

**CITY OF REDMOND  
DESIGN REVIEW BOARD**

July 2, 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, Kevin Sutton (arrived 7:40 p.m.), David Scott Meade (arrived 8:41 p.m.)

**EXCUSED ABSENCE:** Mike Nichols, Scott Waggoner

**STAFF PRESENT:** Ben Sticka, Planner; Gary Lee, Senior Planner; Kim Dietz, Senior Planner; Steve 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 Vice Chair Joe Palmquist at 7:03 p.m.

**CONSULTATION**

**Old Town Historic Core**

**Description:** Discuss concepts regarding building height, mass, and stepbacks

**Location:** Historic Core from NE 76<sup>th</sup> to NE 80<sup>th</sup> Streets and from 162<sup>nd</sup> to 164<sup>th</sup> Avenue NE

**Applicant:** City of Redmond

**Staff Contact:** Kimberly Dietz, 425-556-2415 or [kdietz@redmond.gov](mailto:kdietz@redmond.gov) with Sarah Stiteler and from Makers Architecture and Urban Design, Bob Bengford

Ms. Dietz noted that this project was about to go to the Planning Commission. The Historic Core, she reminded the DRB, includes Leary Way and goes over to Gilman Street, Cleveland, and Redmond Way. Staff is looking at the Pedestrian System Map and would like the DRB's input on three amendments to that map. The current area includes Leary and Gilman, and the first proposal is the creation of a pedestrian connection. This would link the park Downtown and go through the Historic Core to 164<sup>th</sup> Avenue NE. The basic goal would be to allow people to have easy access to the Historic Core. Several businesses are connected to this link, including Molly Moons, a Mexican restaurant, a pub, and other future businesses. The pedestrian connection would run north of the Stone House and into a current parking lot. Businesses could open up the rear of their buildings for outdoor dining and potentially draw people into the Historic Core from events in the park Downtown.

The City would need to coordinate site plans, waste management, and parking with businesses along the pedestrian link. Businesses that come in to develop in this area in the future would be involved with the link, but businesses near the link currently could choose how and when they want to be involved. Several concepts regarding the possible link were considered by the DRB. A loop system for pedestrians could be considered, with car parking available. A link running through the middle block of Leary and Gilman could be a possibility, too. Parking could be provided for businesses along this link as well. A liquor store in the landmark Bill Brown garage building is another key part to the link. Here, two parking lots come together and a connection for pedestrians could be made. The hope is to create some visual access to the historical building in this location.

Mr. Krueger said having these options for the pedestrian plan made sense to him. He was not completely clear on where the path would come through, but it did appear there was some space on the west side of Leary. He said that if staff has done its research on waste management and pedestrian safety, it would be great to consider some access to the park Downtown, which is still in the design phase.

Mr. Palmquist asked about the length of the blocks between Redmond Way and Cleveland. Ms Dietz said they were about 180 to 200 feet, which is a relatively short distance. Mr. Palmquist said he was concerned that, with a short street access, a new pedestrian access path would take away from a building's street frontage. He said the pedestrian path idea was not bad overall, and confirmed that the north-south connections of the plan were defined more by the outer portions of the area rather than the inner portion. Mr. Palmquist said if the pedestrian links were aligned properly, the Historic Core could have a good visual connection with the park Downtown. He was concerned about the corner of Leary and Cleveland, where there is a building with metal siding that many people have wanted to see redeveloped for some time. He thought that if this plan required that building to give up some easement, it would create another reason for the building not to redevelop. He wanted to make sure there was an encouragement to redevelop for building owners. He said, in general, he liked the pedestrian link idea, which could add a sense of quaintness to the Historic Core.

Ms. Dietz said that, on Leary Way, staff would like to preserve the sidewalk width to 12 feet. The current street type, Type 1, would call for a 14 foot sidewalk with additional buffer to set buildings back farther. Staff has determined that the 12 foot width could be retained such that the frontages of the buildings would line up. When new construction comes to this area, no building would go past the parcel line to preserve that area for utilities. This would create additional floor space for buildings in this area. The 12 foot width would allow for the preservation of street trees and ADA access, and would allow the character of the neighborhood to remain. Materials for buildings could be upgraded, but the sidewalk would stay the same. Mr. Krueger asked if the sidewalk width in question applied to other streets in Redmond. Ms. Dietz said 164<sup>th</sup> was a good example of a Type 1 street with a wider sidewalk. Mr. Krueger said saving floor area made sense to him. He said the narrower sidewalk made for a more intimate character and would help preserve some of the buildings considered.

Mr. Palmquist asked if buildings like the Matador or the Brad Best building would comply with the 12 foot wide sidewalk concept. Ms. Dietz said they would, and noted that outdoor seating is still possible with a narrower sidewalk. Mr. Palmquist said his only concern would be limiting developers from creating overhanging elements to their buildings. He noted that the inset door design of the Matador would be difficult to achieve, potentially. Ms. Dietz said there are some inset doors among the buildings in the Historic Core, and there would be a variety of entrance options for developers who want to build in the Core, including insets. Mr. Palmquist said he supported the 12 foot wide sidewalk option.

Ms. Dietz spoke about the design of Gilman Street next. The hope is to make this street more pedestrian friendly. Opportunities for outdoor dining, art, landscaping, and way-finding signs would be made available. Gilman Street is currently listed as a 30 foot wide shared pedestrian vehicular lane, but it is actually 60 feet. The Code would be amended to allow for the additional width. Property developers would work with the City in this area to deal with sidewalk widths to allow for equal opportunities on both sides of the street. The historic Bill Brown garage building is at the north and eastern corner of the middle segment of Gilman, and it goes into the right of way. In that case, the same width of sidewalk would not be available. Street parking would be maintained in this area. The parcel lines would not be changed. Mr. Krueger asked if Gilman would look like a normal street through this plan. He asked if even more pedestrian amenities could be added. Ms. Dietz noted that this would be a street with curbs and would be a good spot for large festivals like Derby Days.

Ms. Dietz noted that there was a process ahead to bring this proposal to the Planning Commission. This would include a review of materials, the historic elements, and the Code that relates to the proposal. Illustrations will be added to the Code where applicable, as in where to use brick on a building. The Commission has asked staff to weight the amendments through seven filters to indicate where major changes might be taking place. The MAKERS consultant group has created a set of ten principles that are guiding this proposal as well.

In some cases, staff recommendations are going to be slightly different due to changes requested by the Technical Committee. Ms. Dietz noted that the DRB had an interest in the architecture being tripartite and the material being masonry. Staff had come up with a plan to have masonry cover 60% of the structures

in the Historic Core. The prohibited list of material is smaller than originally considered, but still similar. Deviations are possible on a case by case basis, and the DRB would review those cases.

Staff is hoping that some DRB members could come to some Planning Commission meetings in the future to guide the Historic Core process. The Planning Commission wants the DRB involved in this process, as the DRB might have a different perspective than the policy-driven Commission. Mr. Krueger confirmed that six dates would be required for the Planning Commission process. He said it would be better to have an architect's perspective, but he would be happy to participate and share in the responsibility. Mr. Fischer said other members of the DRB would be queried on this topic as well. Ms. Dietz said some modeling from the consultant would be the next part of this process for the DRB to consider, and would potentially be presented at the next DRB meeting.

#### **MR. SUTTON JOINED THE MEETING AT 7:40 P.M.**

#### **PRE-APPLICATION**

#### **LAND-2015-00874, Redmond Triangle**

**Description:** Proposal includes combining four parcels and a new six-story mixed-use building with two levels of parking

**Location:** 16450 NE Redmond Way

**Applicant:** Kate Miller with Tiscareno Associates

**Staff Contact:** Gary Lee, 425-556-2418 or [glee@redmond.gov](mailto:glee@redmond.gov)

Mr. Lee noted that this was the second pre-application meeting for this project. He said this project has come a long way from the first meeting, and staff is pleased with the direction the architects are going. Staff is amenable to all the zoning deviation requests involved in the project, but a further discussion with the Technical Committee will be required. Mr. Lee suggested that on one of the blank walls on this project, which fronts the street and wraps into the driveway, the screening could go onto the wall that goes into the garage as well. In general, he said he liked the project a lot.

Architect Bob Tiscareno presented on behalf of the applicant. The developer is Legacy Partners, and a representative from that group was at the meeting, as well as landscape architect Tom Rengstorf. At the previous meeting, the applicant noted that the DRB was in agreement that the overall massing and modulation approach was successful. The Board recommended more work on the clubhouse element of the project as well as the corners, roof details, awnings, and the possibility of using more high-quality materials. The site is 40,200 square feet, but 22% of the site has been lost for new right of way improvements. Multifamily, residential, and general sales and services are allowed in this zone. A six-story mixed use building has been proposed with 194 apartment units, seven live-work units, and 6,000 square feet of retail. Two levels of below-grade parking have been proposed.

At the ground floor of the building is a double-height retail space with tall windows facing Redmond Way. The tip of the building is slightly set back to create a plaza and entry at the corner. Here, the glass would be recessed with some decks and a color and material scheme that would set off the retail stores from the residential levels. The corner has a striking presence and serves as a portal to the Anderson Park neighborhood. On the opposite corner, on 166<sup>th</sup>, there is a more urban design that is clear, crisp, and modern. Tall retail spaces are proposed here with tall residential spaces at the top. Material and color changes are used to break down the bulk. Vertical panels of dark metal are in the center with glazed corners trimmed in white. The horizontal lines define the window openings and the areas across the façade. On the mezzanine floor, the façade is slightly set back on three sides.

On the corner of 166<sup>th</sup> Avenue and 79<sup>th</sup>, the design language reacts to the context of less busy streets. A curved expression is proposed as a contrast to the angular forms at the other corners. The top metal skin proposed will create a simple expression and have soft shadow lines to help make the transition from 166<sup>th</sup> to 79<sup>th</sup>. There are recesses here that add modulation and bring more daylight to the north units. Decks and large windows are proposed in this area. Live-work units in the podium are defined from the residential tower. At grade, there is material and color variety, entry details, and landscape treatments. Elements that reinforce pedestrian-oriented design principles have been used.

The Redmond Way façade varies from six stories plus mezzanine height at the east and west ends with a one-level podium at mid-block. Materials that are familiar to Downtown Redmond have been used, and the materials will be attractive to tech workers and those moving here from other countries. The roof line is flat with crisp changes that indicate the multiple stepbacks and angular forms in the building. Both corners on Redmond Way have extensive glass and glazing to lighten up the podium's mass at the edges. The courtyard elevation uses linen and blue colors to emphasize a series of bays. These vertical expressions define the living spaces and private rooftop decks. The east elevation at 166<sup>th</sup> Avenue marks the transition from a busy, transit-heavy Redmond Way and the residential pedestrian edge of 79<sup>th</sup> Street. The residential floors mix together dark gray, linen, and metal paneling to aid the transition from darker to lighter colors. The facades of the live-work units will use concrete and wood to create a strong base expression, and the decks are a blend of perforated metal or glass.

Along 79<sup>th</sup>, the elevation is bookended by the curved expression of the north portal and the angular expression of the main corner. The middle of the façade has three deep recesses to break up bulk along this edge. The center two bays have vertically staggered panels with three shades of blue. At grade, there is a combination of live-work units, service areas, and retail spaces along the sidewalk. The ground floor plan has been developed to enhance pedestrian activity in the interior spaces and encourage activity on the street. The plan establishes retail, live-work, residential amenities, and lobbies. There will be a significant amount of transparency at the street level. Many building entries have been located around the block and street trees and planters define the edge of the sidewalk. Since the last meeting, a public lobby has been added with connections to the leasing area, parking area, and sidewalk. Retail parking is in the parking court or on the street. Service and parking areas are mainly on 79<sup>th</sup> and these spaces are integrated into the pedestrian area. Two levels of parking are below grade and residents will have secure access to the parking.

The units will be one-bedroom and two-bedroom units. The sixth floor has thirteen mezzanine units with private patios on the roof. The plan is provide balconies and private patios for 48% of the units. In addition to the private outdoor space, the project will have 3,000 square feet of exterior courtyard space and about 6,000 square feet of interior amenity space. The second floor has a club room just off the courtyard with a fireplace and deck as well as private patio spaces for units just off the courtyard. The roof will have private patios for mezzanine units. If a roof deck is approved, additional exterior common area will be provided. There is a screened car parking and bike court on Redmond Way that has minimal visibility. The landscape court will have amenity space and units surrounding it.

Looking north, the live-work units are slightly higher than the sidewalk. The massing and articulation indicate an integrated building design with distinct elements. The courtyard and clubhouse really stand out as the main focus points of the project. At the podium, there is extensive glazing and wood, stone, and metal are the basic materials. Concrete is used to express columns and accent panel areas. The main corner element, dubbed the Flatiron end, will encourage strong retail and pedestrian activity. The storefront glass will appear as a transparent skin. The concrete columns will support the massing above, which extends five feet over the sidewalk. A sliding door is available from the retail space into the sidewalk. Weather protection is extensive throughout this project, especially down Redmond Way, which creates a strong horizontal element.

The clubhouse has glass, metal, concrete and stone materials that provide a sleek and contemporary look. The roof on the clubhouse repeats the angular forms on other parts of the building to set off a functional, attractive pavilion space. The upper level pavilion goes over the sidewalk. The design elements around the courtyard help define the urban space. The lobby and courtyard are visible from the clubhouse. Extensive glass has been provided in the lobby to make that element more visible from the street, and the design celebrates horizontal and vertical elements as well as transparency. The entries are recessed to provide modulation. Material accents help improve the pedestrian experience. The east end of the podium on Redmond Way has a retail space that wraps around the corner and has a wider sidewalk. The retail space has a central entry, an expressed canopy, and stone-faced columns.

Along 166<sup>th</sup>, the live-work and street level units have large storefront windows, a buffer of planters, and recessed entry stoops. The stoops have canopies to make identifiable entries and allow for access 24/7. Wood entry elements have been suggested. Along 79<sup>th</sup>, the off-street residential uses are set back six

feet from the street. The design creates a fully integrated streetscape with landscape, planters, and a green screen edge near the bike court to attract more pedestrians. The screening will cover the blank walls facing the street.

Landscape architect Tom Rengstorf next presented on behalf of the applicant. The building has three distinct sides: Redmond Way, 79<sup>th</sup>, and 166<sup>th</sup>. On the Redmond Way side, since the DRB last saw this project, some benches and bike racks have been added. There is a 14 foot wide sidewalk, so 4 x 6 tree grates are provided with ten feet of clearance. Accent paving has been added throughout the site. On 79<sup>th</sup>, there is a six foot clear sidewalk with tree grates. Bulbs that accentuate the entrance to the garage have been proposed, and green screening will grow on the building. On 166<sup>th</sup>, a deviation has been requested due to the skewing of the property line. With no parking here, the applicant has proposed a planting area that is seven feet wide, on average. That will create a sidewalk that is 8'3" to 6'3" that should provide a good environment for trees and pedestrians.

On the podium level, individual private patios have been divided by raised planters. Within the planters, there is a mix of bamboo and ornamental grasses that will screen and provide privacy for the individual units. The common are will have a two-sided fireplace, an overhead canopy, a grill, fire pit, and a good outdoor space, overall.

Kate Miller from Tiscareno Associates next presented on behalf of the applicant regarding some of the deviations requested. The DRB, at the last meeting, was amenable to all the deviations, but had requested more detail. As Mr. Lee mentioned, staff is amenable to granting all deviations with some minor conditions. The first deviation was for five foot deep balconies along 79<sup>th</sup>. The Technical Committee suggested two feet, which is not sufficient for a balcony that can be occupied. The applicant has asked the Technical Committee to reconsider allowing 3'6" balconies at levels five and six. Ample clearance would be provided in relation to the trees and street lights. Juliet balconies would provide some relief on this façade, but true balconies, in the applicant's opinion, would improve the pattern and provide desirable exterior space for the upper floor units. The applicant would like the DRB's input on this topic.

The second deviation asks for a reduction in the required balconies. Currently, 48% of the units are proposed with balconies and private patios. Additional amenity spaces are provided. The third deviation asks for balconies that do not meet Zoning Code requirements, but the applicant noted that the majority of the balconies do meet the Code. The balconies proposed over the 79<sup>th</sup> Street right of way, and the ones on the curved corner of the project, are slightly smaller than the required minimum dimensions. However, the curved balcony is larger than the minimum required area. The smaller decks on 79<sup>th</sup> provide balconies that can be occupied and create desired outdoor space. The curved expression provides a dynamic architectural expression, opening up the intersection and inviting people into 79<sup>th</sup> Street.

The fourth deviation asks for parking garage frontage at 79<sup>th</sup> and Redmond Way, which was discussed at the last meeting. The parking garage frontage on 79<sup>th</sup> has been reduced to 42 feet, and the applicant is proposing a six-foot landscape setback. There is an open air metal screen at the wall with a vertical trellis. The garage along Redmond Way is meant to blend into the retail or residential amenity on either side. The fifth deviation is reduced transparency along 79<sup>th</sup> to 42%. The transparent areas are highlighted in red. The transparency along 166<sup>th</sup> is at 62%, and the applicant has achieved 85% along Redmond Way. Overall, the building achieves an aggregate of 60% glazing for storefront facing the street, highlighted on the more active edges of Redmond Way 166<sup>th</sup>.

The sixth deviation asks for reduced weather protection along 79<sup>th</sup> and 166<sup>th</sup>. The applicant is providing almost continuous protection along Redmond Way. Canopies have been proposed on 79<sup>th</sup> and 166<sup>th</sup> at the retail and live-work units to emphasize the entries. The result only provides 44% along 79<sup>th</sup> and 24% at 166<sup>th</sup>, but canopies help define the ground floor uses. The live-work units are set back six feet from the sidewalk to provide a landscape buffer. Additional canopies would block sun and rain for the plants and block light for the units. The seventh deviation asks for reduced minimum dimensions at one corner of the courtyard. Setting the corner back allows for a more efficient design and brings more light into the units. The units will have an unobstructed view with this design.

The eighth deviation asks for a reduction in live-work setbacks from the corner at 79<sup>th</sup> and 166<sup>th</sup>. The site plan shows 166<sup>th</sup> is at a slight angle to the City grid, and to provide a consistent line perpendicular to 79<sup>th</sup>, the setback would taper from 6'3" to 5'3". An additional 14 foot sidewalk setback along 166<sup>th</sup> skews the setback radius at the corner. The design follows the curve of the right of way and provides a stronger presence of the building at the corner. The ninth deviation is a request to reduce the height of the woodwork on the level above the sidewalk. Two feet is desired due to a sloping elevation at this point. There is some headroom to raise this floor, but the applicant would rather give the extra height to the workspace at the ground floor.

The tenth and final deviation asks for a minor reduction in the sight triangle at the guard entry. The smaller opening for the garage will enhance and strengthen the continuous pedestrian activity on 79<sup>th</sup>. The intended pedestrian safety created by the triangle will be achieved by providing warning to pedestrians via signage. There is an 18 foot setback from the street that will help aid visibility for motorists and pedestrians.

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

##### Mr. Krueger:

- Said the applicant addressed many of the DRB's comments from the last meeting and said this project would be stunning along Redmond Way. Mr. Krueger said the loss of 22% of the site area due to the right of way has shrunk what the applicant can do, and he was amazed at the design of this triangular building.
- He did not have a problem with the deviations in light of the right of way issue noted above. He said the retail area is where the windows, canopies, and other elements are needed, not along 166<sup>th</sup> and 79<sup>th</sup>. He noted that those areas along 166<sup>th</sup> and 79<sup>th</sup> would be more residential. He appreciated the idea to raise the heights of the live-work units and was fine with the ninth deviation.
- Mr. Krueger asked about the sidewalk on 166<sup>th</sup> and how the width would be reduced. The applicant said it was a minor deviation and has to do with the alignment of the street, which is not at a 90 degree angle. The hope is to create a straight line, which creates a slightly narrower sidewalk. Mr. Krueger said it would be a minor reduction. The applicant said it would create a consistent design.
- Mr. Krueger asked about the wood used on the clubhouse. He liked the change in materials to highlight the clubhouse. The applicant said several options were in consideration for the wood material, but durable, lasting wood would be used. The material will be presented at the next meeting.
- Mr. Krueger said he liked how the applicant dealt with each of the corners of the building. He did not have a problem with the reduced balcony size proposed along 79<sup>th</sup>, especially since they were up so high. He hoped the Technical Committee would go along with that idea.
- Mr. Krueger said the project was great and addressed the streetscapes. He liked the use of high quality materials.

##### Mr. Sutton:

- Agreed with Mr. Krueger that the project was great. Mr. Sutton asked about construction. The applicant said Compass Construction would be the contractor. Mr. Sutton wanted to make sure the glazing design would be executed in construction. He would like more details on the glazing.
- Mr. Sutton said the clubhouse has lost a little bit from the last time the DRB saw this project. Before, it seemed more pronounced and he would like to see more study on this part of the proposal. He would like to see if there was one consistent design element that could run through the different parts of the project to tie it together.
- Mr. Lee noted that the clubhouse popped out even more over the property line into the right of way in the previous design. The applicant said it went out ten feet, and Mr. Lee noted that the Public Works Department was not amenable to that, so the clubhouse was pulled back.
- Mr. Sutton said there might be something with the roof form that could be adjusted to provide more impact to the clubhouse, or perhaps a different glazing.

##### Mr. Palmquist:

- Said this was a great project. Mr. Palmquist asked about the first requested deviation regarding balcony depths. He said a subtle design element should be considered to make it appear the change

in balcony depth was purposefully done. He asked the applicant to look at the horizontal design element created by the balconies and bays, as well.

- Mr. Palmquist asked for material boards at the next meeting as well as more in-depth plans of the courtyard areas and the streetscape. Mr. Lee confirmed with the DRB members that this project was ready for approval. The DRB and applicant thanked each other for their time.

## **PRE-APPLICATION**

### **LAND-2015-01097, Ravello Apartments**

**Description:** (1) lot with (1) 6-story mixed-use building containing 900 sf commercial space, 102 units of studio, 1 and 2 bedroom apartments, amenity space, a roof deck and green roof

**Location:** NE 80<sup>th</sup> Street and 162<sup>nd</sup> Ave. NE

**Architect:** Eric Evans *with* Ravello Apartments, LLC c/o Shelter Holdings, LLC

**Staff Contact:** Gary Lee, 425-556-2418 or [glee@redmond.gov](mailto:glee@redmond.gov)

Mr. Lee noted that this was the first pre-application meeting for this project, which is located on NE 80<sup>th</sup> Street across the street from the recently approved 162 Ten project. This project is requesting some deviations, including a zero front setback on the north property line which is the extension of 161<sup>st</sup> Street, which the applicant will be dedicating. The applicant is also asking for a zero foot setback along the east property line, which is a woonerf along 162<sup>nd</sup> Avenue. There is a request to have 44% of the units to have private open space versus a minimum of 50%. The applicant is also requesting to exclude overhead weather protection along NE 80<sup>th</sup> Street.

Staff has some issues with this concept and the design in general. One is that the live-work units are at grade. They are supposed to be two feet up, off-grade, and separate from the street sidewalk. There is a lack of weather protection along the front and NE 80<sup>th</sup> Street. The front elevations have very little modulation. This is basically a small building broken up into two parts. The project requires about 5,000 of common, usable open space, and about 2,500 square feet have been proposed next to the woonerf and on the roof. Staff would like to make sure all the open space has been accounted for. Staff would like some modulation on the flat facades to improve the design. Mr. Lee said he knew this project was just in its initial stages, but staff does have some concerns about it. Staff is open to the deviation requests, but he noted that administrative design flexibility will require superior design.

John Woodworth with SMR Architects presented on behalf of the applicant. He noted that SMR has not worked in Redmond for some time. He noted that this building would have 100 market rate units. The project will be developed by Ravello Apartments and Shelter Holdings. The site is bordered by three streets, NE 80<sup>th</sup>, 162<sup>nd</sup> Avenue NE, also known as Cedar Street, and NE 81<sup>st</sup>. Currently, NE 81<sup>st</sup> only goes through as far as the proposed woonerf, so 15 feet will be required for dedication on the back side of the project for future road extension. The woonerf is part of the Robert Pantley project, 162 Ten, and is a 30 foot wide meandering path. On NE 80<sup>th</sup>, there are some high-tension lines that provide power to the area that will require some setback to allow for proper clearance. Adjacent to the property, there is a small insurance office and an open parking lot. The applicant showed how the design of this site will use similar materials to projects near it.

David Albers with SMR next presented on behalf of the applicant to review the design elements. The site is currently a parking lot. The applicant is proposing to remove all trees on the site. Many of the trees are against the property line and would be affected by the woonerf and the proposed structure. There is a zero line setback proposed on NE 81<sup>st</sup> and the woonerf side. There will be a 15 foot setback on NE 80<sup>th</sup> to deal with the high-tension lines noted above, and there would be a seven foot setback on the property line to the west. A plaza has been proposed on the north to enhance the woonerf element for tenants and the public. About 850 square feet of retail commercial space have been planned for the corner of the woonerf and NE 80<sup>th</sup> with an open seating area. The main corner will involve a rental area and 500 square feet of amenity space in the building. There are two ground floor units on NE 80<sup>th</sup> and a smaller level one parking area that ramps down to one floor of below-grade parking. Both parking entrances would come off of NE 81<sup>st</sup> Street.

**MR. MEADE JOINED THE MEETING AT 8:41 P.M.**

The landscaping plan would include elements included in the plaza and substantial plantings on NE 80<sup>th</sup> and the seven foot setback along the common property line. There is a small area on level two that would have a green roof. A rooftop deck with a substantial green roof has been proposed. The below grade parking would include 80 parking spaces. Levels two through six include studio, one bedroom, and two bedroom units have been planned.

The south elevation along NE 80<sup>th</sup> has a residential entry and commercial entry. There is a possibility for live-work units on the ground floor. On one corner, some metal siding may be added. On the north side, on NE 81<sup>st</sup>, two parking garage entries have been proposed. The east side of the project faces the woonerf, and may include brick or concrete as the base material. The west side, as it comes down, will include modulation. The applicant showed the DRB several views of the project, and noted that the weather protection elements were a work in progress. The applicant may use a corrugated metal or seamed metal on the exterior, with brick possibly used on the ground level. Some weather protection has been provided above the ground level. Another option would include breaking up the west side with some color to provide a modern, crisp look.

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

##### Mr. Meade :

- Said the option including more red colors as opposed to white colors was far superior. Mr. Meade liked the idea of creating some drama with the red color.
- He did not see many issues with the building, and encouraged the applicant to create more weather protection. He asked Mr. Lee about the live-work units. Mr. Lee said live-work units were allowed here, but these types of units should be raised up. The applicant said the bedrooms for these units were back from the street, so they were more like studio-type bedrooms opening to the units.
- Mr. Lee was trying to figure out what was best for these units and how they would blend in with the street. The applicant said significant plantings were proposed to help with that concern.
- Mr. Lee asked for any details about the weather protection. The applicant showed drawings that included a cap or band across the building horizontally.
- The applicant said the setback was so far from the street that covering the sidewalk would involve a 15 foot-plus cantilever. He did not think it would be appropriate to bring the sidewalk into the building for weather protection. Thus, weather protection was provided at the front entry, with smaller weather protection elements for the semi-private decks.
- Mr. Meade said, rather than a blade element for weather protection, a traditional canopy should be provided to give a feel of commercial store frontage. That would provide a nod to the commercial element and help break down the floor plan.
- Mr. Meade asked about the corrugated material and if it would be a distressed material. The applicant said it would be a standard material.

##### Mr. Krueger:

- Asked about the 15 foot setback on the project from the high tension lines and why it was included here and not on the 162 Ten project. The applicant said the other project is likely in discussions to add this setback. Mr. Lee said he was not sure about that, and that in talking with Mr. Pantley, that issue was not clear. The applicant said Mr. Pantley told him he wanted a minimum ten foot setback.
- The applicant said PSE requires a minimum ten foot setback, but he wanted to be careful on this. Mr. Lee said he would clarify this issue with Mr. Pantley.
- Mr. Krueger said the building needed more room to work with. The design appears flat to him. He would like to see more variety at the street level to improve the pedestrian experience. He said the courtyard off the woonerf needs some enhancement. Right now, it looks more utilitarian.
- Mr. Krueger asked about the seven foot setback on the west side and why it was required. The applicant said there was no setback on the west side at the ground floor, but there would be a stepback for levels two through six. The windows along the edge have been a key to this design.
- Mr. Krueger said he would like to see an enhancement for the units along NE 80<sup>th</sup>. He asked about the applicant's reluctance to raise the podium element and the live-work units.
- The applicant said if the podiums are raised for two units, accessibility could be a challenge. If two feet of elevation are added, 24 feet of ramping would be needed. There is some space in the back of the unit for a ramp, but that would not provide a good residential experience for a disabled person.

- Mr. Krueger said other units in Redmond have figured out this issue, and he urged the applicant to find a way to provide raised live-work units on the ground floor, perhaps using a shared ramp and a flat entry into the units.
- Mr. Krueger said he was not sure about the red color Mr. Meade was in favor of, but he was open to more color ideas that would break up the building and provide modulation. The applicant said he was working on the main corner component and used the red color as a nod to an Italian hill town. More work on the color is underway.

Mr. Sutton:

- Asked about the gap between the red and the metal elements. The applicant said there was a four foot stepback in this area. Mr. Sutton said a gap between the red and the metal might be a good idea. He liked the simplicity of the building, however.
- Mr. Sutton said the project was off to a good start, but he wanted more detail on the woonerf side and the connection between the woonerf and courtyard. He said its simplicity appealed to him.
- Mr. Meade asked if, instead of the gap Mr. Sutton suggested, a recessed black section could be added to create a visual break. Mr. Sutton said something like that could be a good idea. He wanted to make sure the break in the building established two separate masses.
- Mr. Meade asked about the sign on the building. The applicant said it could be a blade sign, but he is considering many options. Mr. Meade said the sign could be a statement piece of sorts, going past the parapets to become a bit more iconic.

Mr. Palmquist:

- Liked the red color, but said the massing was underwhelming. Mr. Palmquist said the materials work, overall, and he liked the simplicity of the project. He said the different elements of the project, from corrugated metal and smoother colors, work very well in providing good contrast.
- He said something needed to be done to differentiate the masses. He liked the idea of creating vertical separation. He said using two parapets was a good idea, but he wanted to make sure they were as far apart as possible.
- Mr. Palmquist said he was okay with the deviation on the woonerf because the plaza proposed really complements the 162 Ten project and makes for a more dramatic element. He supported the idea of going as close as possible to the property line on the ends.
- Mr. Palmquist confirmed with Mr. Lee that the idea of stepping up the live-work units was to provide some privacy off of the sidewalk. Mr. Palmquist would like a more detailed plan surrounding these units and how privacy would be considered. Mr. Meade said a seat wall might be a good option to provide separation.
- Mr. Palmquist noted that a plan would need to be in place for what happens in the future on the west side, in that the applicant could set the tone for what happens surrounding this building in the future. Mr. Palmquist said creating a separation between the two masses of the building will be important for the next presentation on the project.
- Mr. Lee said a second pre-application will be scheduled for this project. The applicant said the woonerf, the live-work unit entrances, and materials will be his main focus points for that meeting. Mr. Meade said some perspectives should be included, as well. Mr. Palmquist wanted to make sure there was a perspective of the back of the project.
- Mr. Meade said the red massing could have a lot of opportunities, and he asked the applicant to consider a drop shadow with a panel to make it appear that the windows are recessed. He said some sort of different rhythm could be used that would not require a change to the structure of the building.

**APPROVAL**

**LAND-2015-01125, Arby's Restaurant**

**Description:** Exterior elevation upgrade to include new exterior re-image, removal of exterior glass canopy and awnings. Structural modification of sloping roof corners to match new re-image design. Full exterior re-paint.

**Location:** 15115 NE 24<sup>th</sup> Street

**Applicant:** Kal Milan with Kalmilan Construction

**Staff Contact:** Benjamin Sticka, 425-556-2470 or [bsticka@redmond.gov](mailto:bsticka@redmond.gov)

Mr. Sticka noted that this was a request for an approval of modifications to an approved site plan, building elevations, and materials. This is for an Arby's on NE 24<sup>th</sup> Street in the Overlake neighborhood. The applicant is looking to refresh an existing restaurant. The proposed changes include painting the exterior, removing exterior awnings and canopies, and adding structural modifications, including sloping roof corners, to match a new Arby's corporate design concept. Staff is recommending approval of the colors, materials, and elevations with two conditions noted in the DRB packet.

Kal Milan presented on behalf of the applicant and showed the DRB a site plan and the signage used around the building. The design of this building follows the national Arby's model, and the roof will be squared off to create the current Arby's look. A patio would be removed from the site, and the drive through would be modified. Mr. Fischer confirmed that this was a corporate design with corporate colors. The brick-like elements are actually stucco. This would be the first use of the new Arby's design in the state of Washington.

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

##### Mr. Meade:

- Confirmed that the garbage enclosures would be upgraded. The existing landscaping would be refreshed to match the design as well. Mr. Meade said the corporate design did not appear to raise any big questions.
- Mr. Meade said this project was a good update to the building.

##### Mr. Krueger:

- Said this was an improvement to the building. Mr. Krueger confirmed that the brown and white materials on the site were stucco. The applicant said a new technique would be used that molds the stucco material into place.
- Mr. Krueger said stucco was not a great material to use in the Northwest. The applicant said the stucco would be mixed with some other material to make it stronger.

##### Mr. Sutton:

- Said this was an upgrade to the project. Mr. Sutton was concerned about how long the white material would stay white, but otherwise, he was fine with it.

##### Mr. Palmquist:

- Mr. Palmquist said this was a dramatic upgrade from the current design. He noted that stucco was commonly used in the Northwest and will hold up. EIFS stucco however, can cause problems.

**IT WAS MOVED BY MR. MEADE AND SECONDED BY MR. KRUEGER TO APPROVE LAND-2015-01125, ARBY'S RESTAURANT, WITH THE NORMAL PROVISIONS AND THE TWO CONDITIONS NOTED BY STAFF. MOTION APPROVED (4-0).**

#### **MINUTES**

**IT WAS MOVED BY MR. MEADE AND SECONDED BY MR. PALMQUIST TO APPROVE THE MINUTES OF THE MAY 21, 2015 MEETING. MOTION APPROVED (4-0).**

#### **ADJOURNMENT**

**IT WAS MOVED BY MR. MEADE AND SECONDED BY MR. PALMQUIST TO ADJOURN THE MEETING AT 9:27 P.M. MOTION APPROVED (4-0).**

**September 3, 2015**

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**MINUTES APPROVED ON**

*Susan Trapp*

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**RECORDING SECRETARY**