened up the meeting for comments from the DRB. He noted that this project could not get approval tonight, as the DRB did not have a quorum.

COMMENTS FROM THE BOARD MEMBERS:

Mr. Nichols:

- Said the elevations are attractive and he liked the materials. Mr. Nichols was curious about the pattern of the metal panel and what the product was. The applicant said it was a thicker gauge panel that would be more textured than a regular patterned panel.
- Mr. Nichols asked if the intent of the metal panel was to create something like a stone veneer. The applicant said the intent was to accentuate the horizontal lines of the design.
- Mr. Nichols asked about the mix between pavers, concrete, and stamped concrete. The applicant said the materials have not all been nailed down, but a variety of scored concrete will be used throughout the project. Some pavers could be possibly added near the street.
- Mr. Nichols asked if there might be a pattern in the pre-cast concrete used in the terrace steps. The applicant said, ideally, some different materials would be used in the seating to provide some shadow and play.
- Mr. Nichols asked about the plaza at the southwest corner and if it were a scored concrete. The applicant said that was a possibility, or perhaps concrete pavers. A smaller scale would be used in the plaza as compared to the sidewalks surrounding it.
- Mr. Nichols asked about the east edge of the Element building and what would be used for landscaping in this area. The applicant did not have more details, but the basic idea would be to have some trees along that border. This would be a softer look than the elevation along 28th.
- Mr. Nichols asked for more information on the plant material on the east edge at the next meeting, which the applicant said would be provided.

Mr. Krueger:

- Appreciated the presentation and the clarification provided by the applicant on the design. Mr. Krueger confirmed there was a four-foot elevation change from the front lobby down to 152nd. He liked the modulation of the structure and the setback of the hotel rooms as compared to the street level elements.
- Mr. Krueger liked how the building extended “wings” to project out over the site. He said there was a nice projection of the Aloft that had progressed nicely since the last presentation. He said the modulation provided on the site, while it might not meet the verbiage of the Code, does offer plenty of changes of materials that would speak to this issue.
- He said the change of the materials in the sidewalk would need to be better explained at the next meeting. Right now, it appears that the walkway looks pretty bland down to the west of the courtyard.
- Mr. Krueger noted that Mr. Palmquist brought up, at the last meeting, that the main corner could have even more pedestrian throughput. Mr. Krueger said this corner did not necessarily need to be squared off, and could be softened somewhat. This might encourage more pedestrian activity.

- Mr. Krueger said the corner plaza could be helped with some wood material, possibly. He liked the changes presented in the project and the way it was shaping up. He asked the applicant for a better illustration of what the view would look like from 152nd between the two buildings up to the park at the next meeting. Mr. Meade said that such a view may already be in the DRB packet.

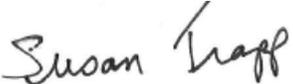
Mr. Meade:

- Said he liked the way the buildings have evolved. Mr. Meade said the modulation on 152nd, including the two lower floors stepping out and the changes in materials and colors, work towards meeting the intent of the modulation guidelines.
- Mr. Meade said the corner of the Aloft building was working well. He liked the wood-like material wrapping the corner on the Element side.
- Mr. Meade would like to see some elevations from the interior of the courtyard looking at the two wings of the building. A view from the north would be good as well. He said the landscaping was going in the right direction. The green roof would be exciting for the hotel users and the community. He thought the view over the green roof could be extraordinary.
- Mr. Meade said the materials look rich and exciting. He asked about the L-fins around the windows on the 152nd elevation. The applicant said those would be painted metal fins, but other options will be considered, too.
- Mr. Meade asked if the applicant was avoiding the color red on the Aloft side. The applicant said that was not intentional. The goal is to create a lasting look, so the intent is to stay away from trendy colors and designs. Mr. Meade said some reddish colors could provide some fun, different options.
- He noted that he had asked the applicant to push the outside of the envelope at the last meeting, and the applicant was doing that.
- Mr. Meade asked about the artificial wood panel presented, and noted that this type of material takes a beating over time, losing its lamination and color. The applicant said the newer types of this material are a lot more stable. Mr. Meade said it would be a shame for the materials to lose their patency, and suggested a Core 10 material. The applicant said he had not considered that material.
- Mr. Meade said the project was going in the right direction. He reminded the applicant to provide some different views at the next meeting.
- Mr. Lisk asked about the overhang element on the north side and how it would be supported. Mr. Meade asked the applicant if a solid wall was used in this spot. The applicant said the initial idea was to establish the northwest corner as a gateway. Thus, the building was canted out toward the northwest side of the neighborhood and the transit center.
- The applicant said that as the project developed, new ideas came forward including a concept to bring the design back so just a cantilever would be employed. There are some technical issues involving the existing trees and drip lines that may prohibit such an idea, though.
- Ultimately, the applicant wants a corner that does not look like a ramp to a parking garage. Sturdy stone material will be wrapped around the corner. If the overhang does remain, it would be supported by more of a wall structure versus cast concrete pillars.
- Mr. Nichols said more details of that overhang design concept would need to be provided. Mr. Krueger said the view between the buildings needs to be widened in this area, and he would like to see an illustration of that at the next meeting.
- Mr. Meade said the applicant has shown great consideration on every element of the project, and he was confident the applicant could come up with a solution the DRB could support with regard to the overhang. The DRB and the applicant thanked each other for their time.

ADJOURNMENT

IT WAS MOVED BY MR. KRUEGER AND SECONDED BY MR. NICHOLS TO ADJOURN THE MEETING AT 9:15 P.M. MOTION APPROVED (3-0).

**October 16, 2014
MINUTES APPROVED ON**


RECORDING SECRETARY