

**CITY OF REDMOND
DESIGN REVIEW BOARD
October 15, 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, Mike Nichols, Kevin Sutton

STAFF PRESENT: 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 Mr. Meade at 7:15 p.m.

APPROVAL

LAND-2015-00874, Redmond Triangle

Description: Proposal includes a new 6-story mixed-use building with 198 dwelling units and ground floor commercial space.

Location: 16450 NE Redmond Way

Applicant: Kate Miller *with* Tiscareno Associates

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

Mr. Fischer gave an overview of the project on behalf of Mr. Lee. This is a request for conditional approval of the site plan, building elevations, landscape plan, materials and colors. Seven of the units are live-work units at street level and there is approximately 5400 sq. ft. of retail space. The project was previously reviewed by the Board on May 21, 2015 and July 2, 2015.

At the last meeting, the Board stated that the project was ready to be submitted as an application and additional comments were added. Staff has done the review and analysis, and the applicant and Planning staff has prepared the design checklist. The staff finds the design and project meets the goals and intents of the Downtown neighborhood. At the last meeting, the Design Review Board suggested that the designer increase the glazing on Redmond Way, and this will be discussed by the designer during his presentation. Staff is very much in favor of what is seen in the revised plan.

Staff has a minor issue regarding a lack of detail around how the cascade pattern of the fiber cement panel will be achieved on the north elevation and that is further explained in the staff report. Staff also has a minor concern with the lack of detail in the Design Review Board package regarding opaque metal materials to be used in the Juliet balconies. Staff is recommending approval of the outstanding administrative design flexibility request, to allow a small portion of the ground floor parking garage to be next to the street sidewalk, as opposed to being separated by 20 ft. of commercial space along the sidewalk. The Code indicates that garage space should not face against the sidewalk, but this is a very small space and staff is recommending approval.

Staff is recommending approval of the building elevations, colors, materials, lighting and landscaping plan with the following conditions. There are standard conditions for all projects, but the difference for this project is that the cascade pattern of the varying blue shades shown in the north elevation should be achieved with separate panels painted in varying colors in order to enhance the variety of the application of the fiber cement panels on the north elevation. Details and notes shall be provided to the building permit plans to clearly show use of separate panels, as shown in the color Design Review Board plans. This concluded the staff presentation, and with no further questions the presentation was given to the applicant.

Bob Tiscareno with Tiscareno Associates, the Project Architect for the Redmond Triangle project introduced himself. Kate Miller who is the project manager, Legacy Partners which is the developer, Arthur Nicholson and Tom Rengstorf were present also on behalf of the applicant.

The applicant's agenda was to review the feedback from the last Design Review Board meeting. The Board was in agreement that the overall massing and modulation was successful, and it was recommended that in addition to emphasizing street glazing along Redmond Way, a distinctive material pallet be examined, further study of the clubroom element, to review the horizontal element created by balconies and bays, and to provide a more detailed courtyard and streetscape plan.

Mr. Tiscareno re-stated the site analysis presented at the last meeting. The project is in the Anderson Park zone. He is happy to answer any further zoning or land-use questions. The architectural concept presented at the last Design Review Board meeting versus the new proposal with changes was reviewed by the applicant. The west end of the site has the sharp triangle shape which inspires both frontage and pedestrian friendly amenities. There is a flatiron corner that serves as the portal to the Anderson Park Zone with a large framed glass wall and retail space holding the corner. The changes are that some glass has been added above the canopies to break up the tall glass façade and to shade light from the interior space. The canopy has been detailed.

The clubroom is another signature design element for the project and significant changes have been made. Originally a glass, wood and metal material palette was going to be used. Now, because the clubroom was created in a space that is in the middle of the massing of the residential tower with open spaces on two sides, the clubroom has been shifted over to create a larger courtyard space. This also ties the clubroom in to the mass along Redmond Way, and the location allows positioning directly over the lobby to create a two-story lobby and community room expression.

At the courtyard level, the roof of the clubroom repeats the angular forms that are dictated by the triangle geometry in other parts of the building while enclosing the functional tract of pavilion space for residents. The façade is held back to the street line and the clubroom roof is able to cantilever over the sidewalk. A special provision was received from the Technical Committee to extend the canopy out further than normal over the right of way. The clubroom uses bamboo siding to accentuate the residential entry, and a grand staircase has been added connecting the lobby to the clubroom.

At the upper levels, there has been a change in the color scheme. The bay projections are now a blue accent color in order to give additional emphasis. The massing on the opposite corner at Redmond Way and 166th has been further developed to unify the corner with the design of the rest of the building, and the applicant believes this creates a stronger corner expression to complement the strong expression at the flat iron end of the building. The roofline has more continuity with the architectural language introduced around the building as a whole. The transparency of the corner has been increased, and the emphasis on the entry to the retail space shifted to the corner.

There is additional frit glass in the design. The penthouse units have been highlighted with a lighter metal panel. The overall curved expression at the corner of Redmond Way and 166th has been refined through the development of the ground floor. A dark gray porcelain tile has been selected to complement the wood accent around to the north at the entries. Material palette information would be distributed to the Board for review shortly.

The transparency of the base has been increased with more storefront to the units, giving a more commercial look. The canopies at the entries will be painted steel with the continuity of wood on the underside of the soffits. The landscape buffers and stoops at the units encourage open blinds to enhance the neighborhood connection for the surrounding community.

The courtyard and clubroom in the middle stand out as the focal point of the project and community activity. The expression incorporates a clear store front with extensive glazing, painted steel with wood accent, and cast in place concrete to express the round columns. A recommendation at the last Design Review Board meeting to provide more continuity around the building has been addressed. There is attention to articulation

spaces on the roof. Mezzanine spaces are private between projected roof areas in the units at the back of the courtyard.

The applicant has proposed an integrated building design with distinct elements that tie the building into the context of the site and that are identifiable at the ends and center court. Mr. Tiscareno then presented color detail around an elevation along Redmond Way. From the flatiron end of the building, the applicant is using a tan colored metal panel with a smooth finish. The mullions of the windows are almond and there is a charcoal accent panel with the canopy. Down the block, a driveway at NE 79th comes by the front of the façade, and it is addressed with art screen and a concrete base, glass and an amenity space. At the lobby and community room entry, there is bamboo wood paneling, extended canopy along the façade, and at the back of the courtyard the applicant is using two colors of fibrous cement panel, one white and one blue as an accent. The decks have glass railings. There are two colors of metal panel, a smooth charcoal-colored metal panel at the corner and a box white panel on the upper section.

Kate Miller took over the presentation on behalf of the applicant. The transition at the elevation at 166th is marked from a transit heavy Redmond Way to a residential and pedestrian edge of a new block being defined on 79th. The gray porcelain tile in the live-work units creates a strong base expression. The bamboo material is repeated at entries, signifying residential elements at street level. On the residential floors above, charcoal and white metal panel transitions to the more residential aspect of the building.

A simplified base concept of back of house uses at the ground floor with residential bays recessed above have been developed at the elevation at 79th that breaks down the long façade. Cast in place concrete together with ground face CMU block from the base with extensive clear glazing, porcelain stone tile and natural wood highlights. Landscaping buffers, flood work units and green screen at the blank wall helps create a more residential pedestrian streetscape. At the upper levels, contrast between the white background and the blue cascade pattern of fiber cement panel help to accentuate the deep recesses. The cascade system will consist of individual panels with the four complimentary blue colors.

The pattern has been reset at horizontal joint lines with an emphasis on lighter tones to simplify the pattern. The balconies have been studied based on feedback from the Technical Committee. Glass balconies are specified everywhere except for the Juliet balconies. A photo was presented showing the opaque metal panel railing that the applicant is interested in developing, that would stand out against the playful pattern of the green screen.

The courtyard elevations are defined by white and blue fiber cement panels to emphasize the series of bays facing the courtyard. The vertical expressions define residential living spaces, balconies and private rooftop terraces. The site plan and streetscape have been developed to enhance the pedestrian activity and function of the interior spaces. There are multiple building entries around the block, and street trees and planters line the sidewalk.

To encourage active streets, the plan establishes retail live-work residential amenities and lobbies. These uses offer a significant amount of transparency on the street level. An additional woodwork unit has been added adjacent to the east garage entry, eliminating our request for a parking frontage deviation along 79th. The public lobby shown in gray will provide multiple connections from the lobby, retail and parking area. There is retail parking located on street and in the auto court. At the courtyard level landscaping has been used subtly to establish boundaries between private patios and common areas while also defining a large exterior amenity area with various elements. The clubroom and flexible amenities space are located adjacent to the courtyard to provide a large communal indoor-outdoor area.

Mezzanine lofts are located at the west and southeast corners as well as at the courtyard, creating tall units with views of Redmond. The roof provides private patios for some of these mezzanine units. If the Building Department approves the roof deck, additional exterior common area will be provided. A section at Redmond Way and 166th shows the relationship between the woodworking and the sidewalk, and the two story adjacency of the clubroom and lobby below, and its connection to the courtyard. A section looking east through 79th and Redmond Way shows the relationship between the ground floor uses, sidewalk, parking garage and residential units. Some units have lofts. Parking and bikes are not visible on Redmond Way and are no longer visible on 79th St. where woodworking has been added.

Ms. Miller spoke on further details that will create a very positive pedestrian experience. At the flatiron end it will appear as an airy and inviting space when viewed from the street to support strong retail and pedestrian activity at this corner. The approach is to create a space for a special retail tenant, hopefully a café or bistro. Retail use located at the corner encourages fill-over seating from the interior out onto the exterior plaza. The applicant is providing benches and bike racks adjacent to the plaza.

In order to avoid a blank façade at the garage ramp, a mesh art screen is being introduced to hide the ramp. Staff has asked about the amount of light that will flow through, and the applicant can develop this with a solid surface behind and accent the screen with light from the front, or it can be lit from behind with a glowing effect. The Board's opinion is requested at the end of the presentation. The artwork is integrated in a way that works with the storefront rhythm and minimally impacts the retail frontage. The applicant is looking for feedback on this deviation item to move forward. The clubroom has been revisited and the continuity of storefront and the unique natural wood application tie the two levels together while drawing the eye up to the exposed roof structure. By underlining the verticality of the residential amenity at mid-block, the project successfully breaks up the linear street front and anchors the building.

An internal stair has been added that connects the lobby and level one amenity space up to the clubroom above. At the east end on Redmond Way, there is a significant retail space wrapping the corner with uninterrupted transparency and an extra wide sidewalk. The retail space is designed with two entries, expressed canopy signage areas and canopy mounted light fixtures. The leasing entrance is to the left. Along 166th, the street level live-work units are designed with large storefronts, a planter buffer and recessed entry stoops. Here, the modulation and material treatments are similar to other examples of successful woodwork units. The stoops have canopies to define identifiable entrances and will provide universal 24-7 access.

Along 79th, the units are set back six feet from the street. The proportion and scale of woodwork treatment and service area design elements are consistent to create a fully integrated streetscape. A green screen is used to break up the blank façade on the back of house uses. Light fixtures are planned at canopies along Redmond Way to create a warm, welcoming streetscape at night. Wall mounted fixtures will be provided at woodwork entries and along the north façade to ensure a safe pedestrian environment. Step lights are specified for increased visibility at entries. A night rendering was presented of the site plan.

Tom Rengstorf, Landscape Architect for the project, presented on behalf of the applicant and stated that each corner has a unique feature. Benches and bike racks are proposed for the flatiron corner at Redmond Way and 79th. Proceeding along Redmond Way there is 10 ft. of sidewalk and four ft. of Redmond standard tree grate. There is a break up in the paving pattern picking up each tree grate. This is similar to Milehouse, another project by the applicant which is under construction currently. The sidewalk is 8 ft. wide on average. The four foot planter along the live-work area is planted, giving a nice buffer to proceed around the corner and making a friendlier residential treatment for the edges. There is a connection from node to node with three different types of paving treatment. There are 6 ft. wide sidewalks with 4 ft. tree grates on 166th.

The roof architecturally carries over from the building to the courtyard area, giving privacy for the indoor/outdoor fireplace, seating, barbeque area, tables and fire pit. Privacy is created with planters for each individual unit. Paving will probably be 2 X 2 hydro pressed pavers. Mr. Tiscareno ended with the applicant's idea for a tech oriented art wall that would complement the side of the building and be artful. The City of Redmond artist-in-residence is providing direction.

COMMENTS FROM THE BOARD MEMBERS:

Mr. Sutton:

- Did not have any questions.
- Mr. Sutton thinks this is a great project and all issues have been addressed. He is ready to approve.

Mr. Palmquist:

- Thinks it is a great project.

- Mr. Palmquist indicated that the one item he did not like in the changes at 166th and Redmond Way was that there formerly was a strong horizontal top that stood out. Something was lost by moving away from that. This was a minor issue, however. Mr. Meade confirmed with Mr. Palmquist that the project could be successful without this change.
- Mr. Palmquist asked whether this still could be considered if the project is approved by the Board tonight with the change he proposed. The rest of the project is phenomenal and ready for approval.

Mr. Nichols:

- Said that this is a nice job for such a challenging site, and Mr. Nichols said the applicant had done an excellent job in maximizing the potential of the site.
- Mr. Nichols liked the roof element, extended at the clubroom. This makes the outdoor space much more usable as well as adding interest towards the look. The use of bamboo is great in terms of sustainability but also durability. He appreciated all of the canopies around the perimeter to enhance the pedestrian experience.
- Mr. Nichols, in general, really liked the project and believed it would be an enhancement to the City of Redmond in that neighborhood.
- Mr. Nichols had a question about where the box rim panel. It was clarified by the applicant that this element is at the roof. Mr. Nichols had no other concerns.

Mr. Meade:

- Echoed Mr. Palmquist's sentiment in that he appreciated the visor on the roof section more than the current organization. Canopies along the pedestrian way are extraordinary and are what is missing on some larger buildings in Redmond.
- Mr. Meade is pleased for the project with the only concern being allowing the option for the visor roof.

IT WAS MOVED BY MR. PALMQUIST AND SECONDED BY MR. NICHOLS TO APPROVE LAND-2015-00874 REDMOND TRIANGLE WITH STANDARD PRESENTATION AND CONSISTENCY REQUIREMENTS AND THE OPTION FOR THE APPLICANT TO WORK WITH STAFF TO BRING BACK A POSSIBLE HORIZONTAL ELEMENT ON THE TOP OF THE SOUTHEAST CORNER OF THE PROJECT, AS WELL AS CONDITION NUMBER ONE FROM THE STAFF REPORT FOR THE CASCADE PATTERN.

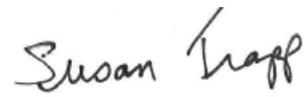
The Board was reminded by Mr. Nichols that a decision on lighting of the artwork screen was needed. Mr. Sutton stated that it would depend on the size of openings so that bulbs would not be obvious. Mr. Tiscareno stated that the design the applicant favors is a decorative floral-like pattern with a perforated metal screen behind it with some light in between. The choices are lighting from behind or lighting from the front. The Board members decided that either option would be satisfactory.

THE MOTION WAS APPROVED (4-0).

ADJOURNMENT

IT WAS MOVED BY MR. PALMQUIST AND SECONDED BY MR. SUTTON TO ADJOURN THE MEETING AT 8:00 P.M. MOTION APPROVED (4-0).

November 19, 2015
MINUTES APPROVED ON


RECORDING SECRETARY