

**CITY OF REDMOND
DESIGN REVIEW BOARD
February 18, 2016**

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, Craig Krueger, Scott Waggoner, Joseph Palmquist, Mike Nichols, Kevin Sutton, Renard Mun and Henry Liu

STAFF PRESENT: Steven Fischer, Manager and Gary Lee, 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 Chair David Scott Meade at 7:04 p.m.

MINUTES

IT WAS MOVED BY MR. SUTTON, SECONDED BY MR. KRUEGER TO APPROVE THE JANUARY 21, 2016 MEETING MINUTES. MOTION APPROVED (4-0 WITH 3 ABSTENTIONS).

SIGN PROGRAM

LAND-2016-00148, Esterra Park Apartments

Description: Mixed-use apartment building

Location: 2720 & 2690 152nd Ave NE

Contact: Don Sellars *with* Ilium Associates

Staff Contact: Carl McArthy, 425-556-2412, cmcarthy@redmond.gov

Steven Fischer standing in for Carl McArthy, gave an overview of this sign project and staff is recommending approval. This project has been before the board before. Mr. McArthy and staff are satisfied with the signs and recommend approval by the board. The signs are basically way finding signs to locate the garage entrance(s), the leasing office, etc. Mr. Fischer went through the sign programs for the board members and displayed the material board.

COMMENTS FROM THE BOARD MEMBERS:

Mr. Krueger

- Thinks the signs are appropriate and he is ready to approve.

Mr. Liu

- Asked if the signs are graphic only. Mr. Meade replied that the signs are all different

Mr. Palmquist

- Stated he is agreement with approving this project.

Mr. Mun

- Asked about the color of the lighting. It was confirmed that the lighting would be white.
- Is ready for approval.

Mr. Waggoner

- Agrees with the comments and is ready to approve.

Mr. Sutton

- Feels it is ready for approval.

IT WAS MOVED BY MR. PALMQUIST, SECONDED BY MR. KRUEGER TO APPROVE LAND 2016-00148, ESTERRA PARK APARTMENT SIGN PROGRAM. MOTION APPROVED (7-0).

Steven Fischer commented about the sign program that was a rush to move a new bakery in there; however, that building was sold and the new owners wanted to make a modification to their sign program. Planning, administratively, approved the signs to be brought down a little. This is just for the board's information.

PRE-APPLICATION

LAND-2016-00263, Downtown Park

Description: The proposed Downtown Park is a City owned 2.2 acre park comprised of a raised lawn with wood decking, decorative scored cement concrete surfaces, seating walls, landscaped bosques and allees, water features such as a splash pad and water wall with a digital pavilion, restroom facilities, and gathering/event spaces for the Redmond community and visitors at large

Location: From Redmond Way to Cleveland Street & 161st Ave NE to the Stone House

Contact: Lisa Singer *with* City of Redmond

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

Gary Lee stated that this is a pre-application, the approval application will be ready soon and staff is interested in the board's opinion. He then turned the meeting over to Ms. Singer.

Ms. Singer said this is a City Capitol project. The downtown park is located between Redmond Way and Cleveland Street and Downtown Redmond. This is the final design phase with permitting in the early part of this year. Construction activity will start this summer with removal of the peat. In 2017, the main construction will begin with the park opening scheduled for mid-2018. There is only one building which is the comfort/maintenance building. Tonight is the presentation of the site plan and landscape design.

Kelty said that this design was approved by City Council last year and it is now at the 60% design phase. The mission statement for the park is to create an iconic and contemporary park in downtown Redmond. Further, it is to be a destination space where park and art combine. This is a place for all citizens to play and relax through all seasons, a place to be inspired and delight in nature. The building is in the south side of the alley of trees. The design is meant to bring a sense of buoyancy to the park and a sense of light.

The main portions of the park are the Great Lawn, which is an elevated circular lawn, which is underlit below the edges to look like as if it is floating. There is a halo of Epa wood around the

Great Lawn to use as a seating area. On the east side there is a stage which can be utilized in all seasons. The rest of the park is hardscaped with cast-in-place concrete with some pre-cast pavers. On the east side wet/dry splash space can be turned off and used as a plaza space. It is punctuated with a circular pavilion with reflective aluminum. It has a vertical water wall in back on which video imagery can be projected. The underside of that canopy is mirrored so it will reflect some of the light back. In the upper NE corner there are a series of bermed gardens. There is a double row of street trees that outline the boundaries of the park.

Gary Barber with KBG and has joined the team to help with the support building. The intent here is to weave the restrooms/equipment building into the fabric of the park. The materials for the skin of the building are designed to reflect the park. The public areas are on the west end of the building and the maintenance area is on the east end of the building. The Redmond Way view of the building will be softly illuminated to decrease shadows and draw interest in the park. Mr. Barber showed the board various slides of the building in design.

COMMENTS FROM THE BOARD MEMBERS:

Mr. Krueger

- He thinks it looks great. The Epay wood and the metals will look sharp.

Mr. Liu

- Likes the landscape design; however, feels that the support building access needs more privacy space instead of opening right out into the park.

Mr. Palmquist

- Asked about the elevations between the lawn, the pavilion and the hardscaped. Kelty stated that the lawn is 18 inches above ground. On the east and west side there are stairs the go up. The stage below the pavilion is also 18 inches above ground.
- He feels the ramps do not appear to be incorporated in the design.
- He is also concerned about access for crossing the street. Kelly stated that this is not currently access, but that will be studied.

Mr. Mun

- Feels the design overall is great. He would like to see more landscape lighting. Kelty said that KGP is doing a photometric study. The strategy is under lighting. All benches will have LED under lighting. Three light poles are also in the park. The building will have exterior lighting.
- He asked what happens to the splash pad during winter. Kelty replied the pavilion is designed to be a weather protected zone. The vertical water feature can be turned off during the colder weather.
- He inquired about seating for larger crowds. Kelty said that several studies have been done for larger stage events and there are several options with movable seating, etc. If 161th Ave is shut down, there is the opportunity for a very large event in the park.
- Mr. Mun asked about parking. Kelly stated that the park is downtown and the hope is people will walk to the park. However, there is a parking management plan that will address these issues.

Mr. Waggoner

- Stated that most of his thoughts have already been addressed. He noted that the building across the street is using design cues from the park to blend into the area.
- He feels the lighting questions were important and is glad to have those answers.
- He has the same feeling about the support building not lending itself to the general curvature or artistic feel of the park.

Mr. Sutton

- Would like to encourage more seating areas under trees; maybe include more shade areas in the middle of the park.

Mr. Meade

- Asked if there is a grading plan or is this a flat park. Kelly replied that the park space has a large dip. She does not have a grading plan tonight, but can get one to the board. Kelly said a constant grade will be maintained on the ring of the park. All of the water will drain towards the Great Lawn.
- He is concerned about handicapped access as there are only two access points. It will be difficult to get around in the grass with a wheelchair. Perhaps the Great Lawn could be tipped to be flush with the ground in a couple of areas for easier access. Kelly stated that solution was explored, but it presented other issues with the flexibility and programmability of the park.
- He asked if there is a paving change in the Splash Pond area. Kelly said there is a subtle change in order to have slip resistance meet code. The pattern will continue through that area.
- He inquired as to what families would do in the park besides enjoying the water feature. Kelly said that videos can be shown and that there is an open playful area. If your children are riding tricycles, there are a number of fun places to explore.
- Mr. Meade asked about safeguards so that balls from the Great Lawn do not roll out onto the street. Kelly stated that the great lawn is not meant to be a recreational field.
- Mr. Meade said there are not many other passive opportunities here except the water features. He inquired about something to climb on like some boulders, logs, etc.
- Mr. Meade is concerned about play flowing pretty quickly out in the west side into the street. There are benches to the south and the north which would stop a ball, but there is nothing like that on the west side. The Great Lawn invites people to play ball, toss Frisbees, etc., but it must be safe.
- Mr. Meade stated that his questions regarding lighting were already addressed, but would like to see more of that element at the next meeting.
- Regarding the comfort station; he feels the canopies could be expanded for added weather protection. Also, there needs to be more privacy when the doors are open.
- He feels there also needs to be a direct access for children to get to the comfort station from the Splash Pad.

PRE-APPLICATION

LAND-2016-00238, Anderson Park Hotel

Description: Construct 6-story hotel with one level parking

Location: 16630 Redmond Way

Contact: Mike Schubert *with* B & H Architects

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

Gary Lee gave an overview of the project. This is the 30% plan. Staff had minor issues with surface parking lot and the shared driveway.

Tina Cantwell, from B+H Architects, stated this hotel will have 177 rooms using 100% of the lot. There will be public space on the ground floor and on the second floor there will be meeting spaces. They will be applying for TDRs and also applying for 25% green roof program. The building will be six stories tall. Mechanical on the roof will be screened. The project will synergize with the Redmond Vision for 2030. The street front on Redmond Way is 90% glazed and there are three different entries which engage with the sidewalk. This will create a pedestrian safe and friendly zone. Ms. Cantwell showed various slides of the project bringing to the board's attention points of interest and inspiration in the building. On the technical set of plans, it shows where the curb cuts will occur. At the 166th corner there will be a drop off point and from there visitors can find the parking area. The landscaping will be mostly street trees and seating areas. Having some covered outdoor space is also being considered.

COMMENTS FROM THE BOARD MEMBERS:

Mr. Meade

- Asked about the materials that are being considered. Ms. Cantwell stated that materials have not been the focus yet. They will be quality materials with good maintenance track records.
- He asked if Ms. Cantwell had the back of the building elevation to share. She said those are not in the package at this time, but will be available next time.

Mr. Krueger

- Appreciates the process and likes the street façade.
- Is hoping to see colors and shadows next time.

Mr. Liu

- Feels this is an exciting project for the downtown area.
- He wonders if a C shape building would be better instead of an L shape and give the building more of an urban feel. Ms. Cantwell stated these shapes were studied, but the L shape was considered the best for this space.
- Mr. Liu felt that the lobby space seemed small.
- He feels the café/bar could be more inviting and have more activation in the streets.
- As an option for materials, he suggests warm toned masonry feel. Ms. Cantwell stated that many of these ideas are in the back elevation which will be at the next meeting.

Mr. Palmquist

- Feels this is good project and it seems everyone is using the entire lot.
- Likes the portals in the plan.
- He feels the corner of the building is the key.
- He feels more massing studies need to be undertaken on the corner.
- Thinks the parking deviation works because the portal is larger than the driveway. Ms. Cantwell said that they are working with the neighbors to create synergy.

Mr. Mun

- Appreciates all the work that has gone into this design.
- He is concerned about the roadway being one way. Mr. Fischer stated that the City will be redesigning the street to be a two way street in 2017.
- Mr. Mun feels the building may be too large and not be able to engage with the neighborhood. Mr. Meade said that all the fine detail to connect with the street will come out in the next design review.

Mr. Waggoner

- Likes the storefront elements because of the sidewalk entrance. They will get more public engagement.
- Likes that the area is covered so it can be used through three seasons.
- He feels that the tower set back above that cover is going to help create more activity.
- He feels the building has a lot of character, but the board needs samples of materials to be used. Ms. Cantwell stated that what has been presented is just the 30% and more will be developed on the next iteration.

Mr. Sutton

- Feels this is a very good start for this project.
- He thinks the plaza area provides an opportunity to make that look great and make the back look less like a parking lot.

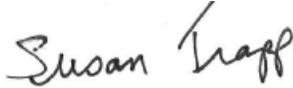
Mr. Meade

- Stated that when he looks at the hierarchy in the plans, they seem to be different. That could be due to these drawings.
- Agrees that the corner needs to be celebrated more.
- Feels that maybe wrapping the edge in the rear would help extend the urban edge.
- Thinks the courtyard is very nice and a great way to animate the street.

ADJOURNMENT

IT WAS MOVED BY MR. PALMQUIST AND SECONDED BY MR. KRUEGER TO ADJOURN THE MEETING AT 9:08 P.M. MOTION APPROVED (7-0).

**March 17, 2016
MINUTES APPROVED ON**


RECORDING SECRETARY