

**CITY OF REDMOND
DESIGN REVIEW BOARD**

June 18, 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: Joe Palmquist, Craig Krueger, Mike Nichols, Scott Waggoner, David Scott Meade (arrived 7:27 p.m.)

EXCUSED ABSENCE: Kevin Sutton

STAFF PRESENT: Gary Lee, Senior Planner; Sarah Vanags, Planner; Ben Sticka, 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 Vice Chair Joe Palmquist at 7:02 p.m.

MINUTES

IT WAS MOVED BY MR. KRUEGER AND SECONDED BY MR. PALMQUIST TO APPROVE THE MINUTES OF THE MAY 7, 2015 MEETING AS SUBMITTED. MOTION APPROVED (2-0) WITH TWO ABSTENTIONS.

LAND-2015-01048 Microsoft B26 Lobby Expansion

Description: Addition of 2,000 SF building lobby & associated courtyard improvements

Location: 3089 157th PI NE

Architect: Michael Schubert with B+H Architects

Applicant: Nick Lennigton with Microsoft

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

Mr. Sticka noted that this was a request for an approval of modifications to the approved site plan, building elevations, landscaping, and materials. The applicant is proposing a 2,000 square foot addition that includes lobby space and courtyard improvements to two existing buildings on 157th Place NE. Staff is recommending approval of the colors, materials, landscaping, and elevations, with the two conditions indicated in the memo. Staff would like the DRB's feedback on the proposed changes.

A group of architects from B+H Architects presented on behalf of the applicant. Two 20 year-old egg-shaped buildings are involved in this project. The two are connected by a cafeteria space, and the two entrances are a challenge for Microsoft. The solution is an entry pavilion. The plan is to remove the glass awnings on the buildings to create the pavilion. Two significant trees are on the site, and both will be removed and replaced. The planters outside the buildings will be removed and replaced as well. There will be some semi-covered spaces that will be programmable areas for Microsoft, depending on the need for parking or other uses. This site is on Microsoft's private property and there will be no view from the public onto the site. A new paving pattern and new plantings will be used on the pavilion, which will set off the new lobby space. The abandoned "crotches" of the H-shaped buildings will now have planters, benches, and tables. There will be covered areas that can be used for scheduled events.

The building will have solar shading and plantings on the roof. Textured stone paving will be used in the courtyard with basalt and reclaimed cedar used in the site furnishings. Clear glazing and anodized

storefront windows have been proposed. There is an existing second floor bridge, and the applicant would like a third floor covered walkway, as well. The walkway would blend in with the existing architecture.

COMMENTS FROM THE BOARD MEMBERS:

Mr. Krueger:

- Asked if the third floor walkway and other elements would be included in the approval. Mr. Lee echoed that question. The applicant noted that several elements have already been approved, and said the covered walkway would simply go across on the third floor.
- Mr. Krueger said that normally, a pre-application would be used on a project of this nature. Mr. Lee noted that he had talked with Manager, Mr. Fischer, and Mr. Fischer had said that this was a fairly small project and could be approved.
- Mr. Krueger said the project looked great in terms of the scheduled spaces outdoors.

Mr. Nichols:

- Said that as long as the third floor walkway meets City of Redmond Code and matches up with the existing building, the project was an enhancement.
- Mr. Nichols said he did not have a problem with this project.

Mr. Waggoner:

- Asked about an element that appeared to be wood cladding over metal. The applicant said this technique was also used the West Campus. This element would cover the soffits of the overhang and carry through to the side. Mr. Waggoner asked about the quality of the wood. The applicant said it would be a wood panel, and the paneling may be used on the columns as well.
- Mr. Waggoner said the project is very internally focused and not very visible to the public. He said the work between the two buildings would be a great improvement.

Mr. Palmquist

- Said this project would be a good solution to the problem Microsoft is attempting to solve. Mr. Palmquist asked for a motion.

IT WAS MOVED BY MR. NICHOLS AND SECONDED BY MR. KRUEGER TO APPROVE LAND-2015-01048 MICROSOFT B26 LOBBY EXPANSION, WITH THE STANDARD STAFF PRESENTATION MATERIALS INCONSISTENCIES CONDITIONS. MOTION APPROVED (4-0).

LAND-2015-01012, Avalon ParcSquare

Description: Exterior paint to all residential buildings

Location: 16080 NE 85th Street

Applicant: Scott Harding with AvalonBay Communities

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

Mr. Sticka said this was an approval for modifications to an approved building in the Avalon ParcSquare Apartments on NE 85th Street. The applicant wants to repaint the existing building from a gray, yellow, red, and orange scheme to a new scheme. Staff is comfortable with the proposed colors, but would like feedback from the DRB.

Scott Harding spoke on behalf of the applicant. The body colors would be indigo, teak, and two shades of gray. The internal colors would include brindle and white shades.

COMMENTS FROM THE BOARD MEMBERS:

Mr. Waggoner:

- Said the paint colors appear to have been refreshed.
- Mr. Waggoner did not have any problems with the paint selections, but he asked that the changes in colors happen at inside corners, not outside.

Mr. Nichols:

- Had no objection the paint scheme and said it looked fine.

Mr. Krueger:

- Said he was good with the new colors. Mr. Krueger said the colors needed to be refreshed and he appreciated the intent of the project. He reiterated the need to change colors at the inside corners.

Mr. Palmquist:

- Asked about a change in trim colors that appeared on the drawings. The applicant explained that the drawings represented two different buildings. Mr. Palmquist said the colors were fine and asked for a motion.

IT WAS MOVED BY MR. NICHOLS AND SECONDED BY MR. WAGGONER TO APPROVE LAND-2015-01012, AVALON PARCSQUARE. MOTION APPROVED (4-0).

David Scott Meade joined the meeting at 7:27 p.m.

PRE-APPLICATION

LAND-2015-01014, Heron Flats and Lofts

Description: Project consists of five residential floors (95 units) with two levels of parking – one underground

Location: 7662 159th Place NE

Applicant: Kim Faust with MSPT XIII, LLC

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

Mr. Lee noted that this was the first pre-application meeting for this project, which is located just north of the Carter Building, which the DRB approved recently. Staff is excited about this project, though there are some requests for administrative design flexibility that could raise some concerns. Those requests include a deviation from the minimum courtyard width. Staff is not against this due to the fact that the courtyard is open on two ends. Staff would like to see some pictures of similar projects to view as a point of reference. There is request for a variance regarding the side yard setback along the south property line, which was granted on the Carter project. Staff is amenable to this idea. There are some projections that are more than five feet in the east yard, near the heron rookery, and staff can accept this idea as well. There are some proposed projections over the property line into City property that staff has some issues with, and staff may work on selling this piece of property to avoid this problem.

There are some proposed projections on 159th Place which go into the right of way, and staff is not amenable to grant deviations on those projections. The parking plan shows that the parking lot goes over the south property line, which staff cannot approve. The concept of selling property to the applicant on the north side of the site may help with this situation. Staff is concerned about the live/work units on the front of the site not regarding the use but the transparency of the building. Staff would like this area to have more of a retail look. The underground parking along 159th is going under the sidewalk easement in the proposal, and staff does not approve of that. The applicant is looking to soften the east façade of the building that faces the park, including the addition of some landscaping and a green wall. Staff is really excited about the shape of the building, which appears a little too big right now. However, staff likes what the applicant has proposed. It simply needs to fit within the area of the site.

Kim Faust presented on behalf of the applicant, who worked on the Carter project. She said the Heron Flats project would be compatible with the Carter, and the applicant would own both sites. The applicant appreciated the feedback from the DRB on the Carter building. The south building of the Heron is consistent with the Carter's live/work feel. The north building of the Heron is more contemporary, as this is the more visible corner.

The Heron has two prominent corners, the northwest and the northeast. The northwest appears to be a lantern that would draw people in. That effect will continue south down 159th into the main lobby. On the east side, the project integrates more with the park and trail. There is a bike workshop with an outdoor

terrace in this location. The applicant is also trying to incorporate the right of way adjacent to the site. The City has a lot of property to the north, including some transformers and some grass. The applicant is trying to embrace this property with landscaping and lighting. Seating areas and pathways have been spread throughout the project. This project will be very visible in Downtown Redmond, so the intent is to take advantage of the natural features surrounding the site.

Daniel Ash next presented on behalf of the applicant. He said this project would be a fun opportunity. The site is unique, and the major design moves address that uniqueness. This site is very similar to the Carter, but the north frontage is an even bigger part of the Heron. The Heron has a lot of visibility up and down Bear Creek Parkway and has the Redmond Center Connector improvement right across the street. The applicant is taking two successful moves from the Carter and incorporating them into the Heron. The Heron is a square building that is split into two forms over a parking garage. This helps activate the street front and park. The north mass has been modified to address the visibility issues from the northwest and northeast. Both corners have been activated using glazing.

The rhythm of the Carter has been echoed in the Heron's south building. The Heron has a lantern on the northwest corner and a tall vertical mass in the north building. The site plan shows a shared vehicular access way with garage entries. The live/work units of the Carter will progress down the street with the Heron with similar street improvements. The Heron will have a lot of glass and a feature wall at the ground level. There will be a retail/club room element near the northwest corner.

Landscape architect P.J. Benenati next presented on behalf of the applicant. The two prominent corners have been treated differently, but both have been designed in a respectful way. One is more of an urban plaza corner and one is more responsive to the park near to the site. The landscaping provides some buffering from the main corners and includes built-in lighting and a stormwater feature. The main entrances have overhangs that help shelter the entrances. The live/work units have a public side, but also have a rain garden feel to them. These units are nestled under the larger massing moves, according to the applicant. The street frontage is packed with public, pedestrian-oriented functions.

The plan for the upper levels includes a center courtyard that will open on both sides. It is an atmospheric space that overlooks the trail on the east side of the site and an overview of the street frontage to the west. The courtyard is narrow, but more light will be let in due to the slightly shorter south building. The applicant wants to keep the materials and colors simple and deliberate. There are textured and smooth panels used throughout. Small swatches of color break up the single color on the longer façade. Neutral, cool tones are used for the base color with blue accents added. The soffits have some warmer, richer tones to show the dramatic massing moves at the corners.

The front of the building interacts with an active street and the retail activity found there. The east side of the building has been broken up with massing split into two distinct pieces. The design has been activated with balconies and glass. The south façade has vehicular access. The south building is proportioned such that it does not block all the sunlight coming into the courtyard. The east wall looks over the bike workshop. There is a terrace outside the workshop which includes play structures and integrated seating. Plantings go along the east façade, and as the trail fades away from the project, even more vegetation has been proposed. Stormwater features have been integrated into the north side of the project with a downspout coming into a stormwater planter in the public plaza and a series of rain gardens. Low-maintenance plantings will be mixed with seasonal landscaping.

From the northwest, passers-by would see a lot of landscaping and the warmer tones of the facades. A series of paths have been added on the east side of the project near the trail. The courtyard, with open views of the park, increases safety. The rain gardens outside the project transition into a more playful design concept within the project itself. New paths will join with existing trails around the project.

One of the deviations the applicant is requesting is the narrow courtyard. The applicant noted that privacy standards for residents have not been compromised with this request. Some units may open onto a private terrace, leaving the courtyard as a space that opens like a jewel box in the middle of the building.

The courtyard is 30 feet at its narrowest and 39 feet at its widest, or about 10-20 feet less than the 50-foot standard. The building overhangs a property line to the south by about two feet and on the west side as well. The majority of the overhang goes into the north, where the aforementioned City property is.

Mr. Lee asked about the residential floor illustrations and if the top floor is a mezzanine. Seven floors would not be allowed. The applicant said it was a mezzanine, not a seventh floor, and was merely an attempt to make the north building a bit taller to set it off from the south building.

COMMENTS FROM THE BOARD MEMBERS:

Mr. Krueger:

- Liked the project and the presentation made by the applicant. Mr. Krueger said the rain garden and the entries surrounding it will be great, and he appreciated how this building tied together with the Carter project. He did not have a problem with the desired width for the courtyard.
- Mr. Krueger asked about the balcony handrails, and why they looked different on different elevations. The applicant said the handrails would be a continuous material, not glass, but possibly a tight mesh. Darker trim tones will help reinforce the massing groups and color palette, in the applicant's opinion.
- The applicant noted that some of the brick at the ground level echoes what was used on the Carter project, and helps set off the landscaping. The upper stories will have less of a hardy feel in terms of the paneling used. Longer horizontal distances will be apparent and the joints will be less visible. Smaller accent panels will be used between some of the longer panels to break up the massing.
- Mr. Krueger asked about the paneling on the west side of the south building and what material would be used. The applicant said the material and design would be similar to the Carter, nearby, but not exactly the same. The applicant said that on the sixth floor, the bridge element is a chance to use the unique space between the two masses.
- Mr. Krueger asked about the east side setback, which is about two feet from the property edge, and confirmed that the proposal would respect the 14-foot clearance needed for the parking lot next to it.
- Mr. Krueger asked if the landscaping on the east would run out to the trail. The applicant said that was indeed the case.
- Mr. Krueger asked about the west side of the project and confirmed that there were no projections that would go into the Carter property. On the north side, there may be some projections into City property, which could be negotiated through a possible sale of that piece of land.

Mr. Nichols:

- Said this was an attractive project. Mr. Nichols liked how this project complemented the Carter.
- Asked about the cementitious panel that would be proposed and confirmed that this type of material has been used on a nearby building. He asked if this panel would be used on the south side of the building. The applicant replied that the south elevation would have actual concrete.
- The applicant said the smooth cementitious panels would reflect the sun and give a lighter look to the building, overall.
- Mr. Nichols asked about the west elevation and the area above the amenity space. The applicant said this was not a bridge, but rather, some glazing.
- Mr. Nichols asked about the bridge element and how it would be treated. The applicant said an LED color accent might be used, but he did not want to be heavy-handed. Mr. Nichols said something less industrial-looking would be preferable.
- Mr. Nichols asked if there would be any elements up on the roof. The applicant responded that nothing is planned for that space and an elevator overrun probably would not be needed. Mr. Nichols said that if some design element did rise up to the roof, proper materials should be used.

Mr. Waggoner:

- Said the design was striking, but asked if the building was trying to do too much on a limited site. Mr. Waggoner noted that the Carter project had a lot that was twice as big and its design fit the space well. He said the overhang elements and courtyard of the Heron were attractive, but the narrowness of the courtyard is a factor of the split design bringing two masses perhaps too close together.
- Mr. Waggoner said other directions for the design could be possible, and two separated towers were not completely necessary, in his opinion.

Mr. Meade:

- Said the building looks good. Mr. Meade said he was concerned about the material and color palette, which appear stark to him. He would like the design to be richer.
- Mr. Meade asked about the design shown in the concrete elements at the lower level. The applicant said the concrete would bookend the lantern on the northwest corner.
- Mr. Meade asked about the windows. The applicant said storefront windows would be used on the ground floor, and windows similar to the Carter would be used on the upper floors.
- Mr. Meade said Mr. Waggoner's point, that this building does not need to be split, was well taken. Mr. Meade said having a U-form to this building would be okay with him. He wanted to find ways to resolve the overhang conditions. He said this project was off to a good start.

Mr. Palmquist:

- Liked the courtyard shape and would support an administrative flexibility for the narrowness of it, seeing as how an amenity space has been added. Mr. Palmquist said the overhangs are a bit out of the scope of the DRB, but from a design standpoint, he did not have a problem with them. He asked the applicant to return to the DRB with pedestrian perspectives of the overhangs, especially.
- Mr. Palmquist said he liked the east façade and how it interacted with the park and used additional landscaping to blend in with the adjoining open area. He said he wanted more detail on the downspout design, which would have to be a rather large element to drain the whole roof. The applicant said an eight-inch steel pipe would be more than sufficient.
- Mr. Palmquist said the bridge element did not fit in, in his opinion. He would like more accurate renderings to offer more constructive feedback on this design piece.
- The applicant said that the massing did not have to break up into two buildings on the west façade, but he thought providing that break would add to the quality of the streetscape and give residents a great courtyard to enjoy.
- Mr. Palmquist agreed that the break could help add to the quality of the design. The applicant said the break would help pedestrians on the street side see the trees on the east side of the project. This is a dimensionally challenged site, and the break in the buildings provides the best look, in the applicant's opinion.
- Mr. Krueger said he liked the break in the building, which helped set this project apart from others near it. Mr. Meade said the break is one option, but he wanted to see some solutions that would work for the site technically as well as from a design perspective.
- Mr. Lee said the City's concerns were answered with the DRB's feedback, but there would be more work to do. The DRB and the applicant thanked each other for their time.

PRE-APPLICATION

LAND-2015-01050, Station House Lofts

Description: Six-story mixed-use building consisting of 195 apartment units

Location: 16600 NE 79th Street

Applicant: Amber French with H+dIT Collaborative

Staff Contact: Sarah Vanags, 425-556-2426 or svanags@redmond.gov

Ms. Vanags said this project was in the pre-entitlement phase for a site plan in the Anderson Park neighborhood Downtown, and is adjacent to the YWCA. The site has six parcels on one acre. The project is proposing a six-story building with 195 units. The ground floor will have live/work lofts with subterranean parking. The building will be about 20,000 square feet and tentatively 75 feet high.

Rob Kiker presented on behalf of the applicant. He said his goal for housing in this spot would be to create a nice place to live that responds to the unique characteristics of the site appropriately. He wants to create an asset to the surrounding neighborhoods. This site is two blocks north of Redmond Town Center and a block north of Redmond Square. The applicant is requesting that retail space would not be required at the ground level, as this building is just outside the Downtown core. Four parcels on the site currently are being used as businesses. The applicant said the surrounding neighborhood shows how much growth is anticipated for the area.

The massing model shows a courtyard-centered building. Three wings, or arms, go along each of the streets. The courtyard opens to the west, which should get in a lot of good sunlight. The applicant said

this would set a good precedent for the block as other buildings are constructed to the west. The project honors all the setbacks set by Redmond City Code. There is a traffic signal easement in the northeast corner and a monitoring well on the southeast corner. The main entrances are on the quieter streets surrounding the project and the garage is on the southwest corner. Two levels of underground parking have been provided with 185 stalls, meaning a 0.92 ratio for residents. The trash and sprinkler rooms will be in the garage.

The floor plan for the units shows how daylight comes into many of the corridors, which indicates the inherent breakup in the massing of the building. On the long façade on the east side, deep inset balconies have been provided to honor the Zoning Code and animate the façade with modulation. These also provide corner windows and create a good design rhythm.

The lofts on the lower level are set back ten feet from the street. The wall of the lofts aligns with deep incisions in the building up above, which creates generous terraces in front of the loft units. Each loft will have an individual entry from outside the building as a way to activate the street in front of the site and enhance the pedestrian experience. The lobby and leasing office are in the southeast corner, which should provide a hub of activity and may look like a retail space from the outside. The other amenity space at this corner is a fitness room which would have doors that spill out onto a sunlit terrace. The main entry with the building aligns with the break in the massing up above it and should signify the entry nicely. There is a smaller entry to the north off of 80th Street. An amenity room with south-facing windows has been proposed, as well. Small lofts will front the courtyard with small terraces.

The parking entry is on the southwest corner, but here, the design pulls back due to a nearby teen center. Redmond's high water table has made parking a challenge. The building has been pushed up out of the water table, and a plinth has been proposed at the level of the terraces. This should create a dynamic form that will enhance the livability of the units and the pedestrian experience.

Todd Bank next spoke on behalf of the applicant. He has been trying to create a good front porch feeling for the lower-level lofts while also creating high density. Gardens have been proposed in front of the lofts to provide some privacy and also a buffer to the streets nearby. Climbing vines will be planted closer to the wall of the buildings. The corners open up to the street but do not sacrifice the nearby residential units. The applicant said this project helps transition between the residential and the commercial areas of Downtown Redmond. The applicant said the courtyard units will have good access from the courtyard, but will have privacy, too. The applicant has worked to respect the buildings that are next to the project through the use of plantings and green screens. These plantings complement what is proposed for the roof deck.

The applicant showed the DRB several perspectives of the site design. This is a site filled with light and terraces. The windows merge into a larger window wall, which helps break down the massing and increases the livability of the unit. The balcony railings will introduce some color and will also help provide some privacy screening. There is a lot of variation in the roof plane, which creates separate bays below. The indentations in the building create pockets for trees. On the northeast side of the building, a picket-like element on the balcony railing is evident. A similar design language has been continued on the NE 80th elevation, which has smaller Juliet balconies. The applicant said housing should be considered background buildings that should be elegant, refined, and dignified where people are glad to come home.

COMMENTS FROM THE BOARD MEMBERS:

Mr. Waggoner:

- Said the project looks great for its first pre-application. Mr. Waggoner said the simplicity and elegance of the project are evident in the windows and recesses throughout the project. He said the project was proportioned well. He liked the transparency seen in the designs.
- He said the light-filled corridor concept is a refreshing answer to the design challenge of getting residents from the garage to their units. He said this project was off to a super start. He said the white skin proposed for this building could be very striking, crisp, and clean.

Mr. Nichols:

- Liked the look of the design of the white base color with the natural wood to contrast with it. Mr. Nichols said that if Ipe wood products are used, they should be protected properly so they do not fade quickly.
- He said a west elevation would be good to see at the next meeting on this project, but it was off to a great start.

Mr. Krueger:

- Said he really liked the project. Mr. Krueger said this building would be great in its location just off of 80th. He said the southeast and northeast corners come out nicely to create some good, dramatic design. He liked how the building changed on 79th and 80th to a simpler design.
- Mr. Krueger's only concern would be the materials and colors proposed. He liked the idea of bringing in some natural Ipe wood material. He said, along 166th, the bays could change a little bit to break up the length of the elevation, potentially. Beyond that, he said the project looked great. He said the idea of not putting in retail units made a lot of sense.

Mr. Meade:

- Said this was a great-looking project. Mr. Meade said this is a tailored, crisp, residential building and he was very pleased with the design. He asked about the edges of what appears to be a cementitious panel in the design. The applicant said the panel would be cementitious and would be six inches thick, not razor thin. Mr. Meade said the Ipe wood would be a luxurious element.
- Mr. Meade asked about the wood proposed on the south elevation. The applicant said it would be similar to the north elevation, using Ipe on the Juliet balconies. Mr. Meade said this project was very well resolved, compared to the project seen just before this one at the meeting. He said the glazing brings in a lot of good natural light for residents.
- He said a gradient of color across the building might be an idea to consider, possibly on one elevation such as the 166th side, which Mr. Krueger had expressed concerns about. Mr. Meade said the applicant did not need a lot of changes. He would like to see how the project would look at night, potentially, to see the light coming in and out of it.
- Mr. Meade said he was really tickled by this project and said it would look like a lantern at night. He liked the urbane, sexy, tailored look of it.

Mr. Palmquist:

- Said the project was very well thought out and that the elevations looked great. Mr. Palmquist asked about the east elevation and the white that wrapped around both levels. He suggested that the white color should be taken away from behind the balconies. The applicant said that would be a good idea. Mr. Palmquist said this could help emphasize the design forms better.
- Beyond that, Mr. Palmquist said this would be a great building for the City. Mr. Meade said it almost appeared to float and he was excited about it. Ms. Vanags asked if the deviation request for the reduced width on the corner balconies was okay with the DRB. The DRB members agreed that the request should be honored.
- Ms. Vanags said this project is just beginning, so this project will have to have at least one more pre-application before an approval meeting. Mr. Meade said the project seemed ready for approval now and the DRB looked forward to seeing the next iteration of it.

ADJOURNMENT

IT WAS MOVED BY MR. NICHOLS AND SECONDED BY MR. MEADE TO ADJOURN THE MEETING AT 9:10 P.M. MOTION APPROVED (5-0).

July 16, 2015

MINUTES APPROVED ON

Susan Trapp

RECORDING SECRETARY