

**CITY OF REDMOND
DESIGN REVIEW BOARD**

May 5, 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: Chairman David Scott Meade, Joseph Palmquist, Craig Krueger, Henry Liu and Kevin Sutton.

EXCUSED ABSENCES: Renard Mun and Zoi Karagouni

STAFF PRESENT: David Lee and Sarah Pyle, Redmond Planning

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 Chairman Meade at 7:04 p.m.

APPROVAL

LAND-2015-01974, Redmond Town Center Archer Hotel

Description: 7-story building on the single lot, five stories for hotel and multi-functional use and two stories for a 170 car parking garage

Location: 7210 164th Ave NE

Contact: Bob Mannon *with* LodgeWorks Partners, LP

Prior Review Date: 01/21/16

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

Ms. Pyle said that Mr. Evan Mann will address the feedback from the last meeting of January 21st. The staff feels the applicant has addressed the issues and is comfortable with approval for this project.

Mr. Mann said to address the stone base, they narrowed the upper projected columns which visually gives more mass to the stone base on the east, west and north elevations. On the west elevation they replaced some of the stone with wood to unite the design at the base of the building. A new EIFS color was added to the upper portion of the tower columns above the stone bases which allows the tower features to stand out. The east and southwest corners have a special stone treatment which wraps the corners and the other two corners are very open and transparent. The building design and screening will allow for cars to be hidden. A materials board was presented.

COMMENTS FROM THE BOARD MEMBERS:

Mr. Krueger:

- Thinks it looks great and has felt that way since the beginning of the project.
- Supports approval.

Mr. Liu:

- Likes the color scheme and the materials presented.
- Asked if there is a formal drop off area. Mr. Mann stated they will have valet area for clients to leave their cars and enter the hotel.

- Asked about the landscaping in that area of the drop off and Mr. Mann stated there will be pots and planters, which are included in the landscape plan.

The consensus of the Board was that the project was ready for approval.

MOVED BY MR. PALMQUIST TO APPROVE LAND-2015-01974, REDMOND TOWN CENTER ARCHER HOTEL WITH STANDARD CONDITIONS, SECONDED BY MR. KRUEGER. MOTION CARRIED (5-0).

APPROVAL

LAND-2015-02200, Bear Creek Mixed-Use

Description: 6-story, mixed-use building with 360 residential units, 5,000 sf. of live/work apartments and associated parking

Location: 15806 to 15904 Bear Creek Parkway

Contact: Gary Noyes *with* NW Pacific Development, LLC

Prior Review Date: 12/03/15 & 01/21/16

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

Ms. Pyle stated that staff recommends approval for this project.

Mr. Kent Smuttney [sp] stated that in response to the Design Review Board's feedback, they developed some displays to show the different types of hardy panel siding to be used. On the phase one building, there will be a mixture of ship lap siding, regular beveled siding and then the hardy panel. The different kinds of siding break up the all hardy panel look. On the phase two building there will be a combination of the bevel siding, hardy panel and a vertical panel siding. A color board was presented to the board. The other issues discussed at the last meeting were the beige color that was to be used in the bays. The color has been changed to a darker brown. Another issue was the lack of returns from the parapets on the bay projections of the building. All these issues have been addressed and corrected.

Mr. Smuttney said to improve the terminus at 159th, more hardscaped was created and it is suggested a sculpture be added; perhaps the cyclist sculpture similar to the one shown on the slide.

COMMENTS FROM THE BOARD MEMBERS:

Mr. Krueger:

- Asked about any landscaping at the terminus at 159th. Mr. Smuttney replied that the landscape was pulled back at that area to create more hardscape.
- He is support of approval.

Mr. Liu:

- Is happy with the project and is in support of the project.

Mr. Palmquist:

- Feels that when this project first came in for review, there was a lot going on and there still is, but it is better now.
- The changes that were made are excellent.
- Is in favor of an approval.

Mr. Sutton:

- Is in agreement with the rest of the board and supports approval.

Mr. Meade:

- Is happy with the response to the board's feedback.
- Feels that the terminus that has been created is a great design piece and the cyclist sculpture is perfect.
- Feels that this project looks good in both front and back sides.
- Stated that the products and materials chosen make this a good fit for the neighborhood.

MOVED BY MR. PALMQUIST TO APPROVE LAND-2015-02200, BEAR CREEK MIXED-USE WITH THE STANDARD CONDITIONS, SECONDED BY MR. SUTTON. MOTION CARRIED (5-0).

PRE-APPLICATION

LAND-2016-00485, East Lake Sammamish Apartments

Description: Construction of 139 apartment units within two buildings

Location: 6000/6032/6038/6044 E. Lake Sammamish Pkwy/18269/18475 Red-Fall City Road

Contact: Marc Boettcher *with* Main Street Property

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

Ms. Pyle gave the overview of the East Lake Sammamish Apartments, now known as The Bond. A majority of the southern portion of the site will be preserved as an urban forest. Overall, staff is pleased with the design and it meets all the design requirements.

Mr. Marc Boettcher, with Main Street Property Group, stated that the site has a significant grading; it slopes from east to west by 45 feet. It is well forested with mature trees. Their primary goal is to integrate the buildings into the hillside as much as possible. Due to the nature of the slope, there are some spectacular territorial views of Marymoor Park and in the winter there is a peek-a-boo view of Lake Sammamish.

Mr. Sean Whitaker is the architect on the project. The plan is to preserve the forest, saving more than 53% of trees. The topographic change across the site is 45% in elevation. The best way to the condense the building's footprint is to park under the building. There will be limited surface parking. There will be open space for the community gained by offsetting building B 95' feet south. The first residential level on building A is level with the sidewalk. High transom glass has been added to the corners along with different roof elements. To create modulation frames where added which allowed for change of materials and colors. An approval for gradient is requested for colors within the terracotta scheme.

Mr. Meade asked about the concrete board form being used; is it poured concrete or something else?

Mr. Whitaker said it is a concrete product that is applied to the surface, not a cast in form concrete.

COMMENTS FROM THE BOARD MEMBERS:

Mr. Krueger:

- Asked what the roofing was material was. Mr. Whitaker replied it was asphalt shingle.
- He requested to look through all the perspectives. Mr. Whitaker complied and took the Board through all the perspectives presented at the meeting.
- Asked about the building material on the bottom of building A. Mr. Whitaker replied that what is shown on the slides is a material mixed with wood fibers and the material that CDs are made from to make it very durable. Mr. Whitaker then continued with the remaining perspectives.
- Mr. Kruger likes the urban forest idea, the colors chosen and the roof forms.
- Feels the treatments at the corners are good.
- Would like more renderings of the buildings and more in-depth materials at the next presentation.

Mr. Liu:

- He is happy with the trees being saved.
- Feels that the amenity space seems a little small.
- Suggested a different location for the space that might be quieter.

Ms. Pyle said the location Mr. Liu pointed out would be ideal; however, it is not acceptable due to the inability to make it ADA compliant. There will be screening around the amenity space to provide more privacy.

Mr. Palmquist:

- Asked about how the slope is managed with the patios along Redmond Way. Mr. Whitaker said there will be a few steps up or down to the units that require them.
- Agrees with the rest of the board that a closer rendering of each building would be helpful for the next review.

Mr. Meade stated that the colors in the renderings may not be true to color. Encouraged the applicant to take a risk on the bolder side of the colors chosen.

Mr. Sutton:

- Feels this is a good start on this project.
- Finds some of the roof ends to be a little awkward in some places.
- Stated that the timber elements are played up more on one side than the other.
- Feels that screening is important as there is a lot of concrete.

Mr. Meade:

- Suggested patterning the concrete which will soften the view until the vines grow up and cover the concrete.
- Likes the palate of materials.

This project can be brought in for approval next time and if it cannot be approved by the board, it can always make the necessary adjustments and then come back in again for approval.

Mr. Krueger asked about what stage the project is in and Ms. Pyle answered that this project has progressed a long way before it was presented the board. There has been lots of prep work done and their kick off for prep was more comprehensive than most projects.

PRE-APPLICATION

LAND-2016-00279, Esterra Park Apartments, Blocks 5, 6A, 9

Description: 3 buildings with approximately 661 residential units

Location: tbd

Contact: Scott Clark *with* Clark Design Group, LLC

Staff Contact: David Lee, 425-556-2462, dlee@redmond.gov

Mr. Lee said this project consists of 3 buildings with subterranean parking.

Mr. Scott Clark, with Clark Design Group, presented the project which has done the 30% and 60% submittal. He is really looking forward to the board's input. This project is in the Esterra Park Master Plan and all design is performed within that master plan. Block 5 and 9 are being treated as one plat. He showed slides with images of what is already in place along Truning [sp] Street. The building on 6A is referred to as building A and building 6B. They are at the intersection of 156th and the corner of Truning Street. At that intersection there is a signal, a crosswalk, a bus stop as well as a PSE easement that will be accommodated with a 1½ foot setback. The principal entry is at the northwest corner as well as the corner mentioned above. In the overall site there is 45 feet of grade change. Buildings A and B are on lots 5 and 9. These buildings are arranged to get the most sunlight and create a courtyard. There are

pedestrian pathways through the site connecting to the different streets in the area. He presented some massing studies to give the board an idea of what the building would look like in the area. Both buildings are six story buildings, but using the topography of the site, the buildings will not block views. Slides showed the lobby, residential units and the residential courtyard. There will also be a bridge between the two buildings which will lead to the roof top amenity space with a direct view of the park.

The next image shown was the south elevation which gives an idea of how the slope will be handled. Building A will have ground floor units with direct access to the street. The next slides showed the views that will be available to the buildings. There is roughly a two story drop between the two buildings. The lobbies of the buildings will face the courtyard with the pedestrian pathway going through with a view towards the park. In the courtyard area, because of the grade level differences, the plaza slab will be stepped, which will be directly in front of the ground floor units. These units will have their own private decks and outdoor space, which will be two or three feet above the plaza.

The next slide showed building B and the lower level and parking which will be concrete. There will be opportunities for landscape to grow on this concrete and it will have a pattern applied in the meantime. The top floor of this building will be the amenity space which will allow occupancy of three hundred people for various events.

The elevations of building 6 were presented with some of the materials that are scheduled to be used.

Mr. Marc Brumbaugh, with Brumbaugh and Associates, presented the landscape plan for this project. On the streetscape, the Overlake Village Design Guidelines will be followed. As these buildings lay out, there will be ample opportunities for at grade landscaping. Building A will have at grade access to the sidewalk. Building B offered a great area to have an amenity space. Between buildings A and B there is a long, linear courtyard which will serve a number of functions including private patio spaces, landscape spaces, outdoor dining and BBQ for the units. The same functionality will exist around building 6A.

COMMENTS FROM THE BOARD MEMBERS:

Mr. Krueger:

- Appreciated the orientation that was done in the presentation.
- He looks forward to seeing the corners and the streetscapes that have been alluded to at the next iteration.

Mr. Liu:

- Feels the massing on the site is good.
- Is interested to see how the building(s) would look from the park side.

Mr. Palmquist:

- Agrees with other comments from the board.
- He encourages applicant to look at the building to west of this project.
- Stated that the board has granted deviations in the past with modulation, so if needed, that is possible.

Mr. Sutton:

- Commented that it is early in the design.
- Felt the bridge element looks a little small.
- Feels that the steps from the street level to the plaza need to be more prominent.

Mr. Meade:

- Agrees with Mr. Palmquist that there could be adjustments made to help make this an even greater project if needed.
- He encourages applicant to explore decks.
- Feels the corner is going to be great with the stairs.

- Hopes that Mr. Brumbaugh can make the stair area extraordinary.
- Thinks this project is a unique opportunity as it is very cutting edge.

PRE-APPLICATION

LAND-2016-00770, Modera Redmond

Description: New 5-story multi-family development

Location: 8709 161st Avenue NE

Contact: Sean Hyatt *with* Mill Creek Residential Trust

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

Mr. David Lee, standing in for Gary Lee, gave the overview of the project and then turned it over to the applicant.

Mr. Bob Tiscanreno [sp] said this is the first meeting for this project. The focus at this meeting will be to introduce the conceptual design and massing. The design is a deviation free project, but there is one thing to consider dealing with the courtyard size, which will come up at a later time. The project is behind the Bella Bottega Shopping Center and is on 161st. This will be a five story development with 300 units with two levels of subterranean parking. The sidewalk in this location is residential versus downtown, which means the project has larger sidewalks.

Mr. Tiscanreno showed various slides of buildings in the area of this project, noting that there is great access for residents to play and shop easily.

The setbacks on the north and south sides of the interior side property lines are 10 foot. The street setbacks are 20 foot due to the sidewalks. The main pedestrian point of entry is near the northeast corner of the site along 161st Avenue. The design includes two courtyards which will serve multiple uses and break down the building mass into smaller components. This building is a saw tooth configuration. Fifty percent of the units will have balconies. The courtyards have ample width that met the code. There is also a roof deck with amenity space.

The first floor units have angled stairs to allow light and air to circulate. One of the things that the applicant would like feedback on is that the design presented complies with the minimum courtyard dimension of 55 feet, but it will have reduced sunlight access particularly for the south facing courtyard; therefore, an alternative for the board to consider is a courtyard layout that regularizes the width of the courtyard all the way to the south edge of the building opening giving greater access to light and air. This configuration would need the portions of the courtyard to be reduced to 45 feet, but maintains the minimum privacy separation between the opposing dwelling units. This alternative would require a deviation and he is looking for the board's feedback. Landscape design will be in the next iteration of the project.

COMMENTS FROM THE BOARD MEMBERS:

Mr. Krueger:

- Asked why the deviation is needed. Mr. Tiscanreno said if courtyards face residential units, they have to be 55 feet in this building. The proposal is to regularize the courtyard and open it up to more sunlight and air.
- Likes the angled stairs.
- Would like to see the NE side of the corner at the next meeting.

Mr. Liu:

- Likes the modulations and the articulation.
- Feels the saw tooth windows look stacked, breaking it up might be worth exploring.
- Encouraged applicant to think about connecting the south facing courtyard and the west facing courtyard.

Mr. Palmquist:

- Asked about the reasoning behind the angular stairways. Mr. Tiscanreno said the angle allowed more light, creativity with landscaping and air circulation.
- Likes the way the bay windows pop out; good way to have vertical elements to the roof line.
- Feels the parapets should pop out more.
- Likes the building language.
- Would fully support the courtyard deviation.

Mr. Sutton:

- Is in favor of the courtyard deviation.
- Is not a fan of the stairs and decks.
- Likes the roof element and would encourage exploring that more to make sure it is achievable.

Mr. Meade:

- Thinks the courtyard deviation works fine.
- Likes the saw tooth design, but would like to see it incorporated somewhere else in the building.
- Feels the roof overhang works nicely.
- Thinks the canopy on the corner echoes the overhang.

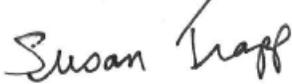
Mr. Lee said, according to what he knows, they are submitting just 30% of their design proposal.

Mr. Meade feels this project could come back for approval. As before, if approval is not appropriate at the next meeting, the option would be to have the project come back for a third meeting if necessary.

ADJOURNMENT

IT WAS MOVED BY MR. LIU AND SECONDED BY MR. PALMQUIST TO ADJOURN THE MEETING AT 9:15 P.M. MOTION APPROVED (5-0).

June 2, 2016
MINUTES APPROVED ON


RECORDING SECRETARY