

**CITY OF REDMOND
DESIGN REVIEW BOARD**

April 16, 2015

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, Scott Waggoner, Kevin Sutton

EXCUSED ABSENCE: Mike Nichols

STAFF PRESENT: Ben Sticka, Planner; Dennis Lisk, Senior Planner; Steve Fischer, Manager; Kim Dietz, Senior Planner; Sarah Stiteler, Senior Planner

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 7:28 p.m.

MINUTES

IT WAS MOVED BY MR. KRUEGER AND SECONDED BY MR. PALMQUIST TO APPROVE THE MINUTES OF THE MARCH 5, 2015 MEETING. MOTION APPROVED (4-0) WITH ONE ABSTENTION.

IT WAS MOVED BY MR. KRUEGER AND SECONDED BY MR. PALMQUIST TO APPROVE THE MINUTES OF THE MARCH 19, 2015 MEETING. MOTION APPROVED (4-0) WITH ONE ABSTENTION.

DISCUSSION

Topic: Historic Core Plan

Description: Discussion regarding design standard concepts: building corner, entry, and window design.

Staff Contacts: Kim Dietz, 425-556-2415, kdietz@redmond.gov and Sarah Stiteler, 425-556-2469, sstiteler@redmond.gov

Ms. Dietz said she wanted to share some smaller elements of the Plan with the DRB. She introduced Bob O'Hara, Chair of the Planning Commission, and Tom Hitzroth, Chair of the Landmark Commission. They were at the meeting to observe and possibly add some information. She will review entries, corners, and windows at this meeting. This is the Historic Core area that would be recommended as an overlay to sit on top of the Old Town Zone. That would involve some specificity on top of the design standards provided through the Old Town Zone. Ms. Dietz has added some notes about historic masonry, the streetscape, and awnings and canopies to the discussion, which were talked about at the last DRB meeting.

There are a variety of windows in the Historic Core today, but there is a depth and a historic character to the orientation and framing of the windows. The Code currently speaks to allowing for a variety of windows. The windows are broken up, using panes, to avoid large swaths of glazing. Contrasting materials are used to allow some distinction between the window and the façade. The window would be punched or recessed unless a bay approach is used. Windows shall be framed with soldier course or solid sills. Window panes should look to the historic area in thinking about the size of windows so that they are represented with mullions and rails. The orientation of the window should reflect that historic character in nature. If not, then the Code says the window shall be broken up to do so.

Mr. Meade said a punched opening is something the DRB would not want in a masonry veneer in the Historic Code. A punched opening inside a masonry envelope is considered one that is not trimmed with typical masonry details, so something like what was done in the 1950's without sills or a special jamb

treatment. Ms. Dietz confirmed that Mr. Meade would not recommend a punched opening if the idea was to try to coordinate with the existing historic structures.

The consulting group Makers suggests that development should work at a block frontage level to address transparency entrances, weather protection, and other elements. The hope is to provide a good pedestrian experience by looking at building's base, middle, and cap. If a list of historic details could be provided to an applicant, an applicant could respond to that by providing a minimum number of details. Things like having an entry to the building every so many feet and having large storefront windows would be some of those details. Street fronts and pathways would need to be addressed as well, according to the Makers report.

Other cities, such as San Antonio, show patterns specific to the Historic Core. Some cities require some penetration, such as windows, into a building with a 40-foot linear wall. Boise has storefronts and a rhythm with its windows in the historic core. Kirkland is more flexible in its code, but uses a variety of treatments. Applicants are given an opportunity to add detail to the base, middle, and cap of the buildings. Mr. Krueger asked if other cities have a certain number of requirements in their historic core codes, and asked why Ms. Dietz presented the code samples she chose. Ms. Dietz said the code samples came from Makers' recommendations. Ms. Dietz tried to find the codes and implementation tools that were most different from Redmond's. She said there were a variety of options for Redmond as the City updates its standards.

Staff is recommending some changes and enhancements to Redmond's Code, including language that says windows shall extend across a minimum of 75% of the façade length at the base. She asked if that was appropriate. Mr. Krueger noted that the windows were connected more to the floor to ceiling measurement rather than length of the wall. Mr. Hitzroth clarified that the windows could be at the base, and noted that some of the windows presented were not historical in nature. Ms. Dietz said, if the DRB would like to use another percentage, she could move on. Mr. Meade said it would be challenge when new tenants come in and block off windows within their buildings for display purposes, for example. He suggested the code could speak to a certain tint in the windows, reflective glass, or anything distracting of that nature. Mr. Meade said he was in favor of a points system attached to a list of historic values for applicants. If a minimum number is met, this would give an incentive for more impressive historical items. He supported a carrot versus a stick mentality.

Ms. Dietz next moved to dealing with the middle of buildings in the Historic Core, and speaks to having windows every 40 linear feet. She asked if 40 feet was appropriate. Any project on a pedestrian-oriented street would maintain privacy standards, but the City would look for opportunities for upper-story amenities. This is not in the Code currently. If the applicant wished, an overlooking deck could be built. The Code currently calls for applicants to avoid ribbons, and that would be maintained in the Code. Mr. Meade said he was not sure how the 40 linear feet would apply. He suggested using the measurement of 40 square feet of façade without penetration. Clearly, there is a blank wall concern, and those walls are measured in square feet. He said the typical blank wall conditions found in the rest of the City could be applied in the Historic Core, which would be easier to apply. Ms. Dietz confirmed a square footage, not a linear footage requirement, would be more appropriate.

Ms. Dietz asked about the idea of creating more of a second floor activation, such as an overlooking deck. Mr. Waggoner said the wording appears to indicate that applicants need to engage in this activation on pedestrian streets rather than offering an incentive to applicants to do such a thing. He did not think this concept should be required. He recommended offering some incentives to activate the top floor, but if every building employed such an idea, it would be a lot less special. Mr. Meade said activating the top floor would not make as much sense. He was not sure the City would want this. Ms. Dietz confirmed this could be a possible part of the point system. Mr. Meade said it would be contingent on the building type. Mr. O'Hara asked about a building that would be considered inappropriate. Ms. Dietz said a ribbon of windows would be one example of inappropriateness.

Mr. Waggoner asked if the code language about clear window glass spoke to an intention to avoid tinted windows altogether. Ms. Dietz said she did not take tinting into account, but said the windows have a requirement not to be mirrored or reflective. Mr. Meade said vision glass would make sense. The energy

code is going to require some tinting on south or west-facing windows. The main idea is that there would be vision into the building.

Ms. Dietz asked next about the breaking up of large expanses of glass in the Historic Core and how windows are recessed. She asked if a specific depth of recession would be appropriate. Mr. Meade said a smaller pane would be appropriate for the Code. He said the term "punched" would not be appropriate. He said, by the nature of the buildings, which are masonry, the windows are recessed and have some depth. If the buildings are not masonry, a recessed appearance would be difficult to achieve. Ms. Dietz asked if it would be appropriate to ask that additional material be added to the windows to give a wooden framing look, even if the material was not wood. Mr. Meade said that would have to be dealt with on a case by case basis. He noted that buildings like the Matador have some pilasters on the face of the building which add relief to the upper story, not the recessed nature of the windows or the trim. Mr. Krueger asked if there was any language in the Code that dealt with trim specifically. Ms. Dietz said that was in the current Code. Mr. Krueger said it would be good to stay with that Code in the Historic Code, especially in light of different building types.

Ms. Dietz asked about the architectural detailing dealing with proportions and orientation. Transparency in the vertical and horizontal dimension is in consideration. She said the current Code speaks to this issue as a percentage of the façade. She asked the DRB if this quality was simply inherent to a masonry building, and if other types of buildings should be dealt with on a case by case basis. Mr. Meade said more images might be needed to make a determination on this point. He said if sills, lintels, and jambs are not expressed in traditional masonry vernacular, then a punched opening would be created that would not be respectful of the historical nature of the area. Mr. Hitzroth noted that different older buildings in Redmond have different window configurations that have changed over time. Windows were allowed to be placed, in some cases, because they did not interrupt the entire dimension of the building.

Ms. Dietz moved into the corner and entry elements next. The staff research shows that the Code has a lot to say about corners, but less about entries. In many cases, the two are the same. Examples were shown of newer treatments in the City where corners are emphasized. The Code language in Redmond that speaks to entries includes notes about weather protection, pedestrian movement and an overall emphasis of the building. The Code says building entries should be oriented to encourage use of outdoor areas and streets. There is specific language dealing with the BNSF right of way. Avoiding hidden building entries and ensuring good sight lines are two other parts of the Code. There are identified corners within the Old Town area which should be emphasized with special treatments. The language says buildings on corner lots should reinforce and celebrate the street corner by providing pedestrian entrances. Building entries and activities should encourage the use of outdoor areas. This is an aspect of Old Town that is quite explicit regarding corner treatments, but the language says "should" throughout the text of the Code.

Makers recommended having transparency, emphasizing a sense of entry and weather protection, and stating that corners and entries should be emphasized. There should be a minimum level of details for the façade. Other codes, such as Kirkland, say buildings on corner lots may be required to incorporate an architectural or pedestrian-oriented feature. There are many options available in Kirkland, from plazas to turrets to artwork. A ratio of wall to openings could be considered with regard to corner treatments, much like with windows. In Bellingham, there is a clear idea of defining the entrance of a building. There are several identified corners in the design standards where Redmond has noted that corners are important for buildings in the City. The bank building in the Historic District is a good example of a proper corner treatment. Staff is asking if corners should have more emphasis in the Code.

Mr. Krueger asked if all corners should be required to have a special treatment in the Historic Core, in that there are so few corners. There are about a 12 to 16 corners in the Core, according to staff. Mr. Meade concurred with Mr. Krueger's opinion. He said the idea of recessed entries would have to be spelled out in terms of sight lines and safety. He said the currently proposed language was confusing. Ms. Dietz said a variety of entry treatments could be selected by an applicant. Ms. Dietz said awnings could project over the sidewalk, but the building itself could not. Photos and drawings could help applicants in this way, but a strict requirement would not be included. A variety of treatments would be available. Staff

will bring more details back to the DRB at the next meeting on May 7 on this topic and many others, including signage code. The Technical Committee will handle the Sign Code through a review process.

PROJECT REVIEW

LAND-2013-01332, 160th Avenue Senior Housing

Description: 74 units of affordable senior housing with a mix of studio, 1 & 2 bedroom units

Location: 8550 160th Ave NE

Architect: Valerie Thiel *with* Sage Architectural Alliance

Applicant: Dan Landes *with* Shelter Resources, Inc.

Prior Review Dates: 10/03/13, 11/21/13, & 10/16/14

Staff Contact: Gary Lee, 425-556-2418 or glee@redmond.gov

Mr. Fischer spoke on behalf of Mr. Lee. He noted that this project has come before the DRB in the past and was approved the Board and the Technical Committee. Tonight, some modifications have been proposed to the site plan, building elevations, and materials that were previously approved. Approval for this project came back in October of 2014. Since that time, the applicant has received construction bids and has made some adjustments. On the north side of the building, there is a parking area. Previously, the building spread over that parking area. The new proposal is to remove the floors and the roof above the grade parking on the north. On grade for car and van parking is the new concept, with screening for pedestrian traffic. The second change is the front entry. The multi-purpose room would be clad in brick with the massing reduced from 12 feet to four feet. The underground mechanical room is in the extra parking stall previously provided. The canopy has been simplified and is supported by the building rather than by a steel post. The third item involves replacing some stucco on the north end with a hardy panel that has a similar reveal pattern.

The final item is to revise the Juliet balconies. They are more decorative than functional. Forty-four balconies were proposed before. Now, the new proposal is calling for 18. Staff is recognizing the need to make modifications and recommended approval of the modifications with the following conditions: that the surface parking area on the north side of the building shall be screened on the west side with a solid wall of least three feet in height with a shrub-filled planter between the wall and the pedestrian sidewalk.

Valerie Thiel presented on behalf of the applicant. Instead of requested decorative balconies, the applicant is actually proposing to use 18 functional, compliant Juliet balconies on the project. There is also a request to reduce the number of balconies from 44 to 18, and the applicant believes the balconies have been placed in the most effective locations. In the center of the building, there is a large group of evergreen trees that have been preserved. The applicant believes the pedestrian path on the south is a critical location, so the building would be retained as it was in that area, including the balconies. In the center bay, the proposal is to remove the Juliet balconies, but the windows would be removed. The projecting bays would be the areas where the balconies would be most effective, in the applicant's opinion.

The applicant said the stucco wall was proposed to be changed to hardy boards, which would look substantially the same but would hold up better in rainy weather. The north end of the site has had one of its center bays cut out, which has presented a challenge in maintaining the number of units the project had before. The applicant understands the staff's recommendation of a screening wall, but the applicant talked about having a green wall in this location to achieve the right amount of credit for landscaping. An additional wall, the applicant said, would be redundant. In terms of the overall design, one corner of the building has essentially been cut off. The plaza is a little different than before. The side provided an entrance previously, but now the plaza is longer and has an entrance right into the building.

COMMENTS FROM THE BOARD MEMBERS:

Mr. Krueger:

- Said he was not a fan of stucco and appreciated the change to hardy panel. Mr. Krueger asked about the green wall and said it was preferable to the three-foot wall staff recommended. He asked for a taller green wall that would be at least as tall as the building.

- The applicant said there is a green wall against a wall on the site which could be ten feet tall. It would be like a trellis. Mr. Fischer asked if there was a green wall on the north side of the project previously. The applicant said a 10 ft. x 32 ft. screen was on that side, held six inches off the façade. Around the corner is another similar screen, providing a green screen theme of sorts.
- Mr. Fischer said staff has no problems with a green screen, but the purpose has changed. Instead of a screen for breaking up a blank wall or providing something more inviting, the green screen has been placed in an area that is a functional area for vehicles and pedestrians. Because green screens take a while to fill in, a more solid wall has been suggested by staff.

Mr. Waggoner:

- Said the wall could still have an applied green screen around it to match and carry the theme around the building. But, Mr. Waggoner said it would take a while for the green to grow and screen any vehicles.
- Mr. Meade asked about a wall adjacent to the green screen. The applicant said it was made of horizontal panels. Mr. Meade suggested a cast concrete wall painted to match. Mr. Waggoner agreed with that idea.
- Mr. Meade said that while the vines establish themselves, having a solid wall would be a good idea. A green screen could go in front of the solid wall. The applicant said that was clear. Mr. Waggoner said otherwise, the project's character has not been changed too much.

IT WAS MOVED BY MR. PALMQUIST AND SECONDED BY MR. KRUEGER TO APPROVE LAND-2013-01332, 160TH AVENUE SENIOR HOUSING, WITH THE FOLLOWING CONDITIONS:

- 1. A SOLID WALL AT LEAST THREE FEET TALL SHALL BE CONSTRUCTED. A GREEN SCREEN CAN BE IN FRONT OF IT IF THE APPLICANT SO WISHES.**
- 2. THE REST OF THE CHANGES, INCLUDING BALCONIES, THE PLAZA, THE SIZE OF THE BUILDING, AND MATERIAL CHANGES, ARE ACCEPTED.**
- 3. THE PRESENTATION MATERIALS INCONSISTENCIES STANDARD WILL BE APPLIED.**

MOTION APPROVED (5-0).

PROJECT REVIEW

LAND-2015-00515, Farrel-McWhirter Park Restroom Replacement

Description: Includes demolition of existing restroom building; installation of new septic tank & plumbing; new prefabricated restroom building; concrete paving and landscaping

Location: 19545 NE Redmond Road

Applicant: Eric Dawson *with* City of Redmond

Staff Contact: Benjamin Sticka, 425-556-2470 or bsticka@redmond.gov

Mr. Sticka noted that this was the first pre-application for this project, which is a replacement for an existing restroom building at Farrel-McWhirter Park. The existing restroom has not been operational for two years and cannot be reused due to safety and operational concerns. Overall, staff supports the intention of the park based on its function at the park facility.

Ms. B. Sanders from the City Parks Department presented on behalf of the applicant. This is one of the most heavily visited parks in the city. The park is 68 acres in total, divided into two parcels. The southern parcel is where the Farmstead is and where most activities occur. This restroom has a septic system that can be used as is. Every six years, the Parks Department prioritizes its projects, and this project is near the top of the list. A pre-fab building will be used to control cost. The silo that contains the current restroom on the site will be removed, as it is not a usable building. This is a heavily used park due to the farm animals. As soon as school children, for example, visit the animals, the kids have to wash their hands as a matter of health and safety. The silo space will be a courtyard. There is a historic district on this site that includes a number of small, white farm buildings used for park activities.

The building proposed would mirror the other buildings on the site. The new prefabricated building would have a gabled roof with hardy siding to reflect the Farrel building nearby. The doors will be four-panel doors, which would be similar to the Farrel building as well. The maintenance access to the building will be placed on the back of the building, which should make things easier for park staff. The floor plan will

change a bit for the restroom to include a family room. This room has a single toilet with a sink where a father could take a daughter, for example.

COMMENTS FROM THE BOARD MEMBERS:

Mr. Meade:

- Asked if new hardscape would be added to the site. The applicant said concrete would go in around the building. The asphalt would be replaced in the vehicle travel lane adjacent to that.

Mr. Krueger:

- Asked how the building proposed would be similar in color to other buildings on the site. The applicant said it was most similar to the Farrel House. The vendor working on the pre-fabricated building will use an identical color.
- Mr. Krueger asked about the trim on the building, which the applicant said would be dark green. She said she would double-check that detail.
- Mr. Meade said it was unfortunate that the bathroom would not have an access point on the rear side, which could be its own safety risk in terms of being able to see children properly. But, he said having paving wrapped around it could help in that regard.
- Mr. Meade said it was unfortunate that something was not designed to make a special gesture towards the aesthetic of the park. He said a pre-fabricated building is not preferable. He said it would not have been tough to match the roof style and building styles. He noted that the applicant did the best with what she had, but it was a missed opportunity.
- Mr. Meade said he loves this park and would have loved to have seen a better design. He said, in the past, design awards have been given out for restrooms like this.

IT WAS MOVED BY MR. PALMQUIST AND SECONDED BY MR. KRUEGER TO APPROVE LAND-2015-00515, THE FARREL-MCWHIRTER PARK RESTROOM REPLACEMENT, WITH THE STANDARD INCONSISTENCIES CONDITION AND WITH THE CONDITION THAT THE GABLE ENDS BE DARK GREEN RATHER THAN WHITE. MOTION APPROVED (5-0).

PREAPPLICATION

LAND-2015-00495, MV Transportation

Description: Bus maintenance building with associated offices, parking and fueling

Location: 18795 NE 73rd Street

Architect: Gregg Percich *with* Jackson/Main Architecture

Applicant: Taylor Union Hill LLC

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

Mr. Lisk noted that this was the first pre-application meeting for this project. It is located in southeast Redmond near the FedEx distribution center off of 188th. The CADMAN facility is located to the east. The proposal is a new bus service facility that would be used by the operator of the Microsoft Connect bus service. A two-story metal structure has been proposed to service and wash buses and vans. A fueling station would be on the site, separate from the service building. Most of the site would be devoted to parking for the buses and the company's employees. The elevations show an industrial metal building with a base of four-foot tall split-face masonry. The color of the building has not been determined.

Staff is looking for feedback on materials and colors from the DRB. Also, there is a blank wall on the north side of the building, and staff has suggested some new answers for that wall. Also, staff has suggested extending the roof over the edges of the building to provide shade for the upper-story windows and provide more visual interest to the design. A few areas along the elevations would benefit from canopies or awnings on the doorways, which could also add some interest. There is a trash enclosure on the west side of the building that would be enclosed with a chain-link fence. Staff is suggesting more of a solid enclosure. Mr. Krueger asked if there were some design guidelines for this area, and Mr. Lisk said there were no special standards for this part of town.

Kyle Lepper and Gregg Percich with Jackson/Main Architecture presented on behalf of the applicant. This would be a service station, wash bay, and fueling station. Parking is a main focus of the project. The

fueling area is on the north end of the site. Directly below that is the primary building with the primary entrance coming off of 73rd. The building would have an office area on the south end, primarily for dispatch, driver training, and amenities. The other main program is the service area for the buses with a repair area, wash bay, and supply storage. The main entrance is on the south end of the site. The office area has a dispatch center on one side and amenities on the west end. The service areas on the north end of the site include overhead doors. Buses can pull in and pull out with several different repair areas to deal with different types of vehicles. The wash bay is a pull-through system. Buses enter on the west and go through an automated washing machine.

The second level of the building is a mezzanine devoted to driver training and office use. A large training room is on the southeast corner. The roof plan includes standard seam roofing material. The elevations of the site show the offices in the south with aluminum windows. The north end of the site has overhead doors with canopies. The primary material of the building will be a metal paneling and a four-foot concrete base. The south end of the site has the wash bay and garbage enclosure. A standard chain-link fence is proposed, as this is a side of the building most people would not see. The north end of the site has a relatively standard blank wall. This wall faces the fuel station and only employees would be in this area. The south end has the primary entrance to the offices where the public would enter. The entrance would have a contemporary look with a paneling system and metal canopy.

The applicant has proposed adding substantially more landscaping to the site along the south, west, and north ends. The site has a challenging topography and a large retaining wall has been proposed for the west end, as required, to produce the amount of parking the applicant will need. The site is a considerable distance away from any major street. The front entrance has some signage to make it more visible. There would be very few ways to actually see the building from the street, as a lot of vegetation will screen it from the public. This is a simple, industrial building that will serve the client well, in the applicant's opinion.

COMMENTS FROM THE BOARD MEMBERS:

Mr. Krueger:

- Asked about the colors and what they might be. The applicant said an earth tone would be used, with tan as the primary color and a charcoal color used at the base. The applicant would like some input from the DRB on this point.

Mr. Meade:

- Said he understood this was a simple building, but he said there were some opportunities for good design. He said there was masonry in some places that would not benefit anyone. He would like to concentrate the masonry on the office side of the building to make that main corner look better. Color could be used to break the mass of the building down.
- Mr. Meade said he understood there were some constraints with these types of pre-engineered buildings, but some roof overhangs could help. The building could be broken down into pieces with some color. Mr. Meade noted that Costco was able to add some modulation with its last application that could serve as a good example for this building.

Mr. Waggoner:

- Asked if the masonry at the bottom of the building would be flush with the metal panels. The applicant said that was the case. Mr. Meade said that would present a challenge. The applicant said the pre-engineered building has eight-inch curbs sitting out from the columns, so they would be directly above the concrete.
- Mr. Waggoner would like to see some accent color around the corner of the building that holds the office. That could help break the building down, in his opinion, for a low cost.
- Mr. Meade reiterated that re-allocating the masonry on the site could be a good option. He said the challenge is to make a simple building and elevate the design within a budget. Mr. Meade suggested using darker side could add some interest to the building. With the masonry, a natural block concrete with a smooth face would be a better choice, Mr. Meade said.

Mr. Palmquist:

- Said the FedEx building near this one had success with using darker colors. Mr. Palmquist said looking at the site as a whole and its massing could help inform the design of the canopies and other elements.
- He said the building could use a more consistent language around it, which might include moving the sign at the entrance. Mr. Meade said popping the masonry at the entry door would be a good idea. Some utility buildings the DRB has reviewed were able to get some good impact from that concept.
- Mr. Krueger said changing the window the pattern might be a good suggestion. Mr. Meade said a band of color could help join the windows, in a way.
- Mr. Meade said the applicant should have more fun with this design. Changing materials slightly and adding color would lead to approval very quickly. The applicant provided some more elevation concepts to the DRB at this point based on the building owner's comments.
- The applicant showed that some overhangs and sun shading might be possible. There are some options for changing the masonry, including wrapping it around the entry corner. A metal canopy could be added as well, with sun shades for the upper windows.
- Mr. Meade suggested using a larger canopy and adding more masonry at the entrance.
- Mr. Palmquist said the masonry could transition into metal panel and help save some design dollars. Bringing the metal down to meet the overhanging garage doors would work well in the vehicle service areas.
- Mr. Krueger asked if the masonry should go up to the canopy. Mr. Meade said that option was shown in one of the renderings. The columns would not have to be masonry, in Mr. Meade's opinion. Some soldier course or some sort of neat lintel over the sill would be a good suggested. The column could be metal, which would stop the masonry and celebrate the entrance a bit better.
- Mr. Meade said this project would likely be ready for an approval at the next meeting. He said he appreciated the options the applicant provided.

PREAPPLICATION

LAND-2015-00568, Redmond 148

Description: 5-story with partial 6-story apartment building with 240 units

Location: 3040 148th Ave NE

Architect: Kurt Jensen *with* Jensen Fey Architecture

Applicant: Timothy J. Connelly *with* White/Peterman Property, Inc.

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

Mr. Lisk said this was the first pre-application for this project, which is in the Overlake neighborhood on the old Azteca Restaurant property off of 148th north of SR 520. There are a mix of uses in this area, including Microsoft offices to the east and a large daycare to the north. The proposed project is a five-story and partial six-story multi-family apartment building. It would have about 240 residential units with two levels of underground parking. There is an outdoor courtyard at the ground level of the building to satisfy open space standards. The applicant's materials show some massing models and conceptual elevation sketches as well as contextual photos of the area. The models show a design that would have a lot of modulation to break down the larger facades on the building. Staff would like feedback from the DRB on the initial concept for the structure. The Code requires a large landscape buffer on the west side of this site as a way to screen a building of this size from the residential homes directly across 148th in Bellevue.

One interesting aspect is that the applicant wants to use what is termed a height tradeoff provision in the Overlake section of the Zoning Code, which allows for up to five stories of height. With the tradeoff, an area of the building can be transferred to another area of the building to add one more floor to the building. In this case, some area from the south side of the building has been transferred to the north side. Also, as is the case in other buildings in Overlake, the design standards call for high quality, durable building materials, which the DRB will want to make sure is achieved with this project.

Kurt Jensen and Uk Kang with Jensen Fey Architecture, as well as Taber Caton from Weisman Design Group, a landscape architect, presented on behalf of the applicant. The applicant said this would be a market rate multi-family development. The zoning is in the OV5 Zone, which allows for a height tradeoff which could benefit the courtyard design presented and brings in a lot more daylight. The development

includes 240 units, 8,000 square feet of amenity space on the ground floor, two levels of parking containing 295 parking stalls, and 252 bike parking stalls. The courtyard is 8,200 square feet.

The applicant said this was a prominent site. The south end of the Microsoft campus is nearby as well as a one-story daycare center. To the south, there is an off ramp to 148th that is about 20 feet below the site. Across 148th are a number of apartment complexes. A study around the site shows how the proposed building would fit in with its surroundings. On 148th, there is a two to three-story residential area as well as a four-story Microsoft building. The main concerns in the study deal with shadows. No major shadows will be cast on buildings around the site, from what the study shows. The main entrance to this site is off of 148th. There is a one way in, one way out system shared by the proposed site and a property to the north. There is some confusion here for the time being, but in the future, but the entry may be redesigned in the future. A basement ramp, temporary parking and drop off area have been provided, as well as a loading area. There are 7,000-8,000 square feet of amenity space. The outdoor courtyard is over 8,000 square feet, and will include casual seating, fire pits, and planter boxes.

The fire truck lane is to the south. The street front requirement calls for four feet landscaped street and then 12 feet of sidewalk. There is a 20-foot landscape buffer to give the site some cushion. Double-loaded and single-loaded corridors are used in the building. The fifth floor is the highest and has a two-step egress. The parking is all underground, including elevator access and 300 spaces to handle 240 apartment units. The applicant is trying to deal with the bulk of the massing by removing some of the south end square footage and putting them on the north end to create a sixth floor. That will allow more natural light to come into the courtyard and break down the massing. The north side units will have a nice view to the south over the south part of the building. Contemporary and modern design has been presented with flat roofs. Corners of the building have larger windows. The fifth floor will have loft units that look out to the south. There will be eighty feet of separation between the buildings on the site to allow for light coming in from the south.

Landscape architect Ms. Caton presented on behalf of the applicant. A lot of existing trees onsite will be getting evaluated. The purpose is to keep as many existing trees as possible along the perimeter to meet the 35% retention requirement as well as a way to ground the building on the site. A landscape buffer will be an amenity for the building and provide some continuity in the neighborhood. A majority of native, drought-tolerant shrubs will be used. Water features and fire pits in the courtyard will be a great amenity to the residents as well.

COMMENTS FROM THE BOARD MEMBERS:

Mr. Waggoner:

- Said he liked the project. Mr. Waggoner said it fit into the neighborhood and maintains the street edge at 148th. The height tradeoff proposed is a cool feature to give the building some variety and helps give it some distance from SR 520. He liked how sun was going to come into the courtyard.
- Mr. Waggoner said the transparency at the corners of the project will help break down the massing of the building. He said this was off to a great start.

Mr. Palmquist:

- Said the massing was really strong, which speaks to the topography of the site and how well the applicant has worked with that. Mr. Palmquist liked the language of the sixth story, which feels like a nod to Art Deco style. The challenge will be to continue that design throughout the building.
- Mr. Palmquist encouraged the applicant to continue working on transparency at the corners of the building where they peek through the landscaping. He said this project would be a good one.

Mr. Krueger:

- Said the project massing was effective in bringing in sunlight. Mr. Krueger said the height trade off was well done on the site. He would like to have more views of the proposal from the street level.
- Mr. Krueger was concerned about the livability of the building and how it would have a sense of place on the north end so that it would feel less like a hotel and more like a home. To the east, there will be a pedestrian bridge across SR 520 to connect to light rail, and Mr. Krueger was eager to see what the connection to that bridge would be like.

- He liked how the forms were shaping up around the corners and he was looking forward to the next iteration.
- Mr. Palmquist noted that the city landscape and setback on 148th would allow for pedestrian activity, despite the busy freeway traffic. He would encourage having more of a sense of arrival on the street corners for pedestrians, such that they could connect to internal paths on the project site.

Mr. Meade:

- Said the bike trail terminates right at the property, and would like to see that better connected to the site. Mr. Meade noted that a project across from this one created a little bike cul-de-sac to encourage biking and walking.

Mr. Sutton:

- Said the massing was going in the right direction. Mr. Sutton asked if the corner elements involved a two-story unit. The applicant said loft units might be used in the corners. The top end, on the sixth floor, would definitely have loft units. The applicant wants to bring in as much architectural expression as possible in the corners.
- The applicant has looked into connecting better with the bike trail. Just south of the property, there is a 20-foot drop that involves a fence. A direct connection is not feasible at this point. Mr. Meade said perhaps a pedestrian path could connect people and bikes to the sidewalk.
- Mr. Sutton said the roof heights in certain areas are very unique, but it was not clear if that quality would carry down to the ground. He would like to see how that would be resolved.
- Mr. Sutton asked about the ground floor and what appeared to be a garage. The applicant said the entire corner would not have a solid base, which was difficult to see in the renderings. Mr. Sutton said with the massing, the project was off to a good start.

Mr. Meade:

- Said the site was phenomenal and a gateway to the City. Mr. Meade said the massing celebrates that ethic. He said the tradeoff for the stories was a master stroke. He said the only concern was pedestrian connections, but even more so, finding the right materials.
- Mr. Meade said stone and glass would be good materials to use, as the main corner really deserves a good treatment. He said the project was on the right track and he was excited to see this project evolve. Connecting to 148th will be a challenge on this project, Mr. Meade noted. The applicant said he was working on that issue. Mr. Meade said that would be important.

ADJOURNMENT

IT WAS MOVED BY MR. KRUEGER AND SECONDED BY MR. SUTTON TO ADJOURN THE MEETING AT 10:00 P.M. MOTION APPROVED (5-0).

May 21, 2015

MINUTES APPROVED ON

Susan Trapp

RECORDING SECRETARY