

**CITY OF REDMOND  
DESIGN REVIEW BOARD  
December 17, 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, Mike Nichols, Kevin Sutton

**EXCUSED ABSENCES:** David Scott Meade

**STAFF PRESENT:** Steven Fischer, Manager; Gary Lee, Senior Planner;  
Sarah Vanags, Planner; Carl McArthy, Code Compliance Officer

**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 Chairman Palmquist at 7:00 p.m.

**MINUTES**

**IT WAS MOVED BY MR. KRUEGER AND SECONDED BY MR. NICHOLS TO APPROVE THE MEETING MINUTES FROM NOVEMBER 5, 2015. MOTION APPROVED (4-0).**

**APPROVAL**

**LAND-2015-02281, Bear Creek Apartments**

**Description:** Master Sign Program for mixed-use apartment building

**Location:** 17634 NE Union Hill Road

**Applicant:** Jeff Woods *with* Calibrate Management

**Staff Contact:** Carl McArthy, 425-556-2414 or [cmcarthy@redmond.gov](mailto:cmcarthy@redmond.gov)

Mr. McArthy gave an overview of the project on behalf of the applicant. Section 21.44 of the Redmond Zoning Code states that multiple tenant projects require a Master Sign Program come before the Design Review Board for approval. Staff believed the proposals were appropriate for the current building architecture and signage needs for the site would be met. Staff recommended that the Board approve the sign program for the project as presented.

**COMMENTS FROM THE BOARD MEMBERS:**

Mr. Krueger:

- Stated that the proposal looked great. Mr. Krueger said that the entries were nicely done and tied in with the current awning.

**IT WAS MOVED BY MR. KRUEGER AND SECONDED BY MR. SUTTON TO APPROVE LAND-2015-02281, BEAR CREEK APARTMENTS, MASTER SIGN PROGRAM. MOTION APPROVED (4-0).**

## **APPROVAL**

### **LAND-2015-01050, Station House Lofts**

**Description:** 6-story mixed-use building consisting of 195 apartment units

**Location:** 16600 NE 79<sup>th</sup> Street

**Applicant:** Rob Kiker *with* Weinstein AU

**Staff Contact:** Sarah Vanags, 425-556-2426 or [svanags@redmond.gov](mailto:svanags@redmond.gov)

Ms. Vanags began the staff presentation by stating that the project was brought before the Board twice previously, on June 18, 2015 and September 17, 2015. There would be approximately 195 apartment units and 181 parking spaces. At the September 17, 2015 meeting, the Board asked that the courtyard design be revisited in regard to other elements that might be tied in. Mr. Kiker, the applicant, continued the presentation with a materials board. The area has a low level of development currently but is changing rapidly. Two levels of underground parking were proposed. Two story loft units on ground level are around the site as well as an amenity space and lobby on the southeast corner. A secondary lobby is on the north side.

The applicant said that the first level of the building had been pulled back in order to create terraces and porches elevated two feet above the sidewalk, with glazing set approximately ten feet back. A landscaped courtyard building was proposed. Large glass windows merging to form window walls and black painted aluminum deck railings were proposed. Modulation, including decks, were inherent to the plans. The visual presentation with the conceptual lighting plan was shown to the Board. Black and white vinyl windows and a dark gray color scheme were proposed with wood entry doors.

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

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

- Remembered that there was solid approval of the plan previously, and believed the plan would be a great addition to the location especially in regard to color and use of materials, and particularly appreciated the Juliet balconies and the graphics around the glass windows.

#### **Mr. Nichols:**

- Asked about panels on the cement board and Mr. Kiker stated that these would be smooth with seams painted, showing only a shadow line.
- Mr. Nichols asked about the horizontal surface of the ipe wood slats on the balconies and Mr. Kiker replied that the preference is for a black powder coated solid deck material.

#### **Mr. Sutton:**

- Was disappointed that the courtyard elevation had not changed much based on some of his previous comments. Overall, Mr. Sutton thought the plan turned out nicely.

#### **Mr. Palmquist:**

- Asked about the soffit material. Mr. Kiker replied that it was a hardy material that will hide the lighting and plumbing elements.
- Mr. Palmquist said the courtyard elements left something to be desired, but stated that the project was very good looking overall.

#### **Mr. Nichols:**

- Pointed out that there were no staff comments in the memo. Ms. Vanags replied that comments had been supplied during previous presentations and believed these had all been addressed.

**IT WAS MOVED BY MR. NICHOLS AND SECONDED BY MR. KRUEGER TO APPROVE LAND-2015-01050, STATION HOUSE LOFTS WITH STANDARD STAFF CONDITIONS OF MATERIALS PRESENTATION INCONSISTENCIES. MOTION APPROVED (4-0).**

## **APPROVAL**

### **LAND-2015-01869, KCC Limited Edition Master Plan—Overlake Village (Zone 1)**

**Description:** Master Plan for redevelopment of existing office park in to mixed-use residential, office, hotel and retail development.

**Location:** 2007 152<sup>nd</sup> Avenue NE

**Applicant:** Melody Westerdal *with* KCC Limited Edition Owners Association

**Staff Contact:** Sarah Vanags, 425-556-2426 or [svanags@redmond.gov](mailto:svanags@redmond.gov)

Ms. Vanags noted that as it had been almost two years since the project had been before the Board, basic items had to be reviewed. The plan was comprised of 19 individual parcels and the proposal is for 200,000 square feet of commercial and mixed-use space, approximately 67,000 square feet in the hotel and approximately 900 square feet in residential.

Parking would be both above ground and subterranean. An ornamental garden open to the public, pedestrian pathways and additional connections to a future park on the Sears property were planned. The project was in the Master Plan phase and high-level and conceptual in architectural design and layout. The project is proposed in four phases, and each would come to the Board for individual site plans. At this meeting, staff recommended that the Master Plan be approved.

Mr. Harold Moniz, project architect, continued the presentation. Three alternatives were developed and it had been agreed that alternative number three was preferred. DaVinci and Alhazen would be new streets in Overlake Village and NE Cole Drive would be a private street. Pedestrian pathways would allow circulation throughout the site. Open spaces were shown to the Board. The site is fairly permeable in regard to pedestrian access to street crossing. 152<sup>nd</sup> Street NE is a designated retail street so retail would be located on the ground floor. DaVinci is not a designated retail street and so there are live-work and residential units are located on the ground floor there. No parking would be exposed.

There are dedicated bicycle facilities on DaVinci Avenue and 152<sup>nd</sup> Avenue NE. There is a combined urban pathway on Alhazen Street and generous sidewalks. Major transit connections in the area were shown. There is no vehicular access from NE 20<sup>th</sup> Street or 152<sup>nd</sup> Avenue NE. All access comes from Cole Drive, DaVinci Avenue or Alhazen Street. A conceptual site plan was displayed for the Board. Heights of buildings and shadows were studied and while the Master Plan currently showed eight story buildings, it was highly likely that the ultimate development would not be as high.

Phase I would include the office space and part of the residential space. The hotel would be a part of phase II along with residences along Cole Drive. Phase III would involve the northern top portion. Minimum residential densities are being focused on, guaranteeing an increased minimum residential unit count of 445 as part of public benefit. Sidewalks would be between 12 and 14 feet in dimension. City staff recommended an alignment for 151<sup>st</sup> Avenue NE or DaVinci, but this had not been adopted by Council so the plan had not changed. The plan would be changed if a new roadway is adopted.

Ms. Vanags reiterated that the development agreement included an increase in minimum residential density as mentioned earlier. There was a significant dedication of funds to public art in order to create traffic through the environment. The applicant stated that future designs should complement the park. The traffic flow on the corner of NE 20<sup>th</sup> Street was being discussed.

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

- Asked if approval for the Master Plan would actually be through the City Council, making any action taken at this meeting a recommendation and not approval, and Ms. Vanags replied that this was correct.
- Mr. Krueger asked if the office in the south east corner would be medical offices and Mr. Moniz replied that this was correct.
- Mr. Krueger stated that his previous suggestions had been responded to. The presentation at this meeting was still very similar to the prior presentation and did not have anything to add to it.

- Mr. Krueger asked if the vault for the future park to the west had been built, and Ms. Vanags replied that the vault was in place for the park.

Mr. Nichols:

- Said that the DRB had reviewed this project extensively beforehand and that the applicant had addressed his concerns. Mr. Nichols had no concerns or objections.

Mr. Sutton:

- Agreed with his fellow DRB members that this was a nice piece of planning with a variety of spaces and orientations. Mr. Sutton had no issues with the project.

Mr. Palmquist:

- Also agreed and believed this project was a good improvement to the site. Mr. Palmquist called for a motion.

**IT WAS MOVED BY MR. NICHOLS AND SECONDED BY MR. KRUEGER TO RECOMMEND LAND-2015-01869, KCC LIMITED EDITION MASTER PLAN, OVERLAKE VILLAGE--ZONE 1 TO THE CITY COUNCIL FOR APPROVAL. MOTION APPROVED (4-0).**

**APPROVAL**

**LAND-2013-01989, Redmond City Center**

**Description:** Two nine story residential towers to be built in two phases including 250 units, 83,000 square feet of office space and 25,000 square feet of retail space.

**Location:** 16135 NE 85<sup>th</sup> Street

**Applicant:** Oscar Del Moro *with* Cosmos Development Company

**Architect:** Robin Murphy *with* Stricker Cato Murphy Architects

**Prior Review:** December 5, 2013, January 23, 2014 and March 5, 2015

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

Mr. Lee said that this presentation was for approval and not pre-application as indicated on the meeting agenda. The Board was comfortable with the direction of the project at the March 5, 2015 meeting and there were only a few new comments. The first comment was regarding columns near the service bay entrance, a suggestion to either wrap them in brick in order to match the other columns, or to add a third column to fit the three bays.

Another concern from the DRB was the utilitarian look of the perforated metal garage doors, and that higher artistic quality could be implemented particularly for the street facing façade. A further comment would be to ask for a bigger set of details for the trellis wall framing the property lines. Staff is suggesting adding some overhanging elements on the east side driveway entry to the garage area similar to the west side. There was a minor discrepancy in plan regarding the wing wall in the rotunda, as this appeared longer on some pages in the floor plan than on others.

Lastly, there was a new roof overhang added to the northeast corner but the Public Works Department did not approve of this. The building department had issue with water draining directly down onto the sidewalk.

Mr. Del Moro, the applicant, addressed the Board around the purpose and potential of the open space site. If the site is built as currently planned, the structure would be the tallest in the City and would usher in a new responsibility and urban fabric. Architect Robin Murphy next addressed the Board and introduced the project manager, Ms. Katerina Prochaska, and the landscape architect, Andy Rasmussen. The previous evolution of the project was presented. The existing pathways have been reinforced and some removed to encourage a north-south access. The intent was to have a 30 ft. wide pathway with landscaping. Tenants would include a grocery store, retail space, restaurants, significant office space and housing.

Fire access has been developed. The majority of people would exit onto NE 85<sup>th</sup> Street. Stair towers were identified. Problems were encountered around designing the lowest level parking and the high water table but this was addressed by raising the building. There were two reserved ambulance parking spaces that have satisfied the Fire Department. There is a mezzanine in Tower A with the intention of restaurants and small retail tenants. The northwest corner of Tower B could potentially house another restaurant, and the remainder is office, residential and lobby spaces. There was one fire command center serving the entire complex.

Ms. Prochaska continued the presentation regarding entries and ramps. Retail would have ample space for seasonal displays that would not impede the sidewalk. The fire lane would serve pedestrians but would not have a curb cut and would be designed only per fire requirements. On NE 85<sup>th</sup> Street, the residential entry stairway is back off of the sidewalk with a buffering entry porch so that people do not spill directly out into the sidewalk. Landscaping edges augment the interconnected pathways.

Mr. Rasmussen reported on other changes made to the plan. Activity through the heart of the space, including access to the area, is the key to the project. A paving pattern and canopy elements highlighted a sense of arrival and gathering space. After communicating with local property owners, landscaping had been committed to along the Fire Station side. Connections to the City are towards NE 83<sup>rd</sup> Street and down to 161<sup>st</sup> Avenue NE to create a stepped, amphitheater feel to the project overlooking the skate park in this area. Green screens, vines and planters are throughout the landscapes.

Ms. Prochaska explained the depiction of the green screen at the podium edge on the Fire Station property. The plaza area would have pedestrian scale lighting after dark as well as street, building and landscape lighting. Regarding building materials and colors, a warm brick was chosen for the building base and also in key areas to break up massing. Cooler shades of gray, blue and white accomplish the feel of a sophisticated, handsome building that fits in the neighborhood. Most buildings in the area employ muted tones also. The main accent color was the natural warm brick with a blue and green accent added as well.

Mr. Murphy reiterated that Tower B would be a split-use building, half office and half residential. A struggle to integrate the two resulted in the decision to use the brick with the same color and blend but with different textures. Ms. Prochaska reported on details to incorporate residential and office spaces together including curtain walls. The Tower A material board showed wood elements around the retail area doors as well as the board formed concrete and green screen elements.

Mr. Del Moro pointed out that the public open space with a grand staircase was designed to provide a front door to the space at all times. A hope is that as the project has given 30 feet of space to the Fire Department development, 30 feet of space might also be donated by that development, creating a 60 ft. wide pedestrian space cutting through downtown from the Transit Center northbound.

Mr. Krueger asked that each of the staff report comments be reviewed again. Ms. Prochaska repeated the comments reviewed previously around the request for a third column, improving the garage door, details of the board formed concrete, the outdoor emergency generator in a solid enclosure, green roofing, the overhanging element change at the driveway and a description of trellis placements.

Mr. Krueger noted that DRB would like to make sure the northeast corner of the building is as attractive as the northwest corner. Mr. Lee mentioned that between two different images of the rotunda, there was a fifth floor roof overhang that appeared longer in one than the other. Mr. Murphy explained that this had been left at five feet in the plan and open for discussion as a building of this scale may visually require more than a two foot overhang. Mr. Krueger asked if the concern Public Works had regarding the overhang extending into the right of way despite the height was the result of a precedent, and Mr. Lee replied that there was no precedent.

Mr. Nichols asked if the water sheeting onto the sidewalk could be resolved by sloping the roof surface slightly back to a drain, unless drains were clogged. Ms. Prochaska replied that the roof is flat, intended to internally drain. Mr. Del Moro noted that the water would not be sheeted over the sidewalk.

**COMMENTS FROM THE BOARD MEMBERS:**

Mr. Krueger:

- Stated that the project has come a long way. Mr. Krueger had no problems with the design overall and believed the site would be a dramatic addition to 85<sup>th</sup> Street.

Mr. Nichols:

- Asked about staff's concerns about the brick on the bay columns, and Mr. Lee replied that if there were only two columns, brick should be used. Now that there would be three, exposed concrete was the intent of the design, but the applicant said brick could still be examined.
- Mr. Nichols asked about the grand staircase area lighting and the applicant pointed out the inset lights and landscape lights proposed.
- Mr. Nichols believed that all concerns raised by the Board had been addressed and the project was fine.

Mr. Sutton:

- Stated that the project, for its size, meets the street well. Mr. Sutton said the landscape elements were being handled well, the pedestrian experience would be solid, and this would be a good project.

Mr. Palmquist:

- Agreed with his colleagues that the project would be a great addition to the downtown area.

Mr. Krueger:

- Stated that the pedestrian corridor between the two towers, which was a previous concern of the DRB, has turned into a great space.

Mr. Lee said that in terms of staff conditions, number two and number six could be struck. Mr. Lee stated that a decision regarding condition number five, the overhanging element, needed to be made. Mr. Sutton noted that this area is the primary circulation for vehicular traffic and pedestrians would be more likely to go where overhead elements are present. Mr. Palmquist agreed. It was agreed to strike condition number five.

Mr. Lee stated that he could report to the Technical Committee that the Design Review Board was positive towards the flat roof design referred to in condition number five, but the Technical Committee may still not allow it. Mr. Nichols stated that as a group, the Design Review Board believed this was an important design element that needed to be a part of the project, recommending that the element remain as is as long as the design does not allow water to sheet onto the street.

Mr. Lee asked if the Board would like staff to bring a different roof element back to the DRB for review in the event that the Technical Committee decision was negative. Mr. Palmquist reiterated that the element is integral to the design. He said that everyone would not need to come back to review this element again if it was rejected by the Technical Committee. The architect could review that decision from the Technical Committee and then could show any change to the Board before or after a meeting for a quick yes or no.

Mr. Lee stated that condition number three would become number two, and number four would become number three, leaving only three conditions.

**IT WAS MOVED BY MR. SUTTON AND SECONDED BY MR. NICHOLS TO APPROVE LAND-2013-01989, REDMOND CITY CENTER, WITH STANDARD CONDITIONS FOR INCONSISTENCIES AS WELL AS THE THREE STAFF CONDITIONS NOTED ABOVE REGARDING THE DESIGN OF THE GARAGE DOOR, THE ROOF ELEMENT, AND THE REQUIREMENT THAT CONSTRUCTION DETAILS WOULD BE INCLUDED IN THE BUILDING PERMITS. MOTION APPROVED (4-0).**

Mr. Fischer announced that this was the last Design Review Board meeting with Mr. Mike Nichols on the Board, and thanked him for his service to the community and the DRB. Mr. Nichols said serving on the Board was an honor, a good learning experience, and a great way to connect with the Redmond community.

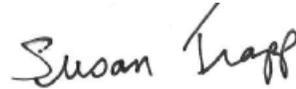
**ADJOURNMENT**

**IT WAS MOVED BY MR. SUTTON AND SECONDED BY MR. KRUGER TO ADJOURN THE MEETING AT 8:53 P.M. MOTION APPROVED (4-0).**

January 7, 2016

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MINUTES APPROVED ON



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RECORDING SECRETARY