

**CITY OF REDMOND  
DESIGN REVIEW BOARD  
November 19, 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:** Joseph Palmquist, Craig Krueger, Kevin Sutton, Scott Waggoner

**EXCUSED ABSENCE:** David Scott Meade, Mike Nichols

**STAFF PRESENT:** Steven Fischer, Manager; Gary Lee, Senior Planner;  
David Lee, Senior Planner

**RECORDING SECRETARY:** Susan Trapp *with* Lady of Letters, Inc.

The Design Review Board is appointed by the City Council to make decisions on design issues regarding site planning, building elevations, landscaping, lighting and signage. Decisions are based on the design criteria set forth in the Redmond Development Guide.

**CALL TO ORDER**

The Design Review Board meeting was called to order by Vice Chair Joe Palmquist at 7:07 p.m.

**MINUTES**

**IT WAS MOVED BY MR. SUTTON AND SECONDED BY MR. PALMQUIST TO APPROVE THE MEETING MINUTES FROM OCTOBER 15, 2015. MOTION APPROVED (2-0) WITH TWO ABSTENTIONS.**

**APPROVAL**

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

**Description:** One lot with a six-story mixed-use building containing 900 square feet of 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

**Prior Review Date:** September 3, 2015

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

Mr. Lee gave an overview of the project on behalf of the applicant. At the last Design Review Board meeting there were minor issues that have since been addressed, and staff felt that the project was ready for approval. There were two corrections in the recommendations, the first being that the location of the proposed green screen is on the north half of the west elevation and not the east. The second correction was that lighting levels have been lowered, reducing the need for condition number three. As a result, Mr. Lee recommended removal of condition number three.

Mr. John Woodworth with SMR Architects introduced the team speaking on behalf of the applicant: Mr. Rob Fazio, Landscape Architect; Mr. David Alders, Project Manager; and Mr. Eric Evans, representing the owner. Updates to the building since the last Board presentation have incorporated the comments received. Coordination with the 16216 project is underway. A two ramp entry system has been reduced to one as the result of a Board comment. The applicant has added landscaping as a buffer, as well as a simplified balcony rail system. Bronze metal in three different widths, six, twelve and twenty, have been chosen and the pallet of reds had been refined. Regarding deck detailing, a flat steel metal plate at the south elevation only within the metal siding was proposed.

The entry has been refined. On the east elevation, red components have been worked on per the Board suggestion, and strip windows were added on the side. A commercial space opens to the front and

courtyard. Peek-through windows with some recesses were added. On the north side, not windows but similar staggered recesses were added, and the concrete wall length was reduced in coordination with the Department of Transportation to achieve better pedestrian visibility.

The sun shade locations were refined at east and west. The sun shades were left off of the south elevation to declutter and achieve a crisp, modern look. The 81<sup>st</sup> Street alignment comes at an angle across the back of the building. Staff had had concerns around the large blank wall on the west elevation and as a result, a green screen was added. Additional trees and some windows to the Fitness Center were added. Balconies at the front of the building will be flat panel steel and inset balconies will utilize metal with a perforated format. The word "Ravello" will be vertical up the gasket with backlighting. The previous Board comments included simplification of the railing system and entry ramp, sun shade options, windows at the east sides, adding screening to the west wall, and detail images.

Staff recommendations were meant to ensure that if a conflict arose with building elevation and the plans, elevation would prevail. This would mean additional screening on the northwest corner and lighting at the perimeter. A corner was pulled back to allow electrical vault access as well as entry to the garage. Landscaping was added between the driveways and pedestrian walkway. The remainder of the plan was relatively unchanged since the last presentation. Mr. Rob Fazio, Landscape Architect, reported that the planting concept along the property line had been simplified.

Clusters to soften the building corner and minimal density for fire access with ground cover were added. Conifers may be moved to soften a façade edge. A pass-through and outdoor plaza was created to take advantage of an indoor-outdoor connection opportunity. The forms and curves reflect the current design to the east to establish a seamless transition between hardscape and softscape along the property line. For pedestrian safety, railing was incorporated. On NE 80<sup>th</sup> there will be outdoor seating and emphasis had been placed on the residential entry into the formal lobby.

Narrow modular pavers will carry from exterior to interior. There will be an eight foot wide sidewalk from the edge of the street trees to the entry plaza. Raised planters have been added to achieve a pedestrian scale element and blackened steel materials should complement the design. There are four private terraces with raised planters for separation on level two and easy maintenance access has been incorporated. On the roof, there is a fire pit amenity space with a simplified barbeque and countertop, raised planters and seating.

A green roof would be incorporated with various metal mixes to play off the building façade. Mr. Woodworth spoke around lighting. The Board had concerns about recessed lights underneath the building overhang, and this has been addressed. Down, shielded and free standing lights are being used and street lighting will be enhanced. Mr. Alders reported that departure number one is a request that the residential levels above level one be less than 10 feet from the property line.

Currently, the residential levels align with the skewing of the roadway away from the building and the average is seven feet. A second deviation was a request to be closer to the property line with an average. The third deviation was a request regarding parking, and a parking consultant and the City have arrived at a .88 ratio of parking to resident versus 1:1 as required by the City. The fourth departure is a request for the live-work units to be further than 10 feet from the property line. This is due to a large power line in front as well as one foot above grade instead of two feet to afford the ability to ramp into the project.

The fifth departure is to allow less than 50% of decks on the façade, the proposal calls for 42% to allow for a cleaner appearance. This was particularly of concern on the south elevation where decks would not extend to the roof. Departure six is to allow for a balcony depth of four feet to allow for a flush façade. Departure seven is to allow the temporary loading space to be located on the street in front of the commercial space. Departure eight is a request for a larger modulation and bigger set back. Departure nine would allow two parking entries for more efficiency. The road in back is fairly low-travelled and the second parking entry use would be for move in loading, emergency access, handicapped and commercial stalls.

The tenth departure is regarding site triangles on the approach to the project. The final departure would allow for backing in or out of the second garage entry, specifically for emergency access or moving trucks. The size of the site does not allow for a complete turnaround of large vehicles.

**COMMENTS FROM THE BOARD MEMBERS:**

Mr. Krueger:

- Stated that three of the departures in the Staff Report are Technical Committee items. Mr. Woodworth reported that he listed design issues here. Mr. Krueger said detail at the northeast corner was appreciated and noted that the angle on the street addressed many initial issues. The landscape screening on the northwest corner was a good idea.
- Mr. Krueger stated that all changes are improvements from the last presentation. Shading on the interior courtyard is consistent.
- Mr. Krueger asked Mr. Woodworth to address the balcony rail material. Mr. Woodworth explained that at the south side against the metal siding, a flat metal plate would be used. The east and west sides would use finely perforated metal siding, letting some light through to avoid a solid wall feeling. Mr. Krueger believed that the revisions were positive.

Mr. Waggoner

- Agreed and emphasized that new details helped to create more punctuation.
- Mr. Waggoner asked about paving and score line treatments. Mr. Fazio answered that different dimensions of pedestal pavers were used to create a rhythm and to demarcate different spaces. Mr. Waggoner said that this seemed like a worthwhile approach and the project sounds good.

Mr. Sutton:

- Believed the project looked good and was in favor of it.

Mr. Palmquist

- Stated that the design is bold and the team has done a good job.

Mr. Lee indicated that there was a correction on the west elevation and that this would be reflected in the final project.

**IT WAS MOVED BY MR. SUTTON AND SECONDED BY MR. KRUEGER TO APPROVE LAND-2015-01097, RAVELLO APARTMENTS, WITH STANDARD CONDITIONS FOR PRESENTATION MATERIALS INCONSISTENCIES. MOTION APPROVED (4-0).**

**APPROVAL**

**LAND-2015-01014, Heron Flats and Lofts**

**Description:** 95 multi-family units and five ground floor live-work units

**Location:** 7662 159<sup>th</sup> Place NE

**Applicant:** Kim Faust *with* MSPT XIII, LLC

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

Mr. Lee began the presentation on behalf of staff by stating that at the last presentation to the Board, the recommendation was toward approval at this time. Minor updates have occurred, but the project is essentially the same as what was presented at the previous Board meeting.

Ms. Faust with Mainstreet spoke on behalf of the applicant and reported that her team has continued to advance the development of the building, and the final color palette and materials remain to be discussed. The colors presented are proposed but some flexibility may be required in regard to shading. Mr. Daniel Ash with GGO Architects stated that the building is essentially the same as presented at the previous Board meeting. Updated elevations and a larger selection of renderings were distributed to the Board members. The building material was divided into two distinct levels.

The bottom two levels are pedestrian oriented and levels three through seven above are the residential portion. There is a hard line separating the two. The bottom two floors are materially tied to the adjacent Carter property to the south. This will mean incorporating the same large ebony brick as the primary material and glazing, either fiberglass or black vinyl. There is a pronounced yellow, warm soffit material. The pallet is inspired by the Great Blue Heron, a cool, gray and textural theme. One exception is the soffit color as a dramatic affect with a soffit is difficult to achieve without warm material highlighting it from above. This warmth, combined with exterior lighting, should create a dramatic street front and lantern effect at the corners. The accent on the first two levels that is not ebony brick, soffit materials or glass will be a semi-planted feature wall at the north-side public plaza, which is an isolated area.

There will be a minimal amount of charcoal colored accent panels primarily at the live-work units. These are double height units that will benefit from balance with the brick. Brick has been used to enhance verticality for a cleaner look and enhance proportions of the tall building. The mass at levels three through seven had modulation and architectural interest. This allows materials to be more subdued. The building has high visibility so upgraded material will be utilized. A horizontally striated light grey product called Ceraclad will be used and will enhance the massing moves. This will create texture and scale well, and examples of this product can be seen across the street from the project.

The joints are clean as opposed to using a panel joint every eight feet. All accent panels will contrast and add a finer touch to the upper portion to break down the mass and between some of the windows. There will be a variety of accent colors as well. Roof equipment is still being discussed, but if there is roof equipment it will fit in materially with the rest of the project.

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

##### Mr. Krueger:

- Asked Mr. Lee to report on staff recommendations around a green screen and texture of the concrete. Mr. Lee reported that one recommendation would be to provide board form texturing on the concrete base on the south elevation. Mr. Ash reported that the area had been challenging, Upgraded interest and texture will be incorporated on the south.
- Mr. Krueger asked about the landscape screen on the large concrete facing the park. Mr. Ash indicated that the screening is still in the plan and there is also a stair breaking up the wall and providing a connection to the trail.
- Mr. Krueger had no other comments or questions, and commented that the building will be striking with a lot of exposure and attention. The building will be of great benefit to the connector through town.

##### Mr. Waggoner:

- Agreed with Mr. Krueger. All issues have been addressed. The east elevation and stair at the courtyard with the green screen will soften the building as landscape is maturing. Mr. Waggoner said the project is striking.

##### Mr. Sutton:

- Asked if the window color is white. Mr. Ash answered that a window color had not been finalized, but asked the Board if white windows would be acceptable as they are surrounded with black trim and charcoal colored accent panels. Unfortunately, the renderings do not match.
- Mr. Sutton was concerned about the windows being as strong as the rendering but the project looks good otherwise.

**IT WAS MOVED BY MR. KRUEGER AND SECONDED BY MR. WAGGONER TO APPROVE LAND-2015-01014, HERON FLATS AND LOFTS WITH STANDARD STAFF CONDITIONS OF MATERIALS PRESENTATION INCONSISTENCIES, ELIMINATING THE FINAL NUMBER OF DWELLING UNITS AND CONDITION NUMBER TWO, REGARDING BOARD FORMS. MOTION APPROVED (4-0).**

## **APPROVAL**

### **LAND-2015-00914, Redmond 148**

**Description:** Five story with partial six story apartment building with 240 units

**Location:** 3040 148<sup>th</sup> Ave NE

**Applicant:** Timothy J. Connelly *with* White/Peterman Properties, Inc.

**Prior Review Date:** 07/16/15

**Staff Contact:** David Lee, 425-556-2462 or [dlee@redmond.gov](mailto:dlee@redmond.gov)

Mr. David Lee introduced himself. At the prior review of this project, the Board had limited comments around landscaping, the first floor massing and some materials. A conditional approval was requested at this time. Mr. Lee introduced Mr. Kurt Jensen with Jensen Fey Architects, Mr. UK Kang, design partner, and Mr. Nick Hagan, Landscape Architect with Weisman Design Group.

Mr. Jensen also introduced the applicant, Mr. Tim Connelly with White/Peterman Properties, Inc. There had been some issues around civil items not design related, but these have been resolved. There are 243 living units and two levels of underground parking at the Azteca site. There have been some changes since the last Board presentation. One is the relocation of the lobby and public areas, previously on the north side of the building, now to the west or the front of 148<sup>th</sup>. Easements for emergency vehicle access were an issue, and as a result a hammerhead truck turnaround was incorporated into the site. Access to the Washington State Department of Transportation trail along SR 520 will now connect through the front of the building along 48<sup>th</sup> street, south of the property to the existing trail.

Mr. Kang continued on behalf of the applicant and spoke about floor plan changes. One is the main lobby location, now switched from the north which ties the public space and street better than anticipated. The berm is no longer needed to separate the public and private areas. There will be a private party room that can be rented. There will be large amounts of glazing to engage the public. The richness and contrast of the material gives the design a clean feeling. There will be glass railing at the corner of the building as an example of retaining important areas and massing within the original concept.

At street level, inviting light has been added for safety and ease of use. The berm has been replaced with a sloped landscape at natural grade. The buffer still exists but not in the same form. The main elevations are essentially the same as were presented at the last Board meeting, and only the main level had been changed. The material board was the same as the material board presented at the last Board meeting. Mr. Hagan addressed landscaping. On 148<sup>th</sup>, the main differences to point out were the lobby entrance, the arrival point with five stairs and the accessible route at the north end of the building.

From a landscaping perspective, there is still a buffering requirement. The larger conifer tree plantings in the southwest corner of the building were considered in the modulation of the building, and the landscaping goes in and out with the building. A second grouping of trees is at the northwest corner of the building, opening up the lobby/plaza space to more western sunlight. There will be layering in planting for transparency for pedestrians coming and going. At the northwest corner of the property more significant planting can now occur as the connection to the parking lot has been removed. Ground level patios are around the perimeter, separated with paving materials and plantings for demarcation between private spaces and the fire line. Interior courtyard amenities are being considered such as gathering places, barbeque and fire pits. These would be separated from private living spaces with outdoor patios.

#### **Mr. Krueger:**

- Asked for more information about the connection that Mr. Lee had mentioned, and if it would be a pedestrian or a bike trail. Mr. Jensen answered that improving the sidewalk to a 12 foot width, ramping was examined for a southeast connection, but it was not practical. A much grander connection is made at 148<sup>th</sup> that more people might use.
- Mr. Krueger noted that the building looks awesome and, like the last project, will have even more exposure. The mix of materials, modulation and color splashes are a great addition to the streetscape. The lobby changes are positive.

Mr. Waggoner:

- Asked if the previous curb cut is now being filled in. Mr. Hagan answered that the plan is that Bright Horizons, the neighboring building to the north, will have a new curb cut. The confusing access point with double wide entries will be removed and the standard 30 foot wide curb cut will occur.
- Mr. Waggoner asked if there were any changes to the north face of the building. Mr. Hagan indicated no.
- Mr. Waggoner said the wall is broken up well and said this would be a nice project.

Mr. Sutton:

- Agreed with Mr. Waggoner and was very much in favor of the project.

Mr. Palmquist:

- Said the project looked good.

**IT WAS MOVED BY MR. WAGGONER AND SECONDED BY MR. KRUEGER TO APPROVE LAND-2015-00914, REDMOND 148 WITH A STANDARD STAFF CONDITIONS OF MATERIALS PRESENTATION INCONSISTENCIES. MOTION APPROVED (4-0).**

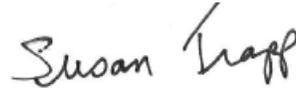
**ADJOURNMENT**

**IT WAS MOVED BY MR. SUTTON AND SECONDED BY MR. WAGGONER TO ADJOURN THE MEETING AT 8:30 P.M. MOTION APPROVED (4-0).**

January 7, 2016

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MINUTES APPROVED ON



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RECORDING SECRETARY