

**CITY OF REDMOND  
DESIGN REVIEW BOARD  
December 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:** David Scott Meade, Joe Palmquist, Craig Krueger, Kevin Sutton, Scott Waggoner

**EXCUSED ABSENCE:** Mike Nichols

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

**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 Chair David Scott Meade at 7:00 p.m.

**MINUTES**

**IT WAS MOVED BY MR. PALMQUIST AND SECONDED BY MR. MEADE TO APPROVE THE MINUTES OF THE NOVEMBER 6, 2014 MEETING. MOTION APPROVED (2-0) WITH THREE ABSTENTIONS.**

**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:** 152<sup>nd</sup> Ave NE and NE 28<sup>th</sup> Street

**Applicant:** Jason Lamb *with* Ankrom Moisan Architects

**Prior Review Dates:** 08/07/14, 09/18/14, 11/06/14, & 11/20/14

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

Mr. Lisk noted that the DRB would be considering a conditional approval for this project. Access to this site would occur on 152<sup>nd</sup> Avenue and NE 28<sup>th</sup> Street. There would be 274 rooms between the two hotels on the site and there would be a good amount of ground floor retail stores. At the previous meetings, the DRB had made several comments on materials and colors as well as the applicant's requests for design flexibility regarding the modulation of the buildings. Staff is in support of the design flexibility requests.

The applicant said that the project was using the concept of a building serving as a threshold to the sun. The two hotels on the site, The Element and The Aloft, alternate between more modern and more soothing design details. The applicant showed the DRB elevations from 152<sup>nd</sup> and 28<sup>th</sup> Street to show how the different panels used on the buildings would be presented. The panels will be up to 10 feet long and 15 inches tall. The view of the project from the park shows substantial wood panel use at the main corner to address the park using natural elements. The elevation on 152<sup>nd</sup> shows the pattern of wood panel, cement, and tile. The south elevation includes metal panels and fiber cement panels above the courtyard. The east side of the project includes stone tile as well as fiber cement elements. The north elevation has a combination of fiber cement panels, metal panels, patterned metal panels, stone tile, and concrete. There are several views from the site to the park. The applicant showed the interaction of the garage entrance with the rest of the project. The landscape plan includes a green roof, courtyard plantings, and other vegetation.

**COMMENTS FROM THE BOARD MEMBERS:**

Mr. Krueger:

- Asked about the samples provided. The applicant showed the DRB a sample of the panels that would be used on the site. There are three colors of panels used, which may look slightly different in the renderings.
- The fiber cement panel will be in multiple colors as well and the fasteners will be obscured. The applicant said there would be two sets of color schemes used on the two separate hotels.

Mr. Meade:

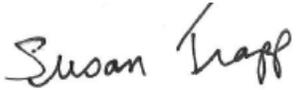
- Said the DRB members had seen this plan enough that they were comfortable with it. Mr. Meade noted that the landscape plan was very detailed at the last meeting.
- He said the project was ready for approval and noted that the applicant had achieved a high level of design on these buildings.

**IT WAS MOVED BY MR. PALMQUIST AND SECONDED BY MR. WAGGONER TO APPROVE LAND-2014-00993, ESTERRA PARK – BLOCK 1 HOTEL WITH THE STANDARD PRESENTATION MATERIALS INCONSISTENCIES. MOTION APPROVED (5-0).**

**ADJOURNMENT**

**IT WAS MOVED BY MR. KRUEGER AND SECONDED BY MR. SUTTON TO ADJOURN THE MEETING AT 7:15 P.M. MOTION APPROVED (5-0).**

**February 5, 2015  
MINUTES APPROVED ON**

  
**RECORDING SECRETARY**