

**CITY OF REDMOND
DESIGN REVIEW BOARD
November 06, 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

EXCUSED ABSENCE: Craig Krueger, Kevin Sutton, Scott Waggoner, Mike Nichols

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

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 Chair David Scott Meade at 7:15 p.m.

MINUTES

The DRB reviewed the meeting minutes of October 2, 2014, but did not have a quorum to approve them.

PRE-APPLICATION

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

Description: Construction of a new six-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 & 09/18/14

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

Mr. Lisk noted that this was the third pre-application for this project. This is a new hotel at the northwest corner of the Esterra Park redevelopment site in Overlake Village. The applicant plans to have 274 rooms with two brands of hotel on one site. Since the last pre-application meeting, the applicant has done a lot of fine tuning to the design. The previous design had an overhang on the north side of the hotel that has been removed. However, there would still be a bump-out in this area that would cantilever over the access road on that side of the hotel. Staff is interested in a thorough discussion of the colors and materials at this meeting and at the meeting in a few weeks, when a full quorum of the DRB would be in session.

Additionally, a number of design flexibility requests also need to be decided upon for this project. One is the building modulation standard. The design does not meet the letter of the law in that regard, but Mr. Lisk said the question was more about how the proposal might provide a superior level of design to get at the intent of the standard. Also, the applicant is proposing a decent amount of fiber cement board panel similar to the two Avalon Bay buildings. There is a code standard that prohibits that material, largely, and Mr. Lisk would like the DRB to make a decision on this project as to whether the overall building design is superior enough to allow for the use of that material. Mr. Lisk has encouraged the applicant to come back on November 20, potentially for approval. He would like the DRB to identify any issues that might slow down that process.

Jason Lamb presented on behalf of the applicant. He said he wanted to focus on materials and colors, specifically, in the hopes of returning on November 20 for approval. He wanted to make sure the design covered the modulation requirements such that there were no long masses. The building has been pushed and pulled a bit, and the materials add some depth. The applicant introduced Steve Jones and

Kristen Lundquist on his team at this point, and noted that a lot of greenery has been sprinkled around the building to give a sense of lush landscaping throughout the site.

Mr. Jones presented on behalf of the applicant. He noted that the building was between the commercial setting of 152nd and the park, and the hope is to make the project into a threshold of sorts going into the park. The site has a lot of good things going for it, and the applicant has used the building form and materials to emphasize the benefits of the site. The connection to the future light rail is one salient feature, as well as great views of downtown Seattle from the upper portions of the building, the connection to the park, and access to 152nd. There are two types of hotels on the site, the more active Aloft brand and the more subdued Element brand. The forms of the building have been designed to create a co-mingled courtyard space inside the block development. The applicant said the project does not meet the letter of the law in terms of modulation, but modulation has been added where possible to keep the efficiencies of the hotel.

The site plan shows how 152nd has a very pedestrian-activated frontage. On the north access, there is a retaining wall and greenery. The overhang in the prior design that bridged the property has been removed, but there is a strong bar shape to distinguish the Aloft site from the Element, which is cantilevered at the corner. On the Element side on 153rd, the backdrop for the architectural concrete includes some greenery and an access walkway going to the right of way. The hill climb element has not changed much. The porte cochere will allow for the crossing of vehicles and pedestrians.

There are two below grade parking levels and a garage entrance at the porte cochere and north entry. There are two arrival sequences for the Aloft side and for the Element. On level three, there is a pre-function and event space along with great views of the park from the breakfast and lounge area on the Element side. The shared podium on level three has a pool and fitness center, which spills out to the courtyard, thus allowing for great hotel circulation and a connection to the courtyard. Floors four, five, six, and seven employ a standard guest room design.

A mix of materials was selected to emphasize a concept of foreground and background. The materials will be durable, as well. At the pedestrian level, a stone tile has been selected. That tile frames a number of spaces to enhance the pedestrian level. There is a lot of transparency in this area so as to activate the sidewalk. A composite wood panel has been used at the base level to warm up the design. The two different brands of hotel have been tied together with similar materials. They will have their individual identity, but some common materials will be used on both sides to give a unified feel to the site. On the upper levels, a metal panel has been added to provide some variety and texture. This provides a backdrop for the access panels. An open joint fiber cement panel has been proposed with accent colors that reflect the Aloft brand identity of the hotel. A painted reveal system has been chosen.

On the Element side, the same metal panel is in the background, but overall, this side of the project is more subdued. The base material wraps around in a similar way to the Aloft. Going up 153rd, the base will transition into architectural concrete which will have landscaping in front of it. Some composite wood panel has been put into the upper levels of the Element and there are painted accent panels in the fiber cement board.

At the last meeting, the DRB gave the applicant some direction to work out some contrast between the materials. The color of the metal panel has been warmed up a bit and the contrast between the accent panels and the background panels has been sharpened. Steel and glass canopies have been proposed along the street level, with spaces for retail and hotel uses. The courtyard has a connector between the two hotels that is an intermediate space and a dark blue metal panel has been proposed in this location. The Aloft side has metal panels and fiber cement board with accent panels to help the window modules read properly and there will be architectural concrete and stone tile below. The north elevation has stone tile wrapped around it, terminating at the garage entry. The metal panel also wraps around this elevation. Architectural concrete has been used around the service entry and mechanical space.

In the courtyard, several design elements come together. The DRB had asked for more information about the streetscape at the last meeting, specifically the area that looks towards the park from 152nd. The concept of a threshold is reinforced by the overhang of the hotel at the base of the building, providing a

good entry into the park. The larger overhang element presented at the last meeting has been pulled back, which gives more space to the neighboring property to the north and downplays the north alley. The retail space is still angled so as to address the future light rail station.

Ms. Lundquist presented on behalf of the applicant and said there have not been that many changes to the landscaping. She did provide more specifics on the planting materials. The concept in general is to have an urban landscape character rather than the native character of the neighboring Microsoft property to the north. The hotel will have a lot of pedestrian activity in an urban environment, which means the use of smaller scale, lower plantings focused on adaptive materials and native plants, where possible. The street tree rhythm along 152nd has been set as part of the Master Plan for the Overlake development. The project will continue the patterns and rhythms of the landscaping to the south. On 28th, the street trees pick up to the east portion in front of the Element. This design relates to Block 3, the other entrance to the development, which is a green space approaching the park. Going up 153rd, there is a significant amount of landscape and a transition from street trees to more of a lush, native character. The street trees speak to more of an ordered landscape which is expected from some office buildings to be built near the site in the future. A small planting space has been added just to the north of the Element entry. A green space has been proposed between the courtyard and drop-off area, which would be viewable but not accessible. A rain garden planter would sit against the Aloft building, which would be an architectural treatment of the space that would take runoff from the drop-off area.

The applicant said the wall on the north side, as mentioned by the DRB previously, could use some attention. A significant planting has been proposed for this area that would drape over the wall. The base of the wall will have vines, as well, that should add a lot of green to this area over time. A few subtle changes have been made to the driveway, which has been widened. Accessible routes follow the edge of the drop-off. Planting and terracing has been added in this area. Mr. Meade asked if the green roofs would be the same throughout the project. The applicant said that was a work in progress. The roofs may be a bit more intensive and more soil might be added. The roof facing 152nd would be in full sun, which may allow for a larger variety of materials.

COMMENTS FROM THE BOARD MEMBERS:

Mr. Meade:

- Asked about the pattern metal siding. The applicant said the siding comes in various sizes, which are fairly large. Mr. Meade asked for a better photograph or example of this material at the next meeting. He asked if the color modulated on the panels. The applicant said that was indeed the case.
- The applicant said the metal sheets would be as big as two by eight feet. Mr. Meade asked about if a rain screen would be used between the gaps. The applicant said the gap system would have a black color.
- Mr. Meade asked how the corner would be designed. The applicant said the panels would come together closely, and there is a small reveal. This will not be mitered and should be a clean corner, but the applicant has not worked out the details on that piece.
- Mr. Meade asked about the color panels around the vertical pieces and glazing that appear in the design. The applicant said this was a louvered detail.
- Mr. Meade asked about the cap of the bump out and if coping would be used. The applicant said it would be coping rather than a standing seam roof to keep the design clean.
- The applicant said the windows on the guest room floors would be a black aluminum. At street level, the plan is to install clear, anodized storefront windows. Mr. Meade looked closely at the tile used at the pedestrian level.
- Mr. Meade asked about the full-length panels and how they would be connected. The applicant said he was looking for a panel with an integral color so they would not fade. The panels have a small rivet that hold them off the building with a slight reveal. Swisspearl, or some similar brand of panel, has been recommended.
- Mr. Meade asked about the module for that panel. The applicant said the panel could be as large as four feet by ten feet, but that size is not recommended for this site. The grain will all be vertical. The top of the building would use coping, most likely. The applicant said the roofing of the structure would not disrupt the wrap-around design of the panel.

- Mr. Meade asked if the Swisspearl would be face-fastened. The applicant said they come with a face-fastener and a hidden fastener. He is leaning toward the hidden fastener, which would draw less attention. The reveal system would create small shadows.
- Mr. Meade asked about the color of the Swisspearl panel. The applicant said it would be a whitish color, but it would not be glossy. The reveal will be painted, but the color of the Swisspearl side will be integrated.

Mr. Palmquist:

- Asked about the metal panel and what it looked like. The applicant said it did not show up well in the rendering. He said he would bring back some illustrations of the different sizes of panel to the next meeting with the DRB.
- The applicant said he wanted to have a panel with a different look, but an interlocking feel.
- Mr. Meade said the rest of the DRB would be ready to look at this project for approval at the next meeting. He said the project is on the right track and he said the colors were fun and lively. He would like to see more detail on the metal siding, especially.
- Mr. Meade asked about the north elevation and if the concrete on the lower level could become a dark blue to connect the design. The applicant said he would look into that possibility. Mr. Meade said some planting could perhaps help in that area.
- The applicant said the public would not see this area, but Mr. Meade noted it would be an access point for the garages. He said a wall-mounted feature might be a good idea in this spot. The applicant said there could be some ivy on that wall to green it up a bit without using big hedges.
- Mr. Meade said the applicant could talk about building modulation with a quorum of DRB members at the next meeting. Mr. Lisk asked the applicant to return in two weeks with more information.

PRE-APPLICATION

LAND-2014-01918, Redmond Public Safety Building Renovations & Repairs

Description: Scope includes replacement of roofing windows, and exterior cladding, and installation of new structural brace frames. Work will improve building weather tightness and energy efficiency, and will enable the structure to remain functional after a seismic event.

Location: 8701 – 160th Avenue NE

Applicant: Bruce Hayashi with Miller Hayashi Architects

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

Mr. Lisk said this was the first pre-application meeting on this project. This is a familiar building to the DRB that has some issues with water leakage and other problems. The City would like to renovate the structure through re-cladding it, installing new windows, and building a new roof. The plan is to start construction in March of 2015. One change to the building would be remaking the entrance into more of a storefront. Mr. Lisk wanted the DRB's input on the proposed materials and color scheme. An application has not been submitted as of yet. Another blast exhaust system has been proposed in addition to the existing system on the east side of the structure. Staff is recommending some screening for the exhaust systems.

The applicant said there are two generators on the site, and the most recently installed one has a blast exhaust fan. The current design has the exhaust exiting in a convoluted way through the building and up above the roof. This is causing leaks on the roof and releasing exhaust throughout the building. The generators are diesel-powered. Mr. Meade noted that the flood plain could be a concern around this building as well.

There have been several studies done on this building over the past few years, and the applicant has validated those studies to see how to bring this building back up to a useful lifespan of 30 to 40 years. The building was built in 1988 and a lot of the systems are starting to deteriorate and fail. The stucco shows that there is some leakage in the wall systems. The tile cladding on the east and west end have open cracks in the joints and a lot of caulk has been put on the building over the years. The plan is to get rid of the 1980's-era tile in the new design and replacing the glazing system. Many of the windows have leaks as well, and the window glass is not up to earthquake safety standards. Some other seismic upgrades have been proposed, including a dozen brace frames on the interior and exterior.

The roof will be replaced. There is a metal roof on the slope roof and a built-up roof on the low-slope roof. Insulation will be added to improve energy performance for the building. Portions of the roof are not insulated. A new gutter system will be installed, as the current gutter is integrated into the present roof design. Snow cleats will be put in place as well. A lot of communication equipment is on the roof, and this building needs to function 24/7, so a lot of coordination will have to happen over the course of construction. Coming down from the roof, the stucco and tile will be replaced, as well as the windows and window flashings.

The building is in the middle of the campus and is 98,000 square feet, which is a sizable part of the middle of the City of Redmond campus. The property lines have a rather odd shape and do not align with many other structures on the campus. The City Hall driveway entrance and parking garage, the Senior Center, the King County District Court and the regional library are all on the same block as this project. There is not a lot of landscape, mainly roadways for vehicle and pedestrian traffic. Some ivy is around the project, which may be damaged in the construction project. The garage is an open-air structure. A new exhausting system will be added, potentially with some vegetation screening.

The front entry includes a historic bell that will likely get a new home. Mr. Meade said the bell should be going into storage soon. The entry point to the building will be opened up to make access easier. The south side to the building has some mature landscaping and a stucco beam that has some water issues. The new exhaust system would be identical to the existing blast exhaust system. There are some mature trees in the area where the new exhaust system would go. Some good, fast-growing new trees will be in order for this location. One wall made of stucco on concrete will be painted. This is a newer portion of the building and only requires new paint. The back side of the building would be redone.

The applicant said because there are so many appendages on the building, the main goal would be to create a unified building form. That would include using an insulated metal panel system. The panels, about three feet wide, could be as long as 20 feet. The recessed areas will have a smaller scale panel with complementary colors. The curving portions of the building will involve another metal panel system of a different style. The design will be simple, using the existing elements as a way to define the look of the structure. The south side of the building will have new entry doors. The recessed areas will, again, have a complementary color. The exhaust fans will be on this side of the building as well. The applicant is considering creating a public plaza area, using some Swisspearl material with metal screening in front of it. The applicant said he was looking at different options for the wall by the plaza, including adding some lighting to make it pop out in the evening. The hope is to play off the colors of the parking garage and library near the site with an elegant yet durable look.

Mr. Meade asked about weather protection at the main entry door. The applicant said there is an overhang that might be increased slightly. There may be a chance to create a broader entrance to the front of the building. Mr. Meade thought a steel and glass canopy might help suggest the idea of an entry a bit more. The applicant said he could take a look at that. The north side of the site has a more of an arcade look that leads to the front door. He agreed with Mr. Meade that it was important to create a statement of sorts denoting the main entrance of the building.

COMMENTS FROM THE BOARD MEMBERS:

Mr. Meade:

- Said this project would be a real improvement for the building. Mr. Meade liked the pop of color in the design and suggested adding more color to the design. He realized that the building should have a solid look to speak to the idea of public safety, but he suggested some small, surprising dashes of color. The applicant agreed with that idea.
- Mr. Meade said even small bits of color would help considerably with this building. The applicant said the entryway would be a good place to provide more interest with color. Mr. Meade asked the applicant to take a close look at the copper "barrel" element in front of the building.

Mr. Palmquist:

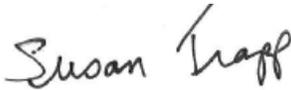
- Said color could be added in many parts of the building, not just the front. Mr. Palmquist said the different materials on the site could help add some identity.

- The applicant said he was trying to find a balance of adding color to the Public Safety Building but not overshadowing the design of City Hall. He said he could provide some samples of the colors and materials at the next meeting with the DRB. He did not want to have overpowering colors.
- Mr. Fischer asked about signage. The applicant said he was considering some new signage, but that plan has not been fully developed. Some City emblem could be incorporated into that element. Mr. Fischer said the City campus has an issue with way finding, and said some signage would be helpful for people looking for the Public Safety Building.
- Mr. Lisk asked about the exhaust system and possible screening. Mr. Meade said additional landscaping would be satisfactory to handle the screening. A metal screen near the existing exhaust system has some vines starting to grow on it. There are limitations to the fencing possible around this type of system. The applicant did not want to draw too much attention to the exhaust systems.
- Mr. Palmquist said landscaping was the answer, not additional construction. Mr. Meade said a few more trees added in this area would help. The applicant said painting the exhaust system a darker color could help it blend in.
- Mr. Meade said the DRB has reviewed some well towers before, and noted that dark colors can help larger structures appear smaller. The applicant said the element will be honest to what it is, and people will most likely pass over it visually. Mr. Meade reiterated that landscaping would be satisfactory.
- The applicant showed the DRB some basic floor plans of the inside of the building. The entire building will be re-glazed, as about 80% of the windows have failed. Nail-on flashing was used originally, which will be replaced with a better option.
- Mr. Palmquist said this project was on the right path. Mr. Lisk said this project would come back in two weeks to get more comments from a quorum of DRB members. The applicant said he would bring in more color samples and examples of the finishes in the design.
- Mr. Meade said this project was off to a great start. He said the color palette fits into the City campus. He asked the applicant to consider more color pops, an addition of a canopy at the entry, and screening for the exhaust system.
- Signage would not come to the DRB for this project, but if a larger, sculptural sign was in consideration, Mr. Fischer suggested that the applicant discuss that at the next meeting as well. Mr. Meade noted that the courthouse nearby has some new signage and art, and said the City of Redmond emblem might be incorporated in any new signage.
- Mr. Meade reiterated Mr. Fischer's point about way finding, and said the more the building's purpose could be broadcast through signage, the easier it would be on staff and the public. The applicant said he would take that under consideration. He noted that some site lighting would be replaced, which is of an older design. The plan is to match the newer lights on the City campus.
- Mr. Meade asked if new bollards would be required for the building. The applicant said that was not the case. Mr. Meade said the DRB looked forward to seeing the applicant in two weeks. An application will most likely be submitted on this project before the end of the year, which the DRB would work on approving at that point.
- The DRB and applicant thanked each other for their time.

ADJOURNMENT

IT WAS MOVED BY MR. PALMQUIST AND SECONDED BY MR. MEADE TO ADJOURN THE MEETING AT 8:35 P.M. MOTION APPROVED (2-0).

December 6, 2014
MINUTES APPROVED ON


RECORDING SECRETARY