

**CITY OF REDMOND
DESIGN REVIEW BOARD**

August 4, 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: Co-Chairman Craig Krueger, Henry Liu and Kevin Sutton and Zoi Karagouni.

EXCUSED ABSENCES: David Scott Meade and Renard Mun

STAFF PRESENT: David Lee, Sarah Pyle, Ben Sticka, Cameron Zapata, Gary Lee and Steven Fischer, 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 Acting Chairman Krueger at 7:02 p.m.

APPROVAL

LAND-2015-02027, The Sawyer Townhomes

Description: Minor changes to window, balcony and door locations as requested by applicant

Location: 9471 166th Ave NE

Contact: Jeremy Sather *with* LDC, Inc.

Prior Review Date: 01/21/16

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

Mr. Sticka stated that this is an approval of modifications to an approved site plan, building elevations and materials. The board reviewed the project in January 2016; however, since that time, the applicant has identified changes on two floor plans which have resulted in some window relocation, balconies, doors and siding. Staff is comfortable with these changes, but as this is a change in the original application, it must be brought before the board for approval.

Mr. Ko showed the proposed changes to the board. On building one on the ground floor at the south end, a small window was removed for structural reasons. On building three, west elevation, some windows had to be moved for structural reasons. Also, some windows on the south side had to be removed, again, for structural reasons. The reason for some interior changes were due to kitchen layouts.

The consensus of the board was that these changes were acceptable and moved for approval.

MOVED BY MR. SUTTON TO APPROVE THE MINOR CHANGES IN LAND-2015-02027, THE SAWYER TOWNHOMES WITH THE MINOR INCONSISTENCIES, SECONDED BY MR. LIU. MOTION CARRIED (4-0).

APPROVAL

LAND-2016-00100, Alexan Central Park Apartments

Description: 8-story building with 1 level of retail and live/work tenants, 7 levels of residential apartments, mix of studio, one-and two-bedroom units; 4-level parking garage for 200 cars. Total building square footage will be 243,357 sf.

Location: 16160 NE 80th Street

Contact: Matthew Laase *with* Jackson Main Architecture

Prior Review Date: 04/21/16 & 06/16/16

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

Mr. Lee this is the third meeting for this project and last time it was before the board the board was ready to approve. Staff conditions for approval included the blank wall on the garage on the east side that shall include some architectural relief in the wall until the other buildings are erected. The developer shall provide uniform window coverings in the front of the live/work units. The underground utilities, street lights and trees shall be coordinated so there are no empty street tree planters. The construction documents shall specify that the concrete columns of the building shall be finished with smooth concrete.

Mr. Laase stated that what is shown now is essentially the same project as last time. This project is a type 3 over type 1 construction. The building fronts three (3) streets and the developer is extending 81st street to connect it to 151st Street. He went over the modifications that have been made.

Mr. Lundquist highlighted the landscape changes on the street trees on 161st Street. In the northern most planter there is a new tree added. There is also a new street light in a planter further down 161st Street. There is one planter that could not have a tree so it has been changed to a perennial landscaped planter.

Mr. Laase showed the minor changes that have been made to the plans since that last iteration which are listed in the packet before the board. Most of the changes have been window placement.

Mr. Krueger asked Mr. Lee about the last sheet that was on the screen. These are the elevations that staff is seeking relief in the concrete foundation. Mr. Lee replied that was true. Mr. Krueger stated that those proposals will be submitted to staff through the building permit process and then be approved by City Staff.

The consensus of the board was to move to approve this project.

MOVED BY MR. LIU TO APPROVE LAND-2016-00100, ALEXAN CENTRAL PARK APARTMENTS WITH STAFF CONDITIONS 2, 3 AND 5. SECONDED BY MR. SUTTON. MOTION CARRIED (4-0)

APPROVAL

LAND-2016-01258, Honeywell

Description: A 2,000 sq. ft. addition and approximate 2,000 interior TI of the shipping/receiving space and new loading dock

Location: 15015 NE 36th Street

Contact: Tony Pydych with JPC Architects, PLLC

Staff Contact: Cameron Zapata, 425-556-2480 or cazapata@redmond.gov

Ms. Zapata stated this is loading dock addition. The applicant will be providing screening for the proposed rooftop units. Staff is comfortable with this addition with the condition that the color palette remains in alignment with the current building.

Mr. Pydych said the goal of this addition is to make it look like it has always been there. There will be no added visibility from the street. There is already a loading dock, but it is inadequate for the need. This addition will solve that issue. This is a utility building and made of metal. There is an existing grove of trees which will be removed and converted into parking spaces. The material board was shown on a slide; however, the final color has not been chosen.

Mr. Liu inquired about the trees to be removed; are they just in the middle of the parking lot? Mr. Pydych said there is a large landscaped island from the original development, only two are landmark trees.

The consensus of the board was that this project is ready for approval.

MOVED BY MR. LIU TO APPROVE LAND-2016-01258, HONEYWELL WITH THE STAFF'S APPROVAL OF THE COLOR PALATE AND STANDARD INCONSISTENCIES, SECONDED BY MR. SUTTON. MOTION CARRIED (4-0).

APPROVAL

LAND-2016-00239, AVA at Esterra Park Block 8

Description: The proposed project is for a 330-unit, 479,350 square foot, and multi-family project set within Block 8 of the Esterra Park/Capstone/Group Health development

Location: TBD pending review by City of Redmond, parcel number: 0673100050

Contact: Arpita Mitra *with* Ankrom Moisan Architects

Prior Review Date: 03/03/16 & 07/07/16

Staff Contact: David Lee, 425-556-2418, dlee@redmond.gov

Mr. Lee stated that this is the third meeting and the developer will show the changes that have been made.

Mr. Murandi stated that the suggested changes to the project from the last board meeting have been incorporated into the project as is shown currently. The corner masses will be a darker color as suggested. Dense landscaping will provide screening for the parking garage and break up the large wall.

Ms. Wall said that the proposal is to provide dense clusters of evergreens along the south façade where there are garage venting or concrete walls.

Mr. Murandi stated there is an additional stack of balconies at the north east mass of the north façade which breaks up the mass and improves the building modulation. In addition, some accent panels have been introduced at the base of the building along the storefronts.

The board felt the improvements made are great and the consensus was to approve this project.

MOVED BY MR. SUTTON TO APPROVE LAND-2016-00239, AVA AT ESTERRA PARK BLOCK 8 WITH THE STANDARD INCONSISTENCIES, SECONDED BY MS.KARAGOUNI. MOTION CARRIED (4-0).

APPROVAL

LAND-2015-02302, Redmond Town Center Apartments

Description: One mixed-use residential building +/- 234,100 sf, approximately 289 residential units with 9,000 sf of retail space and 560 parking stalls.

Location: NE 74th Street and 168th Ave NE

Contact: Chris Nagamine *with* Encore Architects

Prior Review Date: 01/21/16

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

Ms. Pyle stated this project was before the board in January and received favorable comments. There were six elements of feedback that the applicant will address during their presentation. There are some minor changes to the façade including a step back to offer more modulation. All of the changes to the exterior have been at the direction of the Technical Committee and staff to bring the project into compliance with the Redmond Town Center Master Plan. Staff recommends approval.

Ms. Nagamine said that since this is a large complex, a kit-of-parts concept was used in the design of this project. The basics of the building are the corners, which are referred to as the anchors; the bays, which are the white panel elements, and the core, which is what the anchors and bays are attached to plus an accent element. She showed slides of the elements and how they are put together. The building has changed to adapt to the Master Plan and the comments the board made in January. Breaking up of the façade was an issue due to the large mass of the building. The main corners on the southeast and the southwest are brick. Additional slides showed a walk around the outside of the building. There are retail street front shops at the ground level. The window frames will be different colors based on where they are in the building and will blend in with the outside color.

The board discussed the project and was happy with the color palette, but felt the north side of the building felt blank and needed some type of textual element and/or more landscaping. The consensus of the board was to approve and staff will look at the north side improvements and bring those back to the board as an informational only packet.

MOVED BY MR. SUTTON TO APPROVE LAND-2015-02302, REDMOND TOWN CENTER APARTMENTS WITH THE CONDITION TO WORK WITH STAFF ON THE NORTH FAÇADE AND FOR STAFF TO SHARE THAT INFORMATION WITH THE BOARD AT A LATER DATE AND WITH THE STANDARD INCONSISTENCIES, SECONDED BY MR. LIU. MOTION CARRIED (4-0).

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

Prior Review Date: 02/18/16

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

Mr. Lee said this was the second meeting for this project and more details are being provided to the board. Staff suggests that the exterior cladding material on the elevator element be changed to a darker color. The other staff comment was regarding the details for the green wall on 79th Street; however, on the rendering the vegetation has grown in and the structure of the wall is unseen. Staff would like to see more detail on this wall. Color is also an issue and the staff would like to have the board's input on the proposed palette.

Ms. Cantwell pointed out the green, soft, elegant wall running along the edge NE 79th that compliments other landscaping on that street and opens to the parking lot. She showed several slides of the project. There is a heavy stone base of the building which is the mass of the building itself. On the Redmond Way side, there is a step back with the roof terrace. Each of the portals that go down Redmond Way are wrapped in a wood composite and are lined inside with glass with a white backdrop filled with light that will glow at night. The same type of feature will be on 166th with that glowing feel to announce that it is also an entry for cars. For the trellis on NE 79th, for the green wall to grow on, they are looking at painted aluminum tube and would be good from a maintenance standpoint. The café and the lobby on the Redmond Way side are designed to spill out and activate the street.

She showed the landscape site plan which gives a sense of the language of the plants, lighting and seating areas. On the roof top terrace there are several ideas; possibly a fire element and setting and the inside area could be a meeting space. The doors could open up making an inside/outside arrangement.

Mr. Krueger asked about how the green wall is structured and the answer is there will be a variety of slats to weave the green plants through and the slats will be made of a metal material.

Mr. Lee asked the architects to bring back more details of the fencing materials that will be used for the green walls to the next meeting.

COMMENTS FROM THE BOARD MEMBERS:

Mr. Liu:

- Feels the point of arrival in the parking area has poor circulation.
- Stated that the external façade was better last time than in this presentation.
- Thinks the hotel has lost some of the excitement it had.

Ms. Cantwell said parking needs to be maximized and the flow from 166th Street is welcoming with the series of bollards that are lit. If a guest is arriving at night, the portal will be lit and very inviting. Those eight parking spaces in the middle will have trees in a planting strip. The end pieces that Mr. Liu is referring to are part of the framework that wraps around and captures the guest room side. The stripe is actually windows which are not as easy to see on a flat drawing.

Ms. Karagouni:

- Is pleased with the portal concept.
- Would like to see more renderings of the vegetation and how it will grow.
- Would like to see the entrance to the hotel in more detail.
- Wonders if there is a sustainable strategy for energy efficiency.

Ms. Cantwell stated that more renderings of the project will be available at the next meeting. The landscaping is providing infiltration. A green program is being considered and 25% of the roof will be green as well. The project is following LEED standards although not applying for those incentives.

Mr. Sutton:

- Feels the project is something different for Redmond.
- Thinks the parking strip is not centered in the lot.

Mr. Krueger:

- Would like to see the colors and the hinge point Mr. Lee referred to, in the next meeting.

Ms. Cantwell stated that the hinge point is under advisement and the color they are proposing is the stone color they already have in the project. They are also looking at other ideas and if one is selected, that will be brought back before the board. The windows will be a white frame to give contrast to the stone. In the storefront windows will be a dark metal to blend in with the stone. The inside of the portals will have the laminated glass with backlit color which was kept white for a clean, classic look. There will be an opportunity to play with the color at a later date.

PRE-APPLICATION

LAND-2016-01288, Emerald Heights – Assisted Living Building

Description: Develop a 56 unit assisted living building over underground parking

Location: 10901 - 176th Circle NE

Contact: Julie Lawton *with* LPMG

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

Mr. Sticka stated this new building will be the thirty-fourth building on the campus. The applicant is proposing a new 56 unit building with one level of underground parking. The staff, upon reviewing the application, suggested a few areas for improvement including weather protection above all of the windows. Also, to look at the possibility of sustainable design opportunities.

Mr. Kelly showed the existing aerial picture of the campus and indicated where the new building would be built. There will also be a sky bridge that connects the new building with another building. The original campus has a residential feel and the new additions are trying to keep a cohesive campus while pushing forward a more contemporary look with sophistication. He showed several slides of existing buildings to acquaint the board with the campus. The Trailside building is the newest building and this project will take its cues from it in terms of a material palette. Close to the main entrance of the new building there will be common spaces for residences such as the living room. There is also a commercial kitchen included in this project. There will be a courtyard that allows residents to dine outside when weather permits. The courtyard at the other end of the building ties into some of the recreation areas on campus. In

addition, there is a walking trail, which is a loop, and this building will connect with it. A raised garden area is also provided to the residents to grow vegetables. The covered trellis area will contain a fire feature or a water feature with seating. The concept of plantings is to provide color all year long.

The underground parking structure will hold thirty-six cars with the kitchen above. On the floor plans, there will be small break out lounges on each floor. The sky bridge is on the top floor and there is proposed bistro/coffee lounge area where the residents can take advantage of view of the campus. A slide showed the proposed materials that are to be used or are under consideration. There was a view of the sky bridge. There will be a feature wall on the bridge that will match the entry way material on the south side that will provide shading from the sun. In addition, the north side of the bridge will be all glass to take advantage of the view as the residents walk across. The middle of the bridge would be all glass to give a 360° view.

He showed the view of the proposed building from the street with the trees that are currently there. Some trees will be lost with the construction. The view down 176th is the consistent row of street tree plantings, the landscaped plaza and the overall building massing as it steps back. Basically, there is one floor plan to ensure all residents have the same experience in their living quarters.

COMMENTS FROM THE BOARD MEMBERS:

Ms. Karagouni:

- Asked about the side of the building which contains the commercial kitchen. That side of the project looks blank and has no windows. Mr. Kelly stated that the corner is under review and they would like to put windows there, but currently that wall has refrigeration units on it.
- Asked about the gate next to that same corner and Mr. Miller stated that gate is a maintenance gate. The campus is a secure campus with fencing all around.

Mr. Sutton:

- Thinks the same corner as Ms. Karagouni talked about is an area of concern.
- Feels overall, the project has a good start.

Mr. Liu:

- Asked about curb side drop off for mobility access. Mr. Kelly said generally, the residents who will live in this building do not drive. So buses will be used and will stop in front of the building. There is only one access point into the campus.
- Feels the sky bridge could be a real interesting feature, but wondered why it is on the third level. Mr. Kelly said that they were limited by fire access and the connection to the existing building.
- Asked about making the bridge an open bridge instead enclosed. Mr. Kelly said that with the population that will be using that bridge, it needed to be useable year round.
- Feels the bridge could be open on both sides to get better views.

Mr. Krueger:

- Feels the same corner cited by others is a concern.
- Thinks the project is off to a good start.

ADJOURNMENT

IT WAS MOVED BY MR. SUTTON AND SECONDED BY MR. LIU TO ADJOURN THE MEETING AT 9:23 P.M. MOTION APPROVED (4-0).

Approved November 3, 2016

MINUTES APPROVED ON

Susan Trapp

RECORDING SECRETARY