

**CITY OF REDMOND
DESIGN REVIEW BOARD
November 5, 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 and Kevin Sutton

STAFF PRESENT: Steve Fischer, Manager; Heather Maiefski, 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 Mr. Meade at 7:05 p.m.

MINUTES

IT WAS MOVED BY MR. KRUEGER AND SECONDED BY MR. SUTTON TO APPROVE THE MEETING MINUTES FROM SEPTEMBER 3, 2015. MOTION APPROVED (4-0) WITH ONE ABSTENTION.

IT WAS MOVED BY MR. SUTTON AND SECONDED BY MR. KRUEGER TO APPROVE THE MEETING MINUTES FROM SEPTEMBER 17, 2015. MOTION APPROVED (3-0) WITH TWO ABSTENTIONS.

IT WAS MOVED BY MR. NICHOLS AND SECONDED BY MR. PALMQUIST TO APPROVE THE MEETING MINUTES FROM OCTOBER 1, 2015. MOTION APPROVED (5-0)

PRE-APPLICATION

LAND-2015-01469, Marymoor Park Apartments

Description: Multi-family residential development containing a total of 227 dwelling units ranging from studio to 1-, 2-, 3-bedroom units on a 3.07 acre site

Location: Approximately 6499 East Lake Sammamish Parkway NE

Architect: Raymond Gamo *with* Jackson Main Architecture

Contact: Mark Hoyt *with* Jackson Main Architecture

Prior Review Date: September 3, 2015

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

Ms. Vanags gave an overview of the project. This is the second meeting regarding the Marymoor Park Apartments, the last presentation having been September 3, 2015. This is a five-story, multi-family building that will be the first project in the recently re-zoned Marymoor Design District. This evening, the Board saw expanded elevations and night shots as requested. The staff request for the Board was for feedback following the applicant presentation specifically on the screening of the parking structure. This is only exposed on one side and is facing the adjacent storage facility, and there will not be a lot of visibility, but there is currently no screening provided.

Robin Murphy with Jackson Main Architecture continued the presentation and spoke on behalf of the applicant. Mr. Murphy introduced Raymond Gamo, also with Jackson Main Architecture, and Peter Nelson with Wiseman Landscape Architecture. The site is triangular and one of the few that fronts on

Marymoor on the eastern margin of the park, the less programmed area. The project improves an existing road, with a trail crossing over East Lake Sammamish Trail back to East Lake Sammamish Parkway, NE 63rd Street connecting to NE 65th Street. This is in compliance with prep comments received primarily from the Fire Department who have been working with the applicant for the last two months in order to determine the grading and interface at 65th and East Lake Sammamish.

The building is just north of an existing self-storage facility and is a wrap building, meaning it wraps around a parking garage. The parking garage is a five-story concrete structure. The apartment is a five-story wood frame structure. They are separate but connected to each other as well. There are exists between the two and the garage will be considered an open parking garage and will not have mechanical exhaust.

Mr. Nelson continued on behalf of the applicant. Updates to the landscape since the project was presented on September 3, 2015 include the street trees, which have been modified to comply with the Redmond Street Tree Program, with adjustments for spacing and tree type. The entry turn-around has been adjusted. There is approximately 10 feet of cedar screening along the parking garage. Planting around the building and circulation for egress has been updated, and private patios where reasonable have been added.

The largest change is the amenity open space for the residence. The challenge is to make a fire lane into an inviting space. A gathering space in the corner has been brought in to be a spill out space from the clubhouse with an added barbeque, tables and seating. These terraces are lower, approximately five feet. There is scored concrete for possible shuffleboard or other amenities. A smaller scale fire pit space is a more intimate place. Possibilities being considered include connecting with the Marymoor Trail through an easement that connects with a gravel part of the trail, or connecting with a boardwalk structure. These will continue to be considered as the landscape is developed.

Mr. Murphy resumed the presentation on behalf of the applicant. A fire line goes around the site and garage entry will be off 180th. There will be a connection to the south of the storage facility which has very little traffic, and there is a trail crossing there. The majority of residential traffic would come off of the trail crossing and into the garage. Previously, there was a connection to the garage from the south, but this has been eliminated. There had been a five-story garage with a basement, but the basement has been eliminated for the garage and apartments as well. The topography of the site is not level and the applicant said the best orientation of the building would be to essentially keep it on grade, cutting in slightly, allowing the fire lane to route around the site. There will be a small retaining wall along the fire line. There is no entrance into the garage from the south.

There is bicycle storage and a bicycle shop, a dog wash amenity, emergency generator, and a transformer clustered towards the industrial part of the site to preserve the view with buffered landscaping. There are now 226 units as opposed to 221 previously. Most are one-bedroom, but there are a number of two-bedroom and a few three-bedroom, and there are many studios. The plans are being refined. At the entry level, the vision is that when coming to the space there will be a welcoming entry with an access that runs through the building and straight to the park. Ideally, the access will run to Lake Sammamish.

There will be a series of areas inside and out through the building. The "prow" is the most prominent part of the building and it will be dramatized on the exterior. Elevations are being worked on. There will be primarily cement board, concrete, metal siding and wood. The elevation has been revised along East Lake Sammamish at 180th and the existing right-of-way will be improved. Landscaping will be done. The entry for visitors or potential tenants will be at the area to the right of the garage. There is another courtyard further north.

The vertical mass facing Marymoor Park was shown to the Board as well as a wilder area for a potential fire pit and trail connecting with the park. A "tree house" concept, with aluminum windows as opposed to vinyl windows elsewhere in the project, is being examined. There is a lot of glass but also solid mass.

There are large roof overhangs and a shed roof at a low slope projecting out and opening up to the view. The Concrete Masonry Unit base will be refined in the next iteration. A soffit is being considered for vertical forms and an articulated parapet. There is American Ash baked wood made in Scandinavia with a 25 year warranty. The balconies will be bolt-on aluminum and there will be a rhythm of sliding glass doors and sideline for all units. Using as much glass in the units as possible is being reviewed, and the top floor may become a higher ceiling for lofts, as there is no height limit and, for a building of this size, there can be more articulation at the top. Raising the level may afford the ability to add windows.

A view looking from the entry to East Lake Sammamish shows the cul-de-sac, and a landscape element in an island in the middle of the cul-de-sac was considered but it was very difficult to maintain a turning radius for delivery vehicles. There is limited space to deal with in the courtyard and it was not desirable to impinge on unit private space surrounding the cul-de sac. The trade-off was to remove the landscape island in the middle, but a feature is still planned that includes scored concrete with accent panels, nicer in texture and character than the road.

Coming closer to the entry, it will be possible to see straight through the building with lighting to dramatize this. Another gathering space or amenity area was shown in a slide to the Board in relation to the units. The building is being pushed into the south portion of the lot, and this was mentioned at the last Design Review Board meeting. A 20 ft. fire lane that connects to NW 180th is being sculpted in front. There is a 60 ft. right-of-way dedicated back to the City with two 10 ft. easements on either side for utilities. It is slated to be able to connect with any future residential development to the west.

The NW 180th connection will allow people to turn down 180th up to East Lake Sammamish, or back to 65th. For now, it will remain a fire lane and it will be up to the City and future development to determine when this would be upgraded. This orphans an island of landscaping, and the plan is to use this as part of the required common open space. Trees will be moved to the space and while a play area has been discussed, a natural area in general would be more inclusive.

The applicant said there is a lot of variation in the view from this project, and the building is being intentionally irregular due to the limitations of a 3.1 Floor Area Ratio. The material board was reviewed. Samples were displayed at the last meeting also. There is an aluminum extrusion on all four sides of the hardy panel. A split-faced Concrete Masonry Unit is around the base and facing west primarily. There were samples of the aluminum window at the prow, the vinyl windows, and metal siding under consideration.

COMMENTS FROM THE BOARD MEMBERS:

Mr. Krueger:

- Asked for more detail around the parking garage on the south. Mr. Murphy reported that the code requires that a parking structure with greater than 100 stalls have a ten foot landscape buffer which will be provided, in addition to the 21 feet provided for the fire line, impervious pavement. There will be landscaping separating the parking structure to the south that will mature.
- The applicant said that screening has been considered but the majority of impact is already shielded from the neighboring buildings. Mr. Krueger does not see a great need for a lot of screening, but asked if there could be a decorative railing or barrier that would not need to be a work of art, or another option for the Board to consider for the edge.
- Mr. Krueger had nothing but positive things to say about the first presentation to the Board, and has the same opinion now. The prow facing Marymoor Park, the orientation along 180th and how elevations are broken up are positive.
- Mr. Krueger said at the first meeting there was intent to break up an elevation to avoid monotony. While parapets and some elevation gains have been mentioned, this should be emphasized to the Board next time.
- He said that the richness of the materials do not appear to have been carried over on the west side of the building. The elevation with Marymoor Park is what has not come across on the west side.

Mr. Nichols:

- Agreed with Mr. Krueger on comments regarding the south elevation and the view of the garage. The landscaping shown is minimal and will take a long time to mature. There are expanses of building that are lifeless elements, and while they face the mini-storage this may not always be the case.
- Mr. Nichols said screening at the garage should be considered so that whatever comes in the future, the view would not be the front end of parked cars. Otherwise, a nice job has been done around the articulation and general layout of the structure.
- Mr. Nichols asked what the anticipated color for the vinyl windows. Mr. Murphy reported that this has not been decided but believes it will be beige, staying away from white.

Mr. Palmquist:

- Expressed that in general, he likes the building but agrees with Mr. Krueger that the one elevation needs more work as it lacks articulation at the top, and that would help the sides and scale of the building. In general, a lot of the elevations on the front and NE side facing the road have been done well. The project is off to a good start otherwise.

Mr. Meade:

- Agreed with the other Board members. The drawings presented tonight are more realistic to Mr. Meade than the initial presentation. There is not a lot of recess or change in depth on the sides. Near the entry element, there is a mass of hardwood on the right hand side and that could use some treatment.
- He said the parking garage needed screening. It appears the units are taller than the storage facility and this will be visible from the street, so a screen that is less dense at the base, but more dense traveling upward might be desirable so that the top exposed levels do not have a view of cars. Whatever can be done to break up the long elevation is positive.
- Mr. Meade concurred with the other Board members. The long elevation does need something to break it down, and this should be brought back to the Board. He asked if the building is ready for an approval at the next meeting. Ms. Vangas reported that the 90% review will be done and then formal approval. Mr. Meade looked forward to a presentation at the next Board meeting.

PRE-APPLICATION

LAND-2015-01949, Maplewood

Description: Proposal is for a unit lot subdivision of two parallel building of four units each in the R-18 zone for a total of eight zero-lot line townhomes with one affordable unit

Location: NE 167th Avenue and NE 85th Street (Parcel 0125059114)

Applicant: Josh Beard *with* Core Design, Inc.

Staff Contact: Heather Maiefski, 425-556-2437 or hmaiefski@redmond.gov

Ms. Maiefski began the presentation. This is the first pre-application meeting. A prep 30% kick-off meeting was held earlier today, and a few items are still being addressed such as open space. It appeared that lot by lot open space was proposed, but it is possible that open space may be provided on a development-wide basis. There are decks being proposed that have been counted towards open space but they will need to meet dimensional requirements of 15 feet on all sides. The project is in the very beginning stages. The project is located on the corner of 167th Avenue NE and NE 85th Street in the Education Hill neighborhood, zoned R-18. This is directly adjacent to the downtown zones of East Hill, directly adjacent to a project known as The Retreat, and in close proximity to 166th Townhomes. Staff is happy with the proposal that has been provided. Staff feels that this is a complement to The Retreat next door as well 166th Townhomes.

The project has more of the modern look similar to 166th Townhomes, yet is different from The Retreat next door. The three are not similar but complement each other. Staff particularly approves of the terraced rooftops. There are minor issues that staff would like to see the applicant address on the street elevation located off of 167th Ave NE, such as, a more defined entry to each of the units. There are two buildings parallel to each other both with four units, four stories with the garage on the first floor and three

floors of living spaces above. The garages are accessed off the common access provided. An item suggested for adjustment by staff is to provide a more defined entry on 167th (the street elevation side) as well as possibly the use of another type of material. The building adjacent to the open space area has decks looking over the tree retention area, and staff has suggested is that the decks be on the other side for sun exposure. Otherwise, Staff is generally pleased with the building design and would like to hear Boards comments.

The applicant, Josh Beard with Core Design, Inc., continued the presentation. The transitional piece is between the retreat to the south and 166th Townhomes to the west. The site layout is very similar to The Retreat where there is one access corridor serving all units. Half of the units have entry facing 167th and the other four are internal off of the access corridor. Immediately to the north there is a storm tract and two easements approximately 30 ft. wide. The backside of the property will remain undisturbed area. There is currently an existing community trail from Shaughnessy Heights to this area with the intent to connect to 167th.

For landscaping, the pallet will continue from what is implemented at The Retreat to the south. In order to emphasize the entry and create more interest, there will be a lot of color at the frontage. Along the south, the applicant proposes premier landscaping between this project and The Retreat, and a dwelling wide open space with front yards, decks, and a tract incorporating a steep slope to meet development wide standards. The building layouts are stepped from higher elevation to lower elevation. The buildings are also similar to The Retreat.

The architect, Jeff Moffet, continued on behalf of the applicant. The elevation drives the design and a cascading effect to the building moving up the driveway is the goal. Nuances in the materials and massings for uniqueness are being considered but the theme of the project still speaks to similar design to the area. The front and back elevations are static, but they articulate the urban contemporary architecture of The Retreat. Cement panel is a popular choice for durability and affordability, and wood product for texture and contrast would also be used.

The proposal is to put roof decks on the top level, giving a natural vista to the west on the street units. There is permanent forest to the east and those units should enjoy that view as well. Because of the proximity to the street and easements, there will not be protruding elements. Surface textures and coloring will be relied on heavily to create miniature courtyards for each individual unit on the street side, an urban attempt to maximize the 10 ft. of space between the façade and sidewalk. The urban context of geometry is being considered.

COMMENTS FROM THE BOARD MEMBERS:

Mr. Krueger:

- Asked about street elevation details and materials anticipated. The applicant replied that this is a popular expression to frame portals and this could be a metal panel product to create a bold statement at entry. Mr. Krueger asked for more renderings and perspectives at the next meeting for a better visual.
- Mr. Moffet continued that the front alcoves are stepped back to accommodate the entrance and window frontage is up front. Roof decks are back behind the frontage to break down the scale, give relief and texture, and to avoid a four-story wall at the streetscape. The driving forces are the roof decks and outdoor space.
- The applicant continued to say that there may be space for a bonus room with public access on the top floor. There are five two-bedroom units and three three-bedroom units. Every unit has a two car garage except for the small unit which has one car parking. While the small unit is a two bedroom with less parking, it has the same amenities as the other units and has more windows.
- Mr. Krueger asked how narrow the corridor is. Mr. Moffet explained that it is 12 ½ ft. net with parallel stairs stacking. Mr. Krueger asked if the handrails are glass. Mr. Moffet replied that glass is being considered.

- Mr. Krueger asked about the color presentation on the building looking east from the access drive. The elevation gives credence to the staff comments regarding upper story deck location as the elevation here is different from the street elevation. This could be a great feature.
- The applicant agreed that there will not be a great view from decks facing the back. Mini-decks are a possibility. The interior layout will need to be considered, however. Mr. Krueger suggested a band of windows mirroring the slider.
- Mr. Krueger really liked the street elevation and the modern look, and the contrast with The Retreat. The interior elevation should be similar. Mr. Moffet replied that tones and glazing will be articulated.

Mr. Nichols:

- Said that this is an attractive looking project. The way the decks are positioned works. There are no real concerns.

Mr. Palmquist:

- Asked how the front at the property line will be defined, possibly with landscaping. This has potential to be a positive space, and there is good grade separation between the sidewalk and units. Mr. Moffet reported that the lower floor to the left of the stairways will be below ground. There is a mini-courtyard to tie into an entry sequence of softscapes.
- Mr. Palmquist reported that there is a lot of potential and at the same time could be executed poorly. The frontage space may not be about a sitting space, but more about the experience of getting from the street to the door. Mr. Moffet agreed.
- Mr. Palmquist reported that all the elevations look contemporary, seeing details will be important, and liked the colors. If the feel so far can continue, the project should be successful.

Mr. Sutton:

- Believes this is a good start but had questions around entry elevations. The area above the second story with the roof, trellis and glass rail feels busy and a more consistent expression should be considered. Mr. Sutton indicated that there are a couple of units on the right with decks that project out, and this might be eliminated.
- Mr. Sutton liked the stack of decks on the right side, but this may not be needed on the left. An opportunity for decks on the front would be positive. The primary focus should not be in the garage areas and this is a concern.

Mr. Meade:

- Asked about vertical wood bands appearing to be in one plane, and that the roof form seems to be in front of this, and then the wood elements are at the same plane as the windows in each case. Mr. Moffet explained that as the project evolves, there will be a harder shadow line.
- Mr. Meade believed that the project is before the Board early but this is good. If a unique color is retained that is just an entry color, it will strengthen the area. If combined with a color around the entry door, the expression would be read well from off-site.
- Mr. Meade reported that an elevation with two colors seems to be there only to play with color to show contrast.
- Mr. Meade believes the front elevation is stronger and liked this as it is more unified and less divisive. Bringing back a plan for elevation showing how the building mass will work is anticipated. The renderings here are a good start and the Board will look forward to seeing the next stage. Mr. Moffet commented that it was good to have comments from the Board.

APPROVAL

LAND-2015-01812, Vintage Racing Motors Building Addition

Description: Metal building addition of approximately 4,192 Sq. Ft. to an existing 20,165 Sq. Ft. sprinklered building. New parking stalls with planters will be installed. Addition will be used as an automobile showroom.

Location: 9225 151st Avenue NE

Applicant: Steve Goff *with* PC Management

Architect: Lawrence Aranda *with* MBA Architects

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

Mr. Sticka introduced the project. The Agenda should reflect that this is for Approval and not Pre-Application. The project is located at approximately Willows Road and 95th, in a manufacturing park zone. The building will consist of Purlin Bearing Rib panels and a split-face Concrete Masonry Unit block. The building height will match the existing structure which is approximately 20 ft. The existing building is a concrete painted structure with a flat roof. Staff agrees with the location and proposed use of the project.

Steve Goff with PC Management continued the presentation. A visual slideshow was presented of the existing building and proposed addition. There are administrative offices, an area for automotive repairs, race cars on display and storage of cars. The owner also maintains a storage area for a personal collection of cars. The addition will go in where the last three rollout bays are located. There will be security fence for storage.

The building front will have a wainscot of split-face Concrete Masonry Unit block and wrapped around the east side. Above, the steel will be matched to the building color. The accent color on the existing building is green, so the roof will use the green material as well. The backside will not be wrapped with the Concrete Masonry Unit block. There is a utility and access easement tract serving this building and another behind the property. Trees will be kept in place although some shrubs may need to be moved. The south apron will be removed to allow correct transitions between the sidewalk and driveway. The neighborhood is industrial with concrete and steel buildings. There are small businesses to the south.

Mr. Krueger:

- Asked for more information around the colors of the addition matching the colors of the existing building. Mr. Goff reported that the building was painted a couple of years ago for \$25,000, and the colors are being matched as much as possible with steel without going to a specialty color. There may be a shade difference but it would be slight and within the same color palate.
- The applicant continued that the green will be almost identical. The vertical shape of the siding seems to interrupt the color.
- Mr. Krueger asked if the same fencing would be used again. Mr. Goff reported that the same screen fence will probably be used, and it is functional because of truck impacts that have caused them to replace it generally twice a year. The slats in the chain-link fence provide a good screen. The lot is broken into approximately once per week for parts.
- Mr. Krueger believed that what was planned is an improvement. Variety and usable space is being provided and the access versus now will be better.

Mr. Nichols:

- Asked about the landscaping plan. Mr. Goff reported that there are new trees, and on the west end, trees will be kept except for disease trees and what will not thrive without as much sunlight, but whatever trees are removed will be replaced.
- Mr. Nichols asked if the roof is a standing seam, and Mr. Goff confirmed that it is, and that it will peak in the center and drain off each side.
- Mr. Nichols said the plan looks fine.

Mr. Nichols:

- Agreed with Mr. Nichols but asked that if the color cannot be matched precisely, it should be intentionally slightly different so that one area does not simply look dirty.

Mr. Meade:

- Added that khaki would probably be a better choice than gray for the block. Otherwise, Mr. Meade had no concerns and said the project fits the zone.

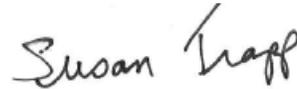
IT WAS MOVED BY MR. NICHOLS AND SECONDED BY MR. PALMQUIST TO APPROVE LAND-2015-01812, VINTAGE RACING MOTORS BUILDING ADDITION, WITH STANDARD STAFF CONDITIONS OF MATERIALS PRESENTATION INCONSISTENCIES. MOTION APPROVED (5-0).

ADJOURNMENT

IT WAS MOVED BY MR. PALMQUIST AND SECONDED BY MR. SUTTON TO ADJOURN THE MEETING AT 8:30 P.M. MOTION APPROVED (5-0).

December 17, 2015

MINUTES APPROVED ON



RECORDING SECRETARY