

**CITY OF REDMOND  
DESIGN REVIEW BOARD**

October 2, 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, Kevin Sutton, Mike Nichols, David Scott Meade (arrived late)

**EXCUSED ABSENCE:** Scott Waggoner

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

**RECORDING SECRETARY:** Susan Trapp, 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 Vice Chair Joe Palmquist at 7:05 p.m.

**MINUTES**

**IT WAS MOVED BY MR. KRUEGER AND SECONDED BY MR. SUTTON TO APPROVE THE MINUTES OF THE AUGUST 7, 2014 MEETING. MOTION APPROVED (3-0) WITH ONE ABSTENTION.**

**IT WAS MOVED BY MR. KRUEGER AND SECONDED BY MR. NICHOLS TO APPROVE THE MINUTES OF THE AUGUST 21, 2014 MEETING. MOTION APPROVED (3-0) WITH ONE ABSTENTION.**

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

**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 first 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](mailto:cmcarthy@redmond.gov)

Mr. McCarthy noted that three members of the DRB saw this Sign Program at the last meeting and were recommending approval at that time. There was not a quorum at that meeting, however. He noted that this proposal is on 16175 Cleveland Street in the Old Town District. The applicant, Rachael Lambie, is requesting approval, and staff is recommending approval as well. The Redmond Zoning Code says that the DRB will review Sign Programs and that all subsequent tenants must conform to that approved Sign Program.

Ms. Lambie said the signage package is very conducive to the design elements of the project. She presented examples of the signage to the DRB. She said the signs will help identify the project and also give directions. Retail elements will come to this site in the future. Retail signage could spread over two

bays, thus reducing the number of signs, if a retailer occupies a larger space. Mr. McArthy said the signage is very understated, conservative, and appropriate.

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

##### Mr. Sutton:

- Asked about the signs and if they indicated the actual tenants who would occupy the building. The applicant said that was not the case.

##### Mr. Krueger:

- Said he was satisfied, from the last meeting, about the number of signs per bay. Mr. Krueger said he understood there would be one sign per business.
- Mr. Krueger noted that he was clear about the location and structure of the blade signs proposed.

**IT WAS MOVED BY MR. KRUEGER AND SECONDED BY MR. NICHOLS TO APPROVE MASTER SIGN PROGRAM LAND-2014-01645, OLD TOWN LOFTS. MOTION APPROVED (4-0).**

#### **PROJECT REVIEW**

##### **LAND-2014-01611, Les Schwab**

**Description:** Minor exterior improvements to include new roll-up doors, glazing with existing fenestration, new signage, new paint, and a new entrance canopy.

**Location:** 2355 Bel-Red Road

**Architect:** Josh Peterson *with* Magellan Architects

**Applicant:** Greg McDonald *with* Les Schwab

**Staff Contact:** Dennis Lisk, 425-556-2471 or [dwlisk@redmond.gov](mailto:dwlisk@redmond.gov)

Mr. Sutton recused himself from this project review. Mr. Lisk noted that this was an administrative modification for a new Les Schwab store at the corner of NE 24<sup>th</sup> Street and Bel-Red Road. The existing building has been around since the early 1990's, and has been used for automotive businesses since that time. Thus, this is not a change of use. The applicant is not proposing any new additional square footage for the building. The applicant is proposing a new paint scheme for the building on all four sides, using the traditional Les Schwab colors. Some of the garage doors would be replaced and a canopy would be added at the main entry area. There will also be some minor modifications to the landscaping in front of the building. Mr. Lisk said this was a modest proposal and said that staff was recommending approval.

Architect Josh Peterson spoke on behalf of the applicant. He said this project would be an improvement for the current building. This is not a change of use, so there is technically no requirement for site modifications. He said the parking island in the middle of the parking lot in front of the site makes entry and exit challenging, so a portion of that island will be removed for more parking and better traffic flow. There are currently three tenants in the building with signs and awnings. Those awnings will be removed, Les Schwab signs will be added, and a small canopy will be placed over the main entrance. The existing storefront and roll-up doors will be replaced to create a uniform, new look. The paint colors are rusted cream and red, which is the more modern paint scheme Les Schwab is currently using.

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

##### Mr. Nichols:

- Asked about the bay above the retail shop and the roof above it. Mr. Nichols asked if there was some HVAC equipment in that area. The applicant said it was actually some sort of cell phone tower rented out by the building owner. It is not related to the interior of the building.
- Mr. Nichols asked if anything proposed in this project would trigger any review of what could be seen from the street. Mr. Lisk said that in this case, the City could require some additional screening to be added.
- Mr. Nichols said he had no concerns about this project, and what was proposed was an improvement on the existing building. He supported approval.

Mr. Krueger:

- Asked about the large west exposure and confirmed that this elevation was simply getting repainted without any change in materials. The applicant said the paint would add some visual interest. There are some trees on the west side that provide a break to the façade.
- Mr. Krueger said this would be an improvement over the current colors. He noted that the DRB had a hand in improving the PSE yard that surrounds this property. The applicant said the area to the west of the building was appreciated.

Mr. Palmquist:

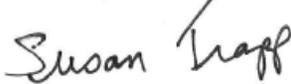
- Asked if the canopy proposed would be metal or fabric. The applicant said it would be a flat steel canopy with a basic design. Exact details have not been provided as of yet, but the idea is to define the entry area a bit more since the entry elevation is so flat.
- Mr. Palmquist asked if everything would be painted on the outside of the building. The applicant confirmed this, and said all the metal copings on the perimeter would be replaced.
- Mr. Nichols asked about the overhead doors inside the shop area and if those would be painted silver to match the aluminum. The applicant said the paint would match the cream color.
- The applicant said the storefront will have a dark anodized trim to provide more energy to the project. Mr. Nichols confirmed that the site currently has painted bands on the top and bottom, and the door panel design would be similar with the new proposal.
- David Scott Meade joined the meeting at 7:23 p.m.

**IT WAS MOVED BY MR. NICHOLS AND SECONDED BY MR. MEADE TO APPROVE PROJECT LAND-2014-01611, LES SCHWAB, AS PROPOSED. MOTION APPROVED (4-0) WITH ONE RECUSAL.**

ADJOURNMENT

**IT WAS MOVED BY MR. MEADE AND SECONDED BY MR. KRUEGER TO ADJOURN THE MEETING AT 7:25 P.M. MOTION APPROVED (4-0).**

**November 6, 2014  
MINUTES APPROVED ON**

  
**RECORDING SECRETARY**