

**CITY OF REDMOND
DESIGN REVIEW BOARD**

October 1, 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, Joseph Palmquist, Craig Krueger, Mike Nichols, Kevin Sutton

STAFF PRESENT: Steve Fischer, Manger; 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 Mr. Meade at 7:18 p.m.

PRE-APPLICATION

LAND-2015-01521, The Sawyer Townhomes

Description: Subdivide into two different lots, and then subdivide Lot 1 into 10 Townhomes. Lots using unit lot subdivision.

Location: 9471 166th Ave NE

Applicant: Nathan Chapman *with* Novelty Hill Development, LLC

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

Mr. Sticka gave an overview of the project. This is the first pre-application. The overall site is approximately 2.82 acres in size and is located approximately at the southwest corner of 166th Avenue NE and 95th

Street. The project is focused on the southeast portion of the site. The site is impacted largely in part by steep slopes and a stream. The applicant is proposing a total of ten units for this project, and they are located in two separate buildings. The project consists of a total of six - two bedroom units and four - one bedroom units. The buildings are three stories in height and 35 feet tall. There are a total of ten garages. There are 24 parking spaces overall being provided, located in front of the units themselves.

Upon reviewing the plan, staff feels that there are opportunities present specifically looking at building two on the north elevation. There is an expanse of space that could be use additional modulation or additional color. The addition of larger windows may benefit the project. Staff also looked at the possibility of Juliet balconies and a change in the variety of colors that are being provided. This will be left to the Board for discussion.

Robin Murphy with Jackson Main Architecture presented on behalf of the applicant and reported that a number of different configurations had been considered and what is presented made the most sense. There is a fire lane that extends into the site approximately 150 ft. providing access around all buildings, and the site has been groomed for zoning reasons into two separate buildings. There is some buildable area left over where a possible amenity is desired such as a gazebo or play structure. There are two single family residential properties to the west. There is a creek running through the property and development is staying out of the entire wooded area. There are a number of trees the applicant is required to save on site. A portion of the site is being used as buildable site and the rest will be used for Transfer of Development Rights (TDR).

There are two unit types, an end unit and middle unit. The applicant would welcome the Board's input on color and material. Currently a beige color is being considered with a cement board siding and wood bays with a clear cedar stain and vertical lap siding painted in various colors. Specific plan details were reviewed. There will be a one-hour firewall between each unit. Every unit will have its own garage. The end units will have two-car garages. The middle units will have one-car garages, but will also have one parking space in front of the driveway. Thus, every unit will have access to two parking stalls. A habitable attic area has been considered. The architects are working with the Redmond Building Department to ensure that their interpretations are correct in regards to a roof deck or attic such that this will not become a four-story building, which is not the intent. This should be resolved within the next several days.

The applicant agrees with staff that the north elevation of building two could use more modulation. The project has a unique grouping of buildings due to the site constraints. The units are similar but do not look repetitive. The design intention is for a slightly more modern style than Craftsman. The environment is heavily wooded. The applicants are very open to ideas and the Board's input is welcome. There are no entries off the south side of the building, but there are exits. The applicant has proposed using larger 6' x 10' balconies rather than the Juliet balconies suggested by staff. However, Juliet balconies could be added to the master bedrooms. The applicant reported that the rear of the project is being treated in the same manner as the front through the use of similar materials.

COMMENTS FROM THE BOARD MEMBERS:

Mr. Sutton:

- Said the street view does not really address the street. Mr. Sutton asked if the cedar clad elements were canted at an angle. The applicant responded that those elements were orthogonal to the wall and did not slope vertically. However, some of the elements on the frontage facing the side are canted.
- Mr. Sutton liked how the design was broken up but asked the applicant to pay more attention to the street side.

Mr. Palmquist:

- Agrees with Mr. Sutton on the south side and that the street should be addressed in some manner. The colors show value.
- In general, Mr. Palmquist said the massing is good and is very modern. The windows should be as minimal sight-wise as possible. There are a lot of roof lines and possibly some could be changed in appearance for more order.

Mr. Krueger:

- Likes the way the project adjusts to the site, with everything in order in the front and a progression to the west of more disorder. Mr. Krueger's big question is what this will look like from the street, as that is the elevation people will be able to see. The roofs do appear all over and he wondered if there is an actual pattern.
- Mr. Murphy replied that the order of the design is not apparent because of the variability of the plan. A decision on habitable attics will ultimately have an impact on roof form. Mr. Krueger likes the direction the project is going.
- Mr. Krueger asked for a discussion around decks and the north side awnings or canopies, in regards to materials to be used and supports.
- Mr. Murphy indicated that this design concept is preliminary, but one idea is that the canopies would be bolted in to the aluminum factory built deck. Another is to cantilever the wood joists and waterproof the decks. That level of detail has not been discussed yet.
- Other than these points, Mr. Krueger believed the project looks very good and looked forward to seeing the next stage.

Mr. Nichols:

- Said that there definitely appears to be modulation occurring but it is not necessarily a concern to him. There is variety in the windows being used. Mr. Nichols is curious around the siding material and asked if it is lap siding or panels.
- Mr. Murphy replied that it would probably be a combination of panels and lap siding but that this has not been discussed yet in great detail. Mr. Nichols said that this is a creative use of this challenging site.

Mr. Meade:

- Had some concerns about siding. Mr. Meade would like to see some variety in the pattern or color of the garage doors. With the front entry doors, he would like to see at least two colors to add some personalization.
- Mr. Meade suggested dark rather than light framed windows for a richer look. The model shows two different roof colors and he asked if the Board could see those colors. The applicant said that at this point he was not sure on the specific colors.
- Mr. Meade asked if the downspouts could be combined to reduce their numbers, and pointed out specific points of concern on the plan. He said the project looked good and had ample parking. He said the amenity space could be a pea patch or a playground.
- Mr. Meade said the amenity space should be considered based on the buyer profile; for instance, installing a pea patch or dog park instead of a play structure. The site will have its own Homeowner's Association. More suggestions were made for the amenity space such as a concrete fire pit.
- Regarding the deck railings, glass is shown but a horizontal metal rail is another option. The DRB asked the applicant to show a number of options for the rail at the next meeting, as well as an overall material board.
- Mr. Meade and the rest of the DRB agreed this project would be ready for approval at the next meeting, possibly with some conditions. Mr. Murphy stated that his goal is to have enough information next time for the Board to approve.

COMMENTS FROM AUDIENCE MEMBERS:

Gayle Elam:

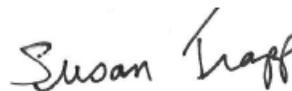
- Is an Education Hill resident. Ms. Elam is concerned regarding the street view in relation to the new project, because it is very different from what already exists on Education Hill except for certain sections where there are individual custom homes.
- She said there are too many modern buildings and townhouses. It is nice looking but different from the rest of the neighborhood and belongs downtown. She likes the idea of unique front doors but not a lot of variation on garage doors.
- Mr. Meade said one solution on this project could be foreground landscaping. The applicant said the landscape plan is substantial and provides an adequate buffer for the project. He said he would bring that plan to the next meeting on his application.

ADJOURNMENT

IT WAS MOVED BY MR. NICHOLS AND SECONDED BY MR. PALMQUIST TO ADJOURN THE MEETING AT 7:51 P.M. MOTION APPROVED (5-0).

November 5, 2015

MINUTES APPROVED ON



RECORDING SECRETARY