

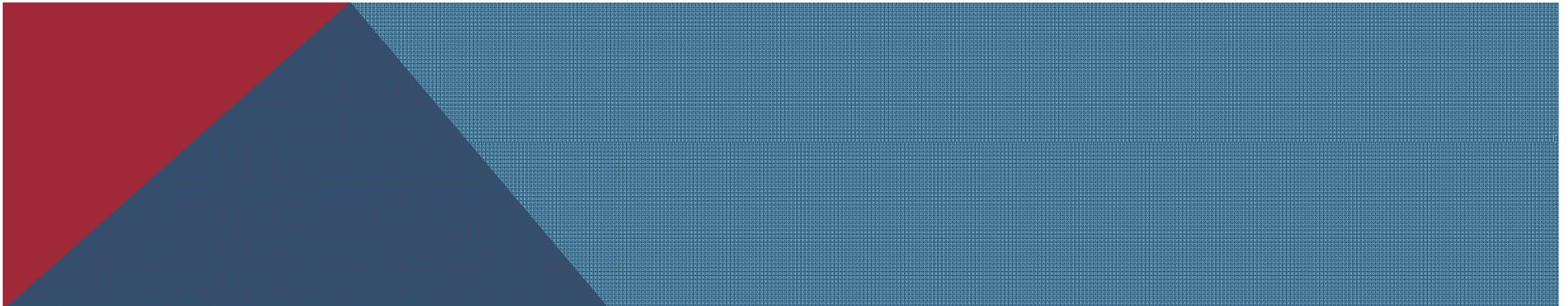


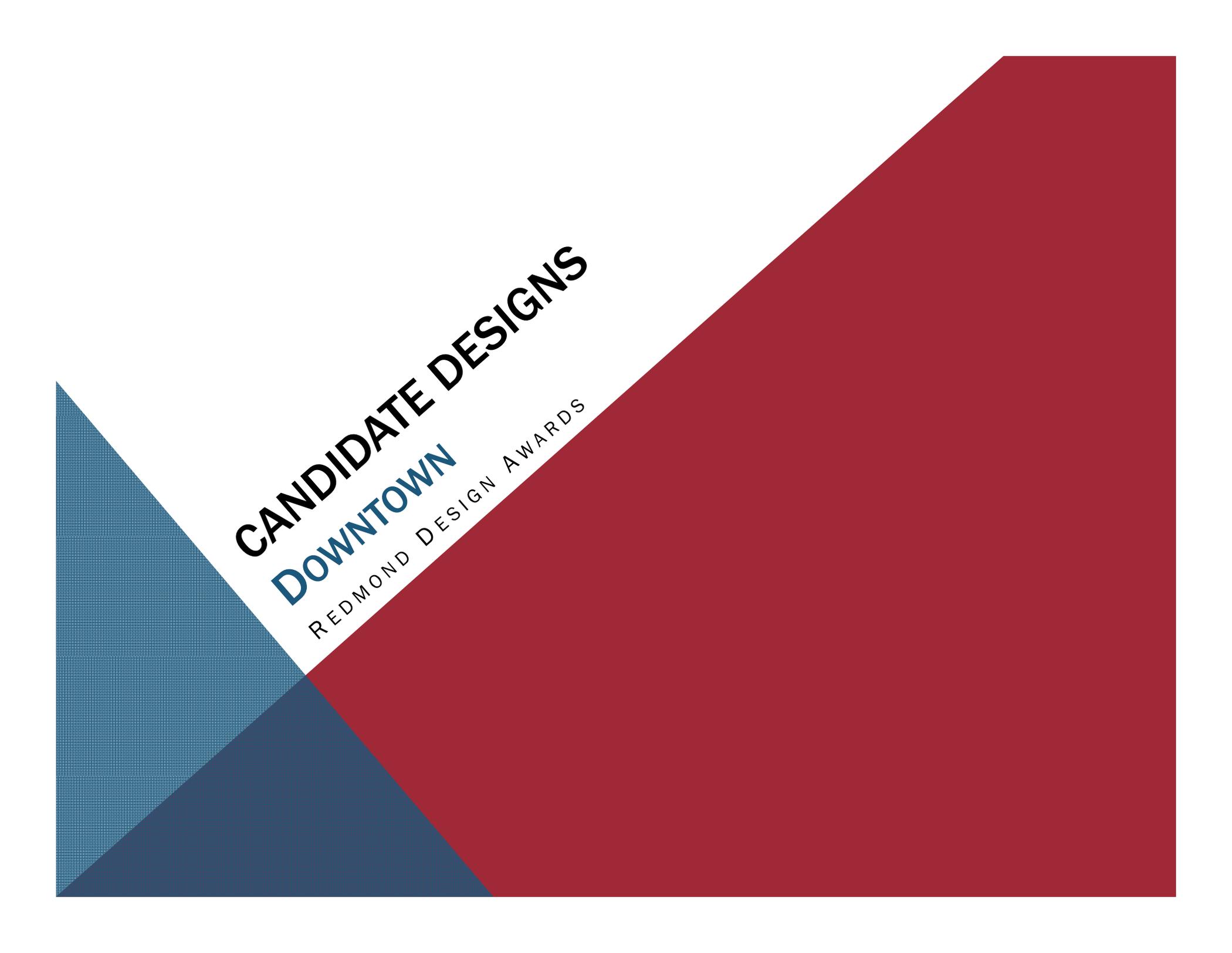
REDMOND DESIGN AWARDS 2004-2011

DESIGN REVIEW BOARD
PLANNING & COMMUNITY DEVELOPMENT

OVERVIEW

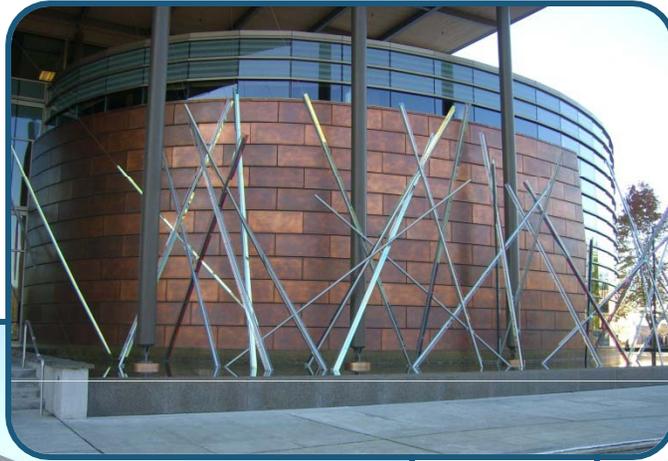
- 3 Award types: *Superior*, *Outstanding*, and *Honor*.
- 58 projects have been identified as significant designs.
- Primary design contenders:
 - Downtown developments
 - Microsoft
 - New single-family/townhouse construction
 - Government facilities
- Brief review of projects.
- Choose the finalist for each award.



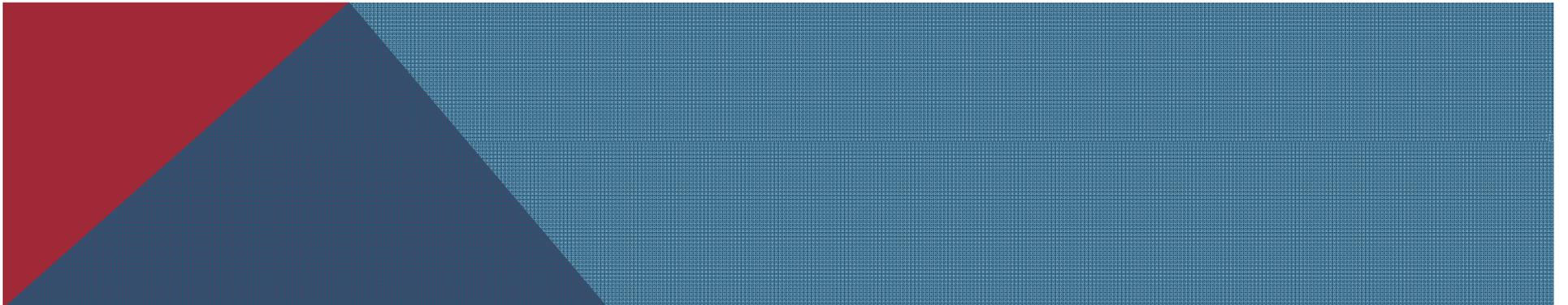


CANDIDATE DESIGNS
DOWNTOWN
REDMOND DESIGN AWARDS

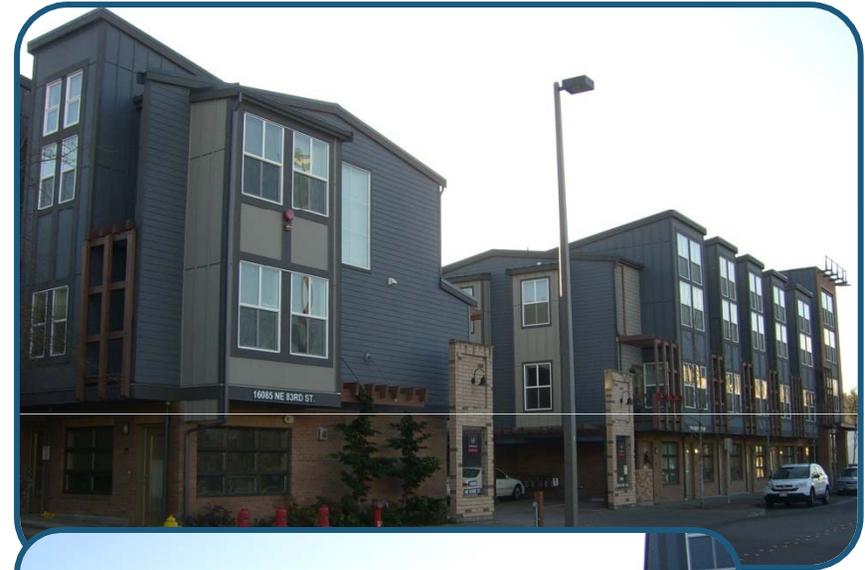
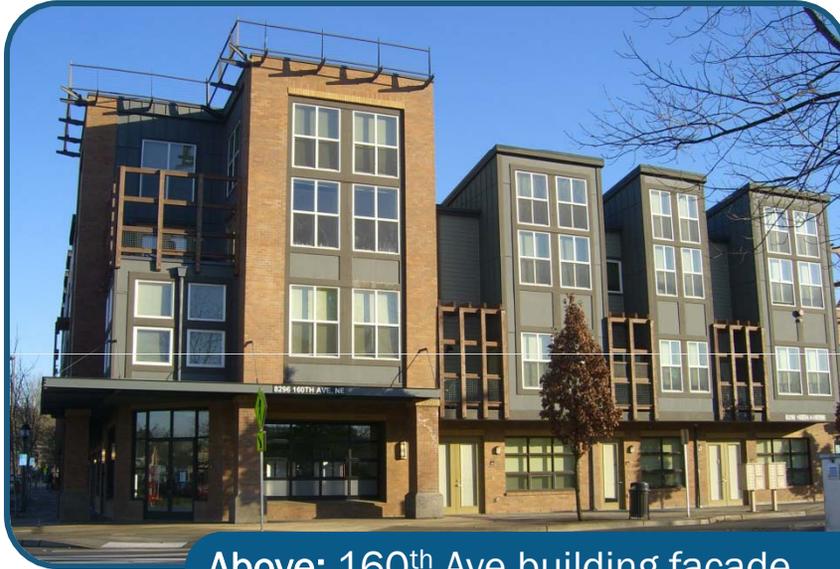
REDMOND CITY HALL—156TH AVE NE & NE 85TH ST



Left: Detailed council chambers
façade.
Lower Left: South (front) façade.
Below: SW façade and upper floors.



REDMOND COURT BUILDING 1 AND 2—160TH AVE NE & 83RD ST



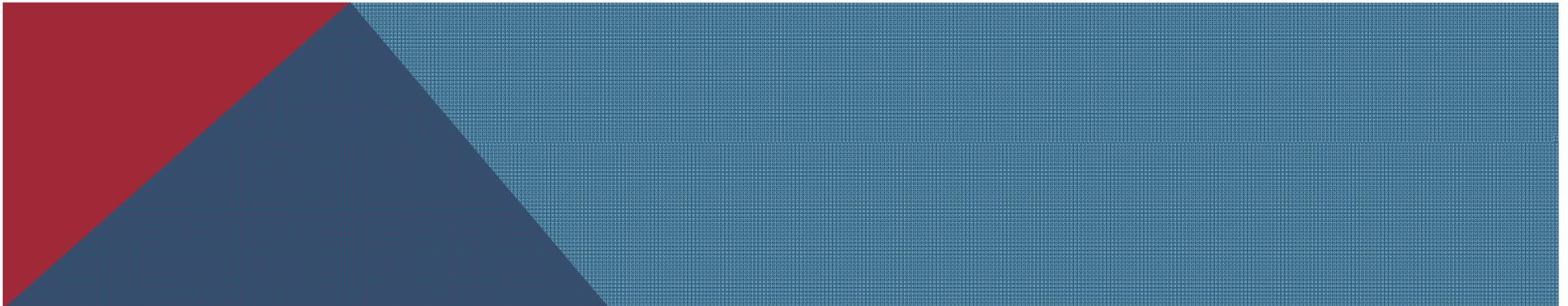
Above: 160th Ave building façade.
Upper Right: Both buildings on 83rd St.
Lower Right: Courtyard between buildings.



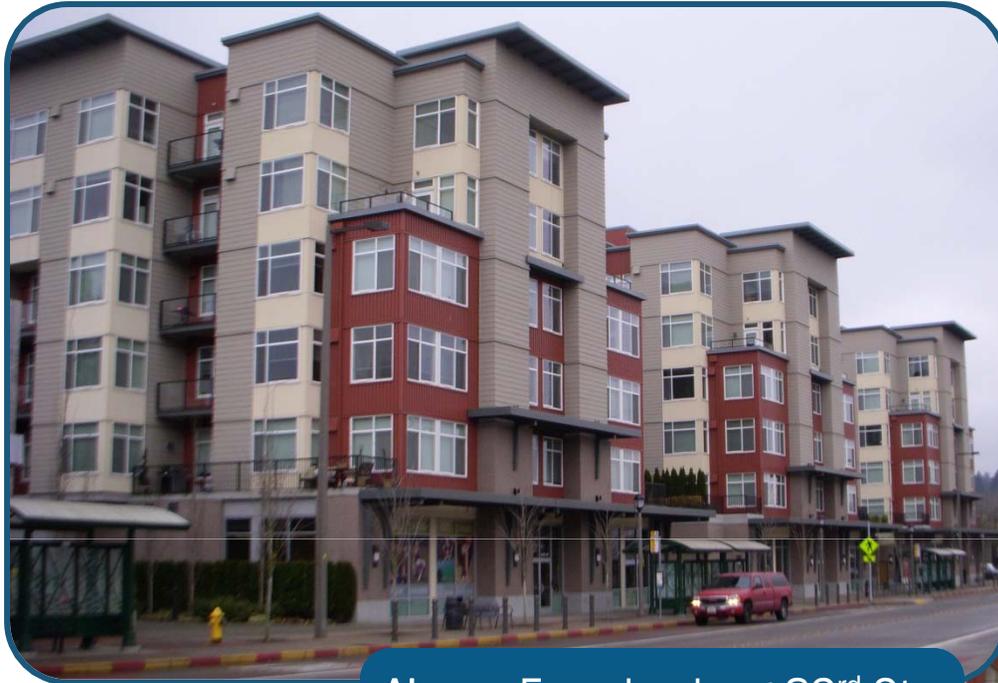
REDMOND TRANSIT CENTER SHELTER—NE 83RD ST



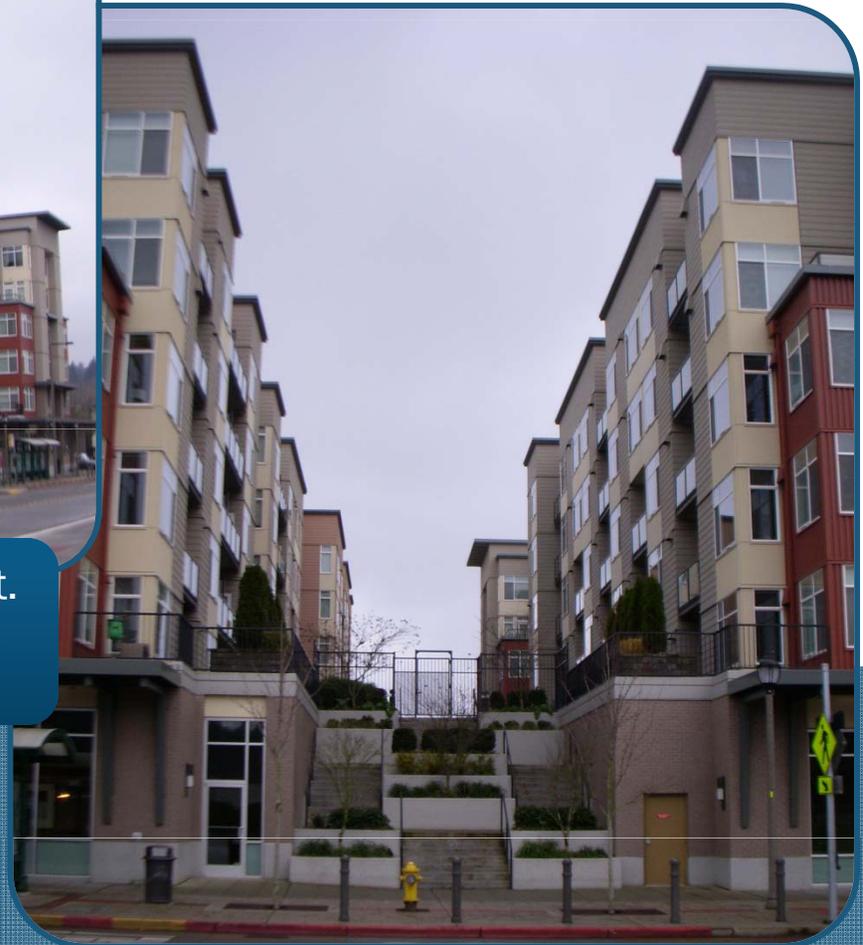
Above: Central kiosk and facility.
Left: West gateway to transit center.
Right: Standard bus shelter.



REDMOND TOD BUILDINGS A, B, & C—161ST AVE NE & NE 83RD ST



Above: Façade along 83rd St.
Right: Staircase garden and canyon between buildings.



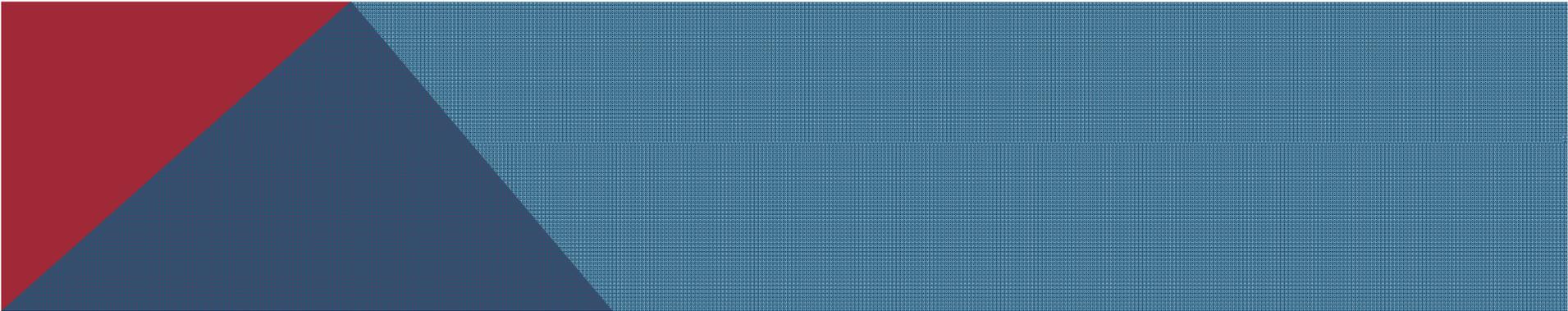
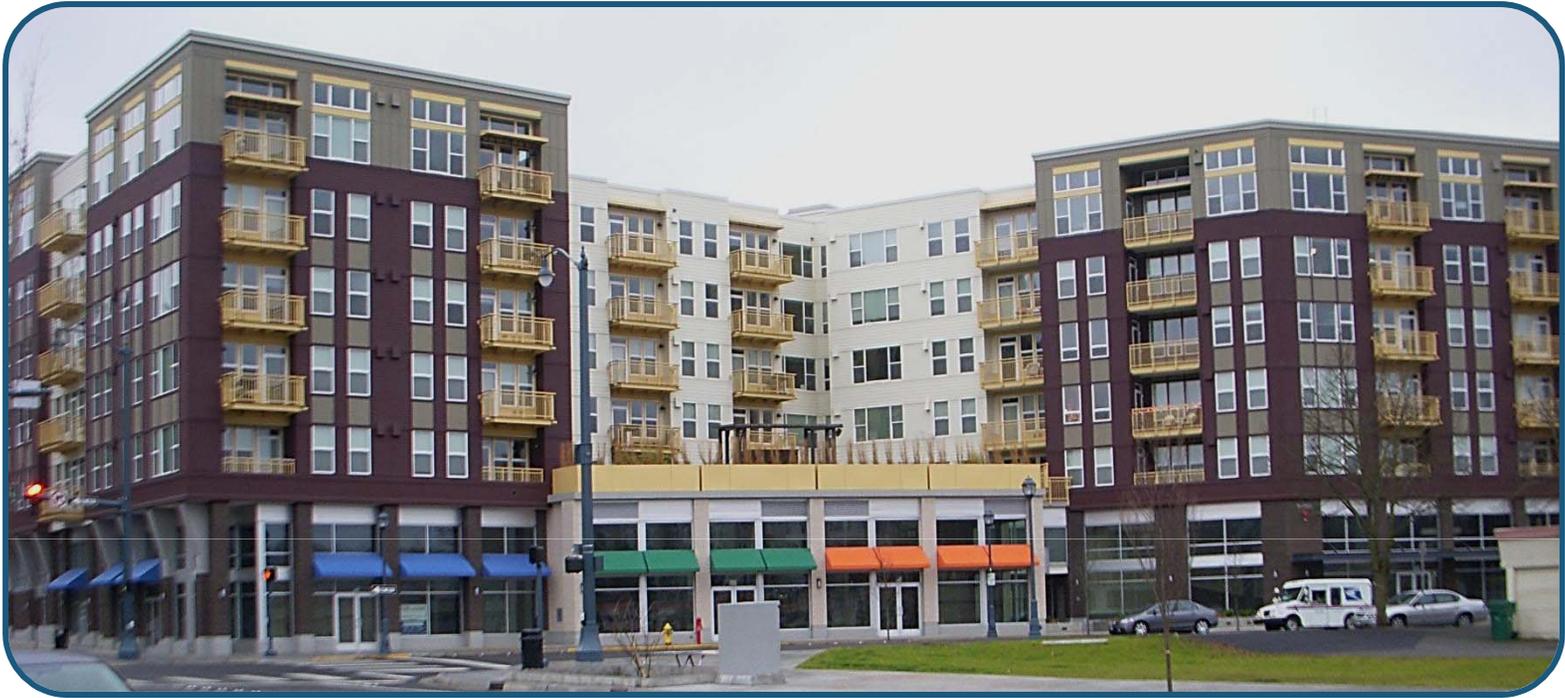
CLEVELAND STREET WEST—CLEVELAND ST & 160TH AVE NE



Above: SE façade as seen on street.
Middle: Profile of SE units.
Below: Front façade on Cleveland St.



PRIVATE ADVISORY GROUP—CLEVELAND ST & 161ST AVE NE



PRIVATE ADVISORY GROUP—CLEVELAND ST & 161ST AVE NE (CONTINUED)



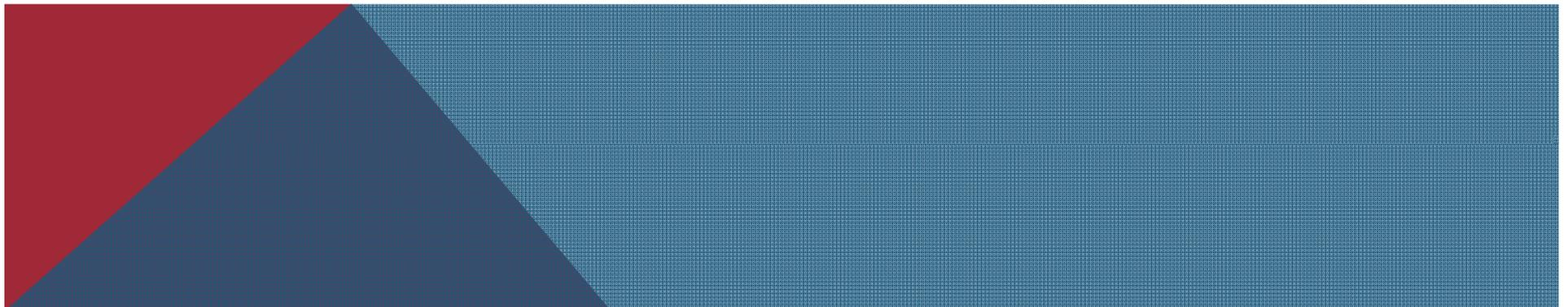
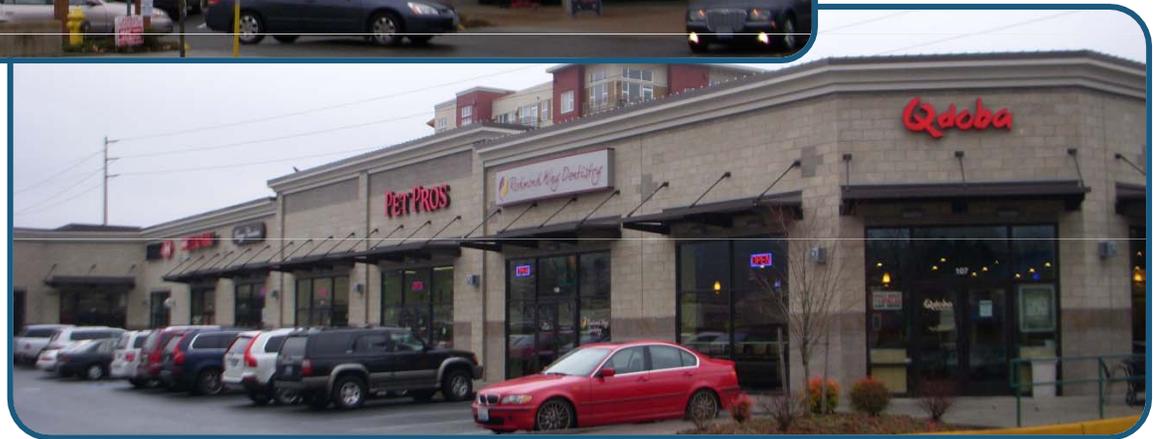
Left: Cleveland St. façade.
Middle: 161st Ave façade.
Below: Rear of building.



REDMOND CENTER REMODEL—REDMOND WAY & 160TH AVE NE

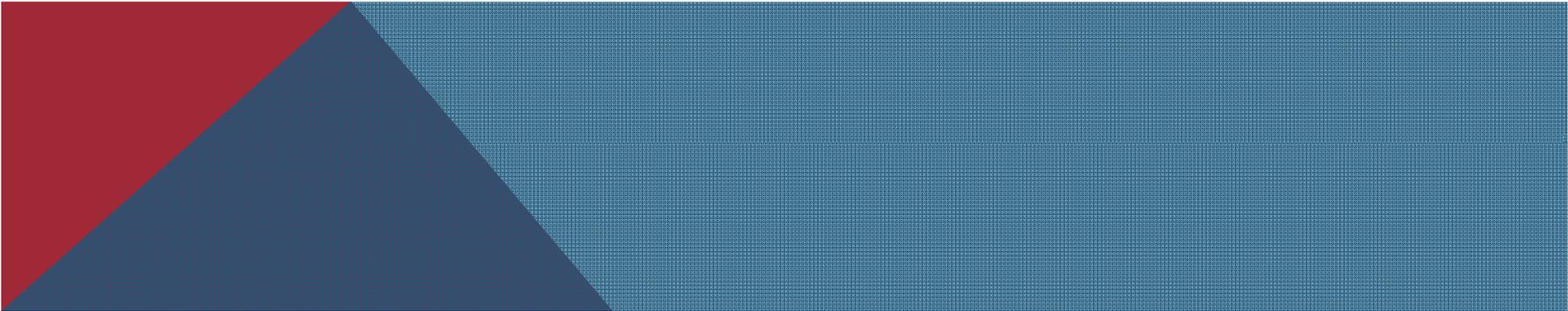


Above: Façade of large anchors.
Right: Façade of small units.



STARBUCKS—15738 REDMOND WAY

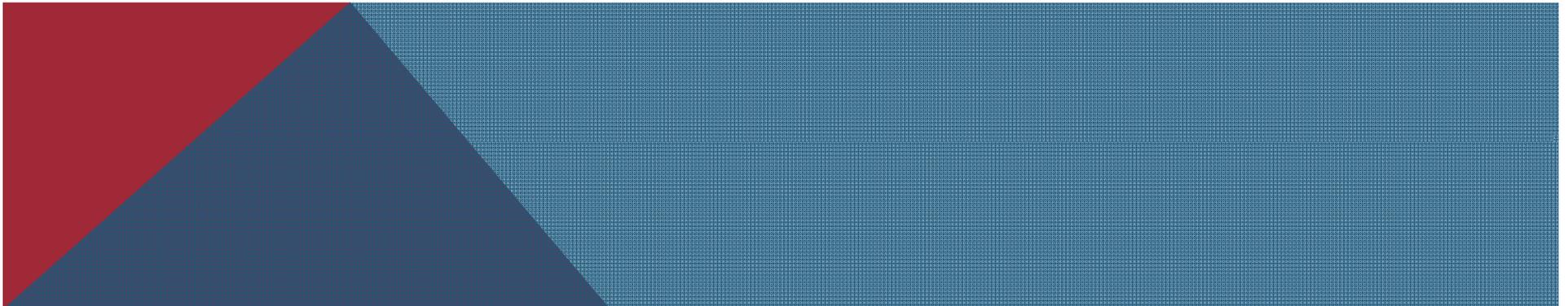
Right: West façade.
Below: North façade.



CITY OF REDMOND TREATMENT CENTER—169TH AVE NE



Left: Close-up on façade.
Below: 169th Ave. façade.



BELLA BOTTEGA MEDICAL OFFICE—161ST AVE NE



PARK PLACE APARTMENTS—7805 170TH PL NE



Above: 79th St. façade.
Right: 170th Pl. façade.



REDMOND 44—7903 170TH PL NE



Above: 170th Pl. façade.
Left: Corner façade.

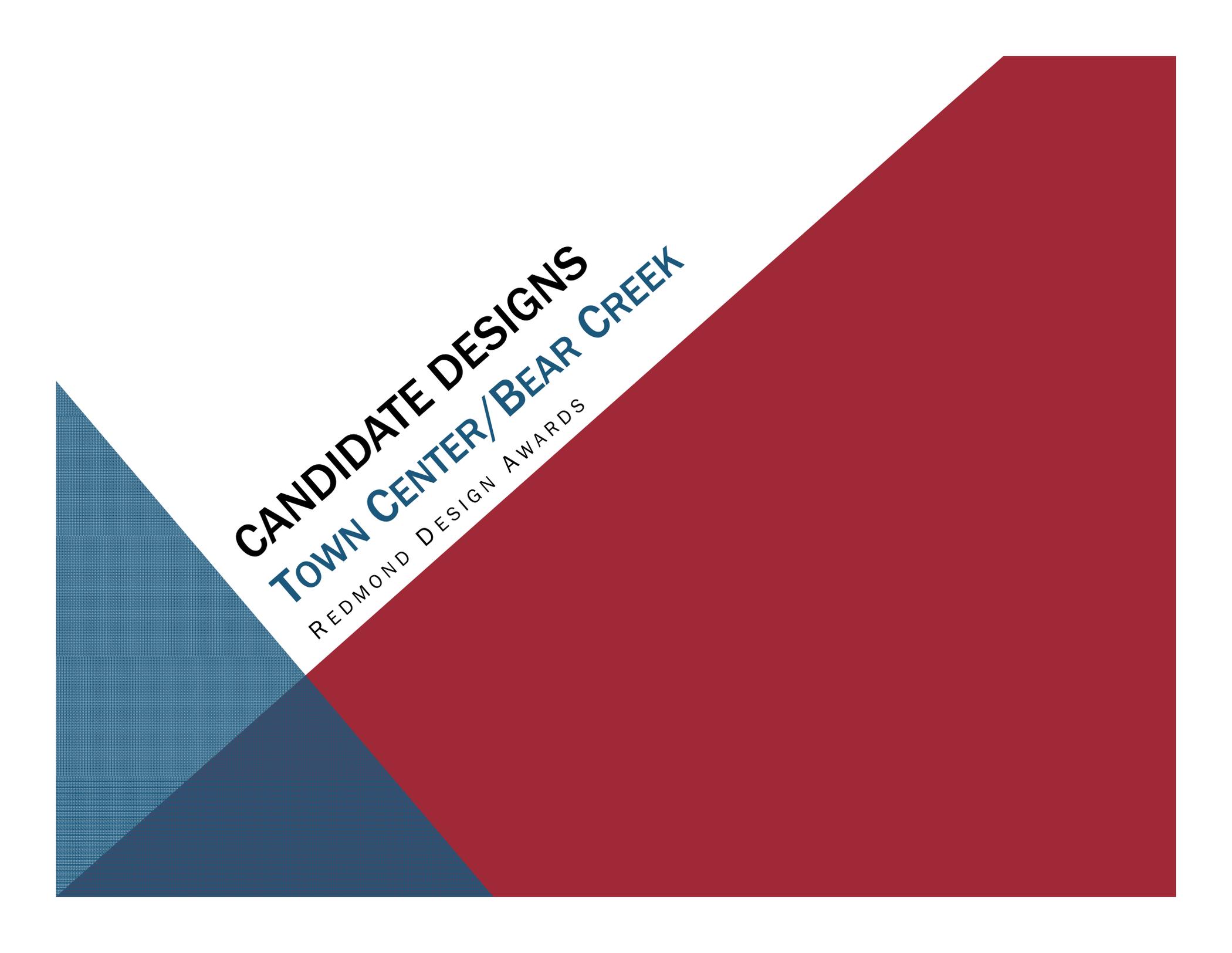
PUGET HOMES CORPORATE BUILDING—7902 168TH AVE NE



Left: 168th Ave. façade.
Right: 79th St. façade.

TOWNE POINTE APARTMENTS—8850 REDMOND- WOODINVILLE RD





CANDIDATE DESIGNS
TOWN CENTER/BEAR CREEK
REDMOND DESIGN AWARDS

SIERRA SUITES HOTEL—15785 BEAR CREEK PKWY



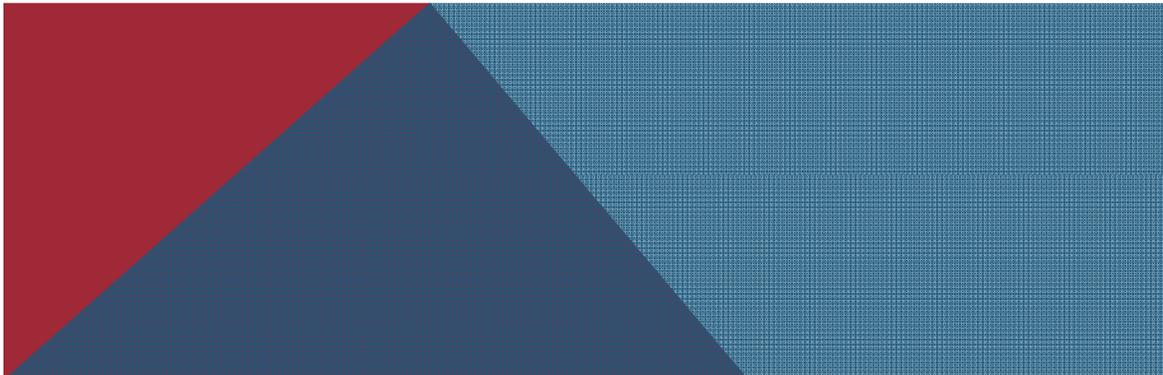
RIVER PARK BUILDINGS A & B—15791 BEAR CREEK PKWY



RIVER PARK BUILDING E—15803 BEAR CREEK PKWY



MARRIOTT HOTEL REDMOND TOWN CENTER – 7401 164TH NE



RIVER PARK OFFICE BUILDING—15809 BEAR CREEK PKWY



REDMOND EAST CORPORATE CENTER—18300 REDMOND WAY



Left: Primary façade.
Above: Seen from Redmond
Way.

NORTHWEST TECHNICAL CENTER—6801 185TH AVE NE

Below: Both buildings.
Right: Primary façade.



REDMOND MEDICAL OFFICE BUILDING—18100 UNION HILL RD



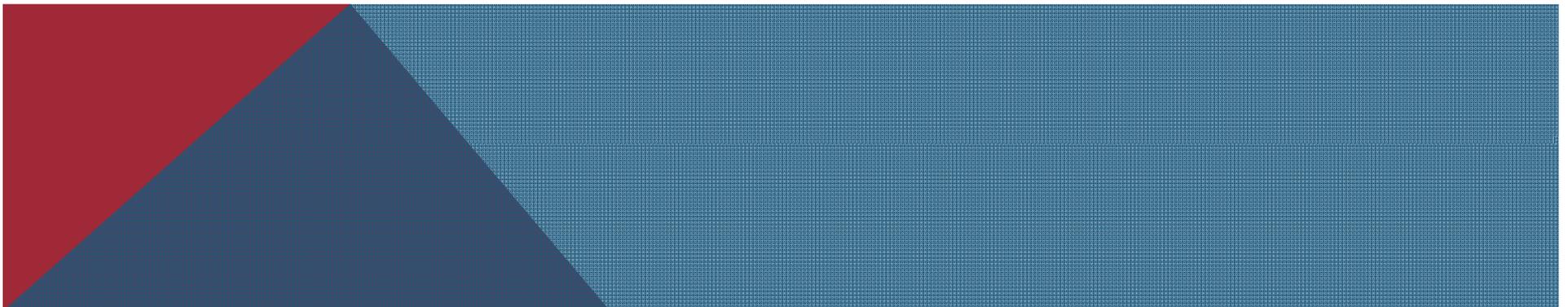
WHOLE FOODS—17887/17875/17991 REDMOND WAY



Above: Grocery building.
Left: Standard store fronts.

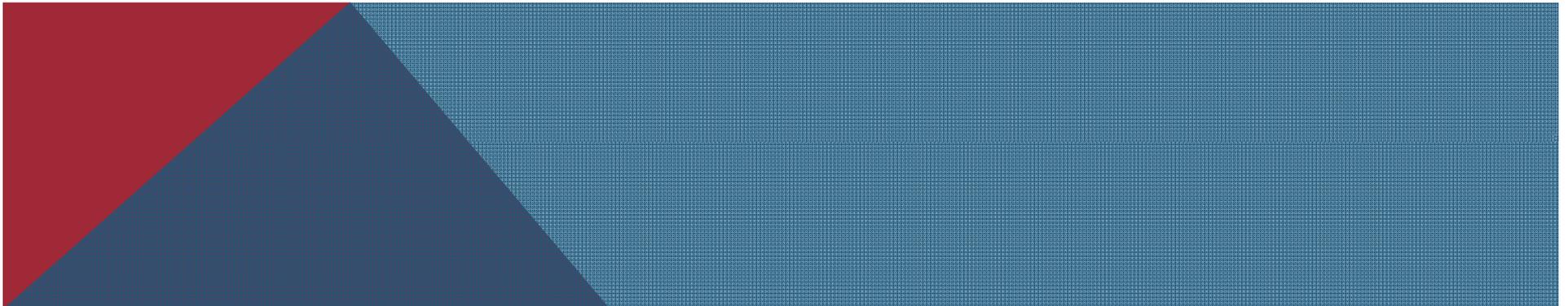


CITY OF REDMOND WELL #3—9306 AVONDALE RD



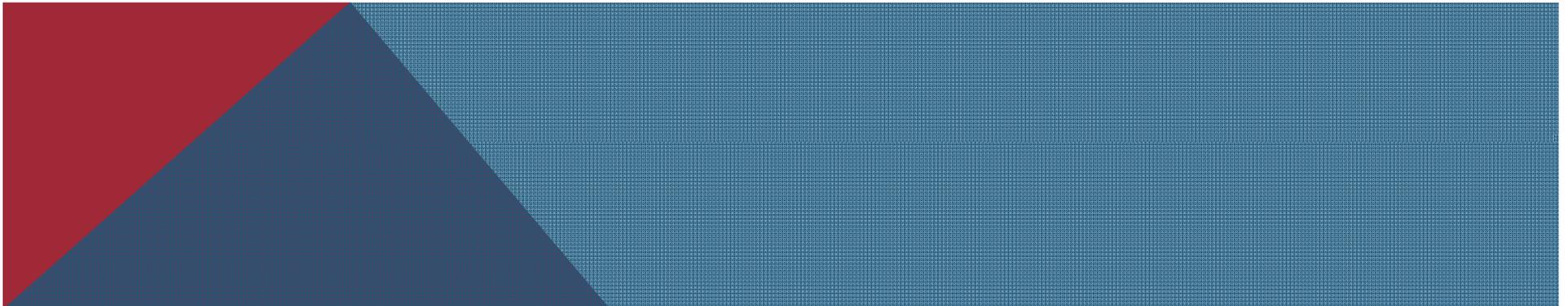
CITY OF REDMOND WELL #5—17800 NE 76TH ST

Below: Side façade.
Right: Primary façade.

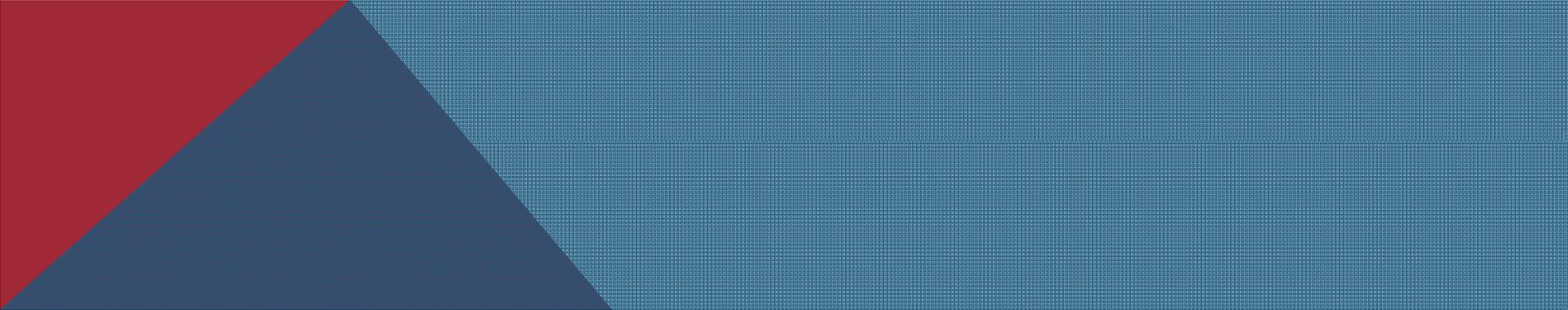


FAIRWINDS RETIREMENT COMMUNITY—9988 AVONDALE RD

Below: Central façade.
Right: Typical modulations.



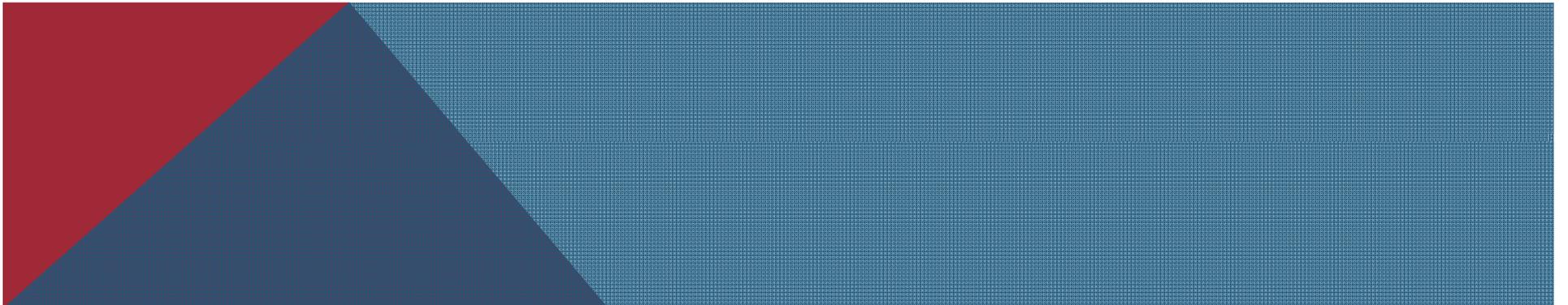
EASTLAKE SELF STORAGE—6065 EAST LAKE SAMMAMISH PKWY



LAKE WASHINGTON TECHNICAL COLLEGE—6505 176TH AVE NE

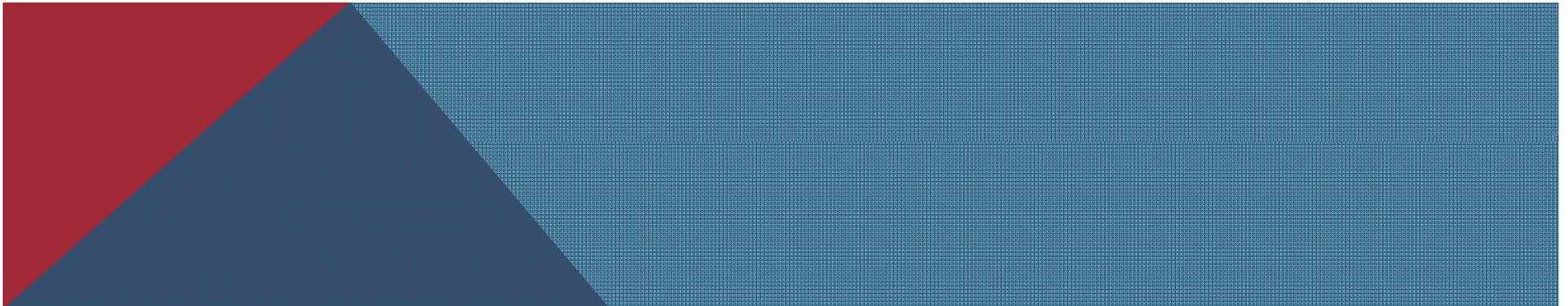


Left: Front façade.
Below: Street-facing façade.



MAPS—17550 NE 67TH CT

Below: Front façade.
Right: Fuller profile of building.



CANDIDATE DESIGNS

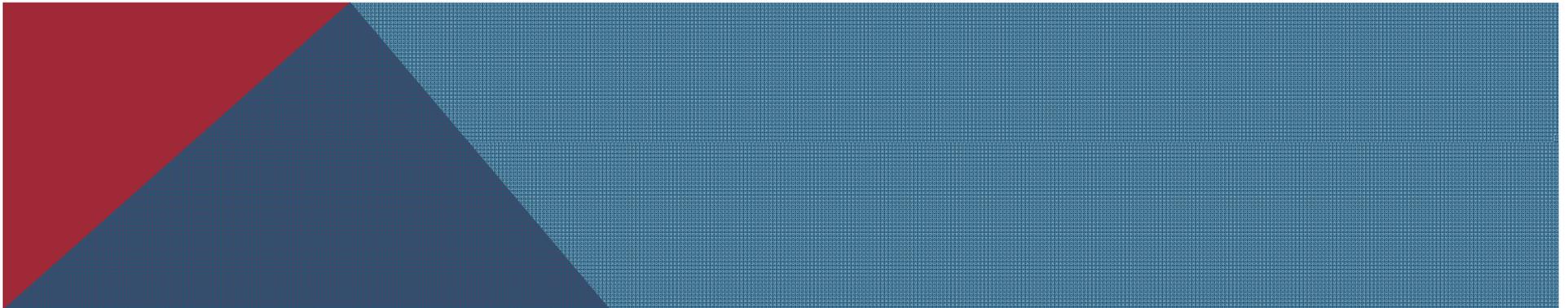
OVERLAKE/MICROSOFT

REDMOND DESIGN AWARDS

WHITE SWAN—2222 152ND AVE NE



MICROSOFT BUILDING 33 – 16070 ME 36TH WAY



MICROSOFT BUILDING 84/85 COVERED WALK – 4514 NE 36TH PLACE NE



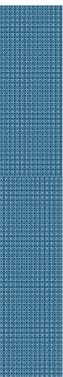
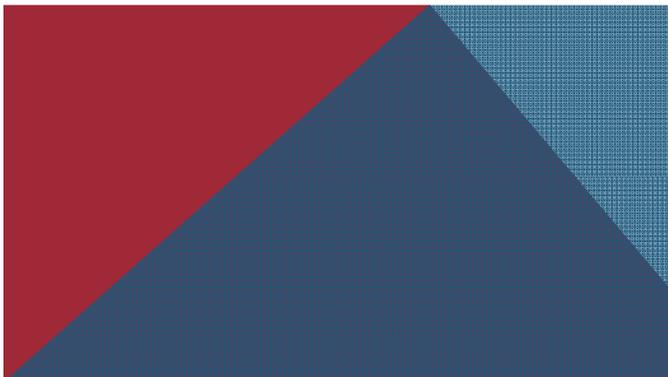
MICROSOFT BUILDING 88 WEST GARAGE ADDITION – 4849 154TH PLACE NE



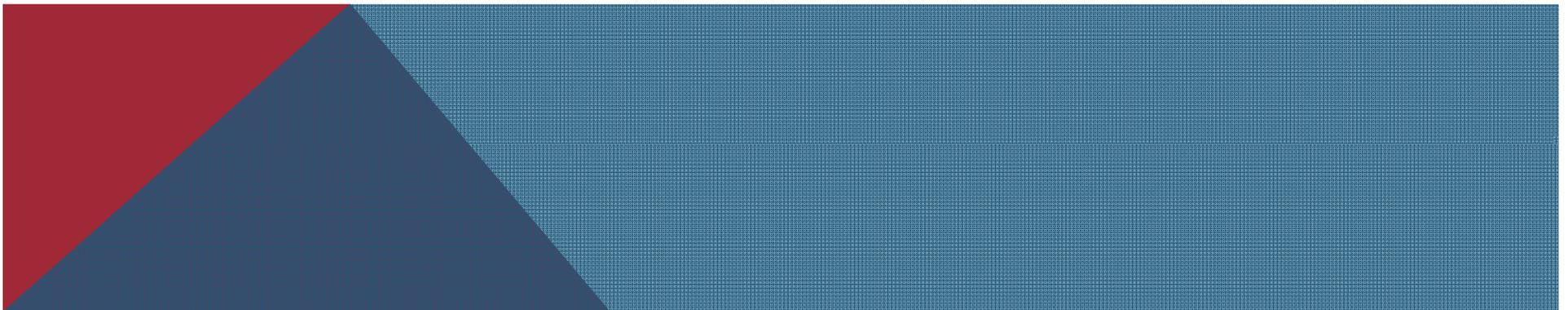
MICROSOFT WEST CAMPUS – BUILDINGS 92, 94, 96, 97, 98



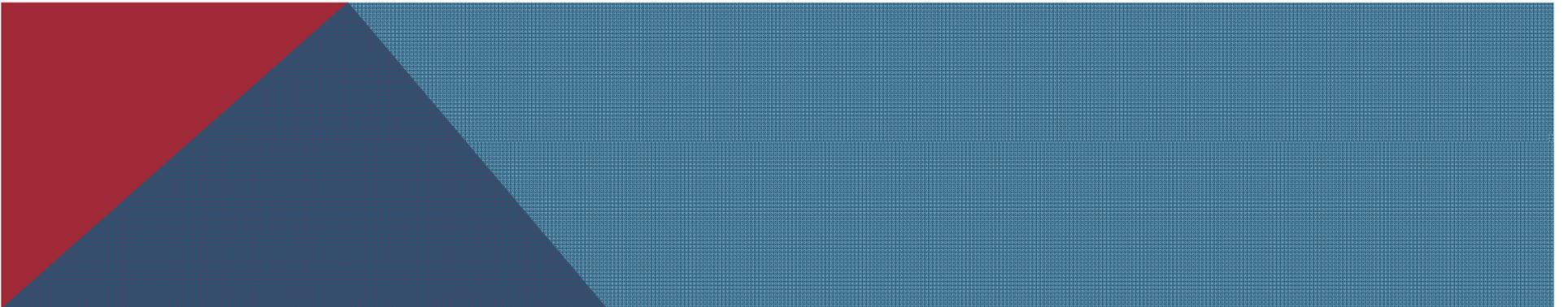
MICROSOFT BUILDING 99 – 14820 NE 36TH STREET



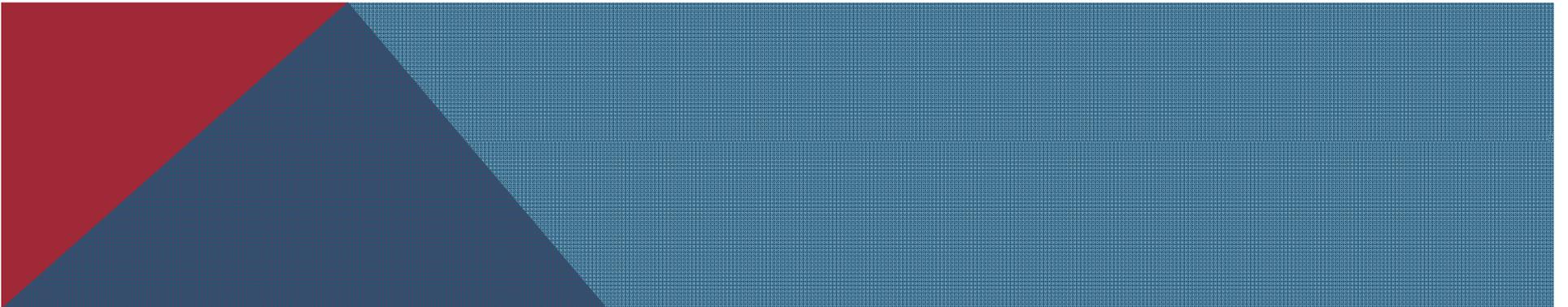
MICROSOFT BUILDING 10 CHILLER PLANT – 3240
157TH AVENUE NE



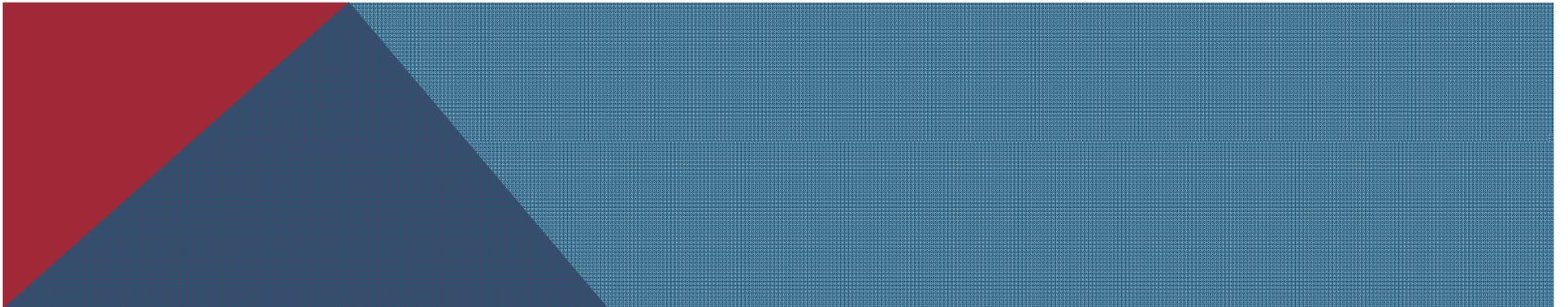
MICROSOFT BUILDING 7 – 16071 NE 36TH WAY



**MICROSOFT BUILDNG 36 – 16255 NE 36TH STREET –
16255 NE 36TH WAY**

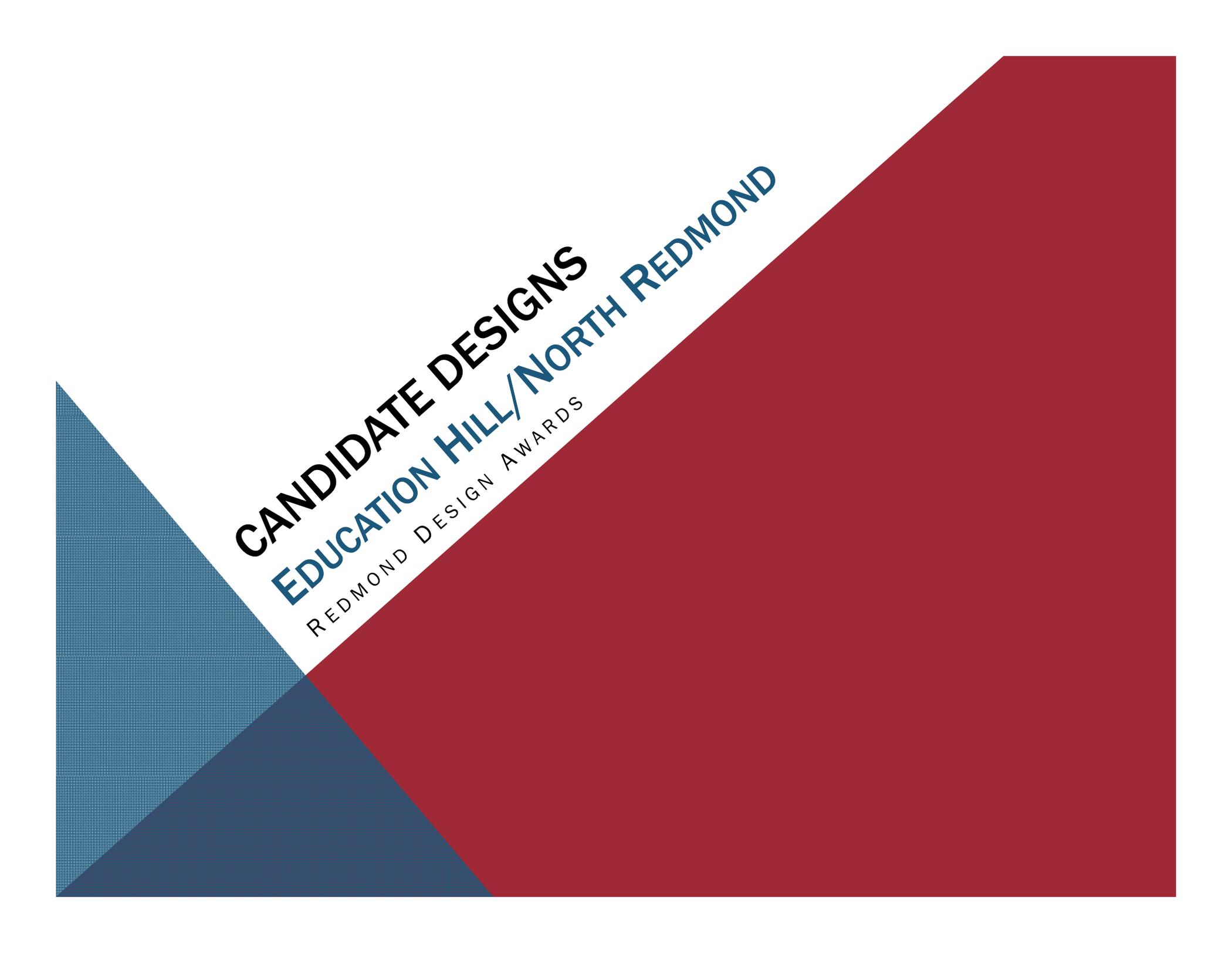


MICROSOFT BUILDING 120 – 15320 NE 40TH



NINTENDO OFFICE BUILDING – 4600 150TH AVENUE NE



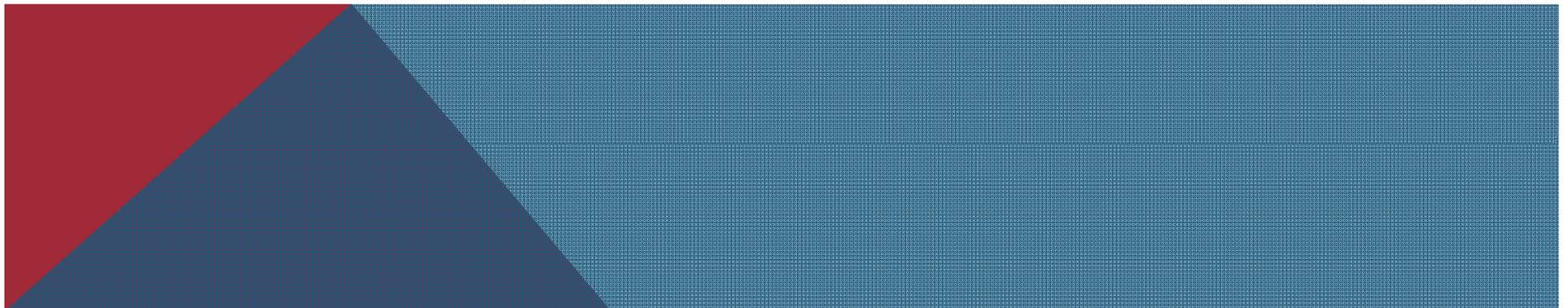
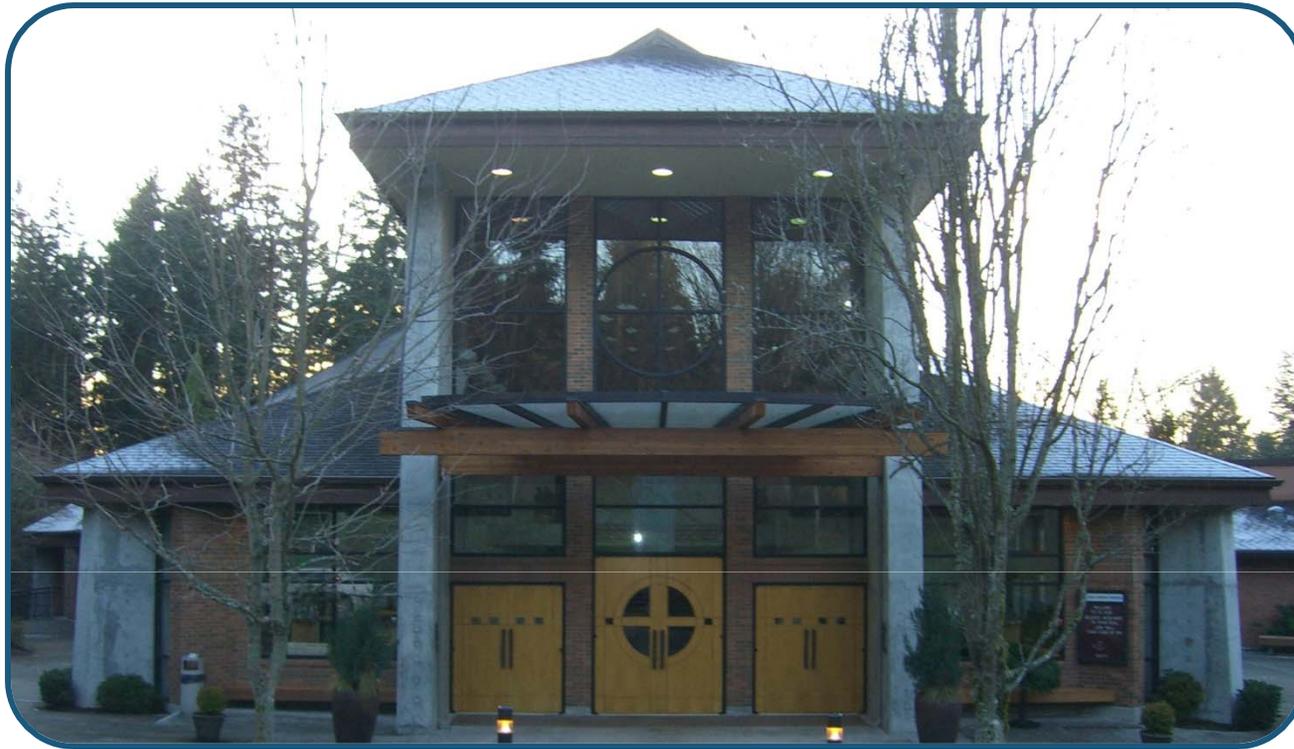


CANDIDATE DESIGNS

EDUCATION HILL/NORTH REDMOND

REDMOND DESIGN AWARDS

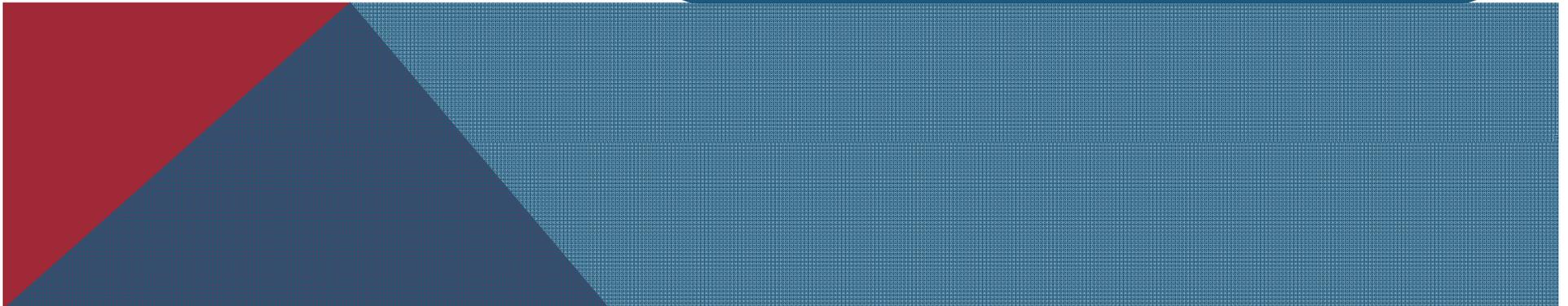
ST. JUDE CATHOLIC CHURCH NARTHEX—166TH AVE NE



REDMOND PRESBYTERIAN CHURCH—10020 166TH AVE NE



Above: East façade.
Upper Right: Front façade.
Lower Right: SE corner



REDMOND HIGH SCHOOL—17272 NE 104TH ST

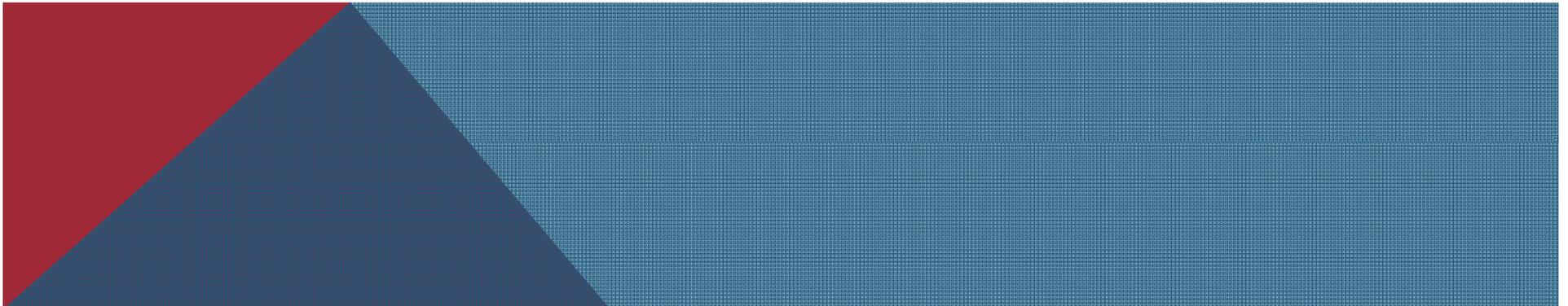


Above: Entry to high school.
Upper Right: Cafeteria wing.
Lower Right: Fine arts wing.

91ST STREET CONDOS—16418 NE 91ST ST

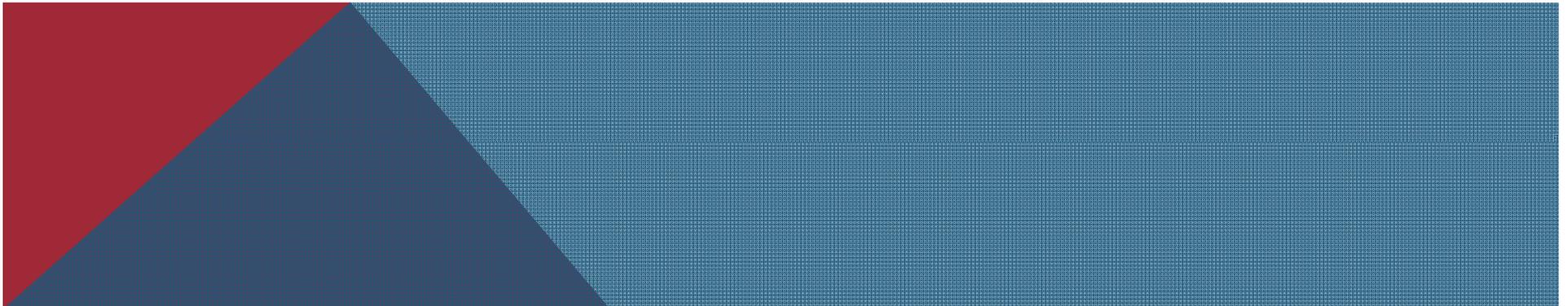


Above: Standard front façade.
Right: Side and garage façade.



RESERVOIR PARK PUMP STATION—16317 NE 95TH ST

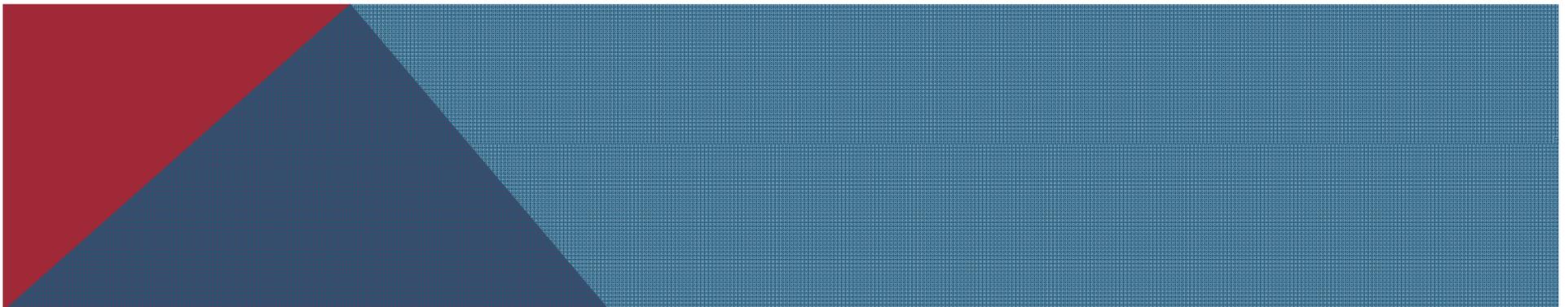
Below: Façade from street.
Right: Maintenance entrance.



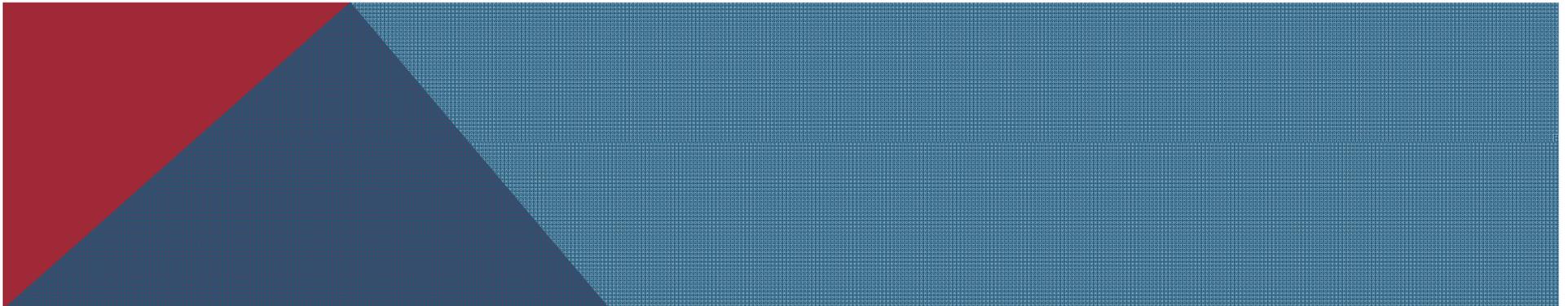
WASHINGTON CATHEDRAL REC CENTER—12280 REDMOND-WOODINVILLE RD



Above: Standard front façade.
Upper Right: Rear of building.
Lower Right: Side façade.

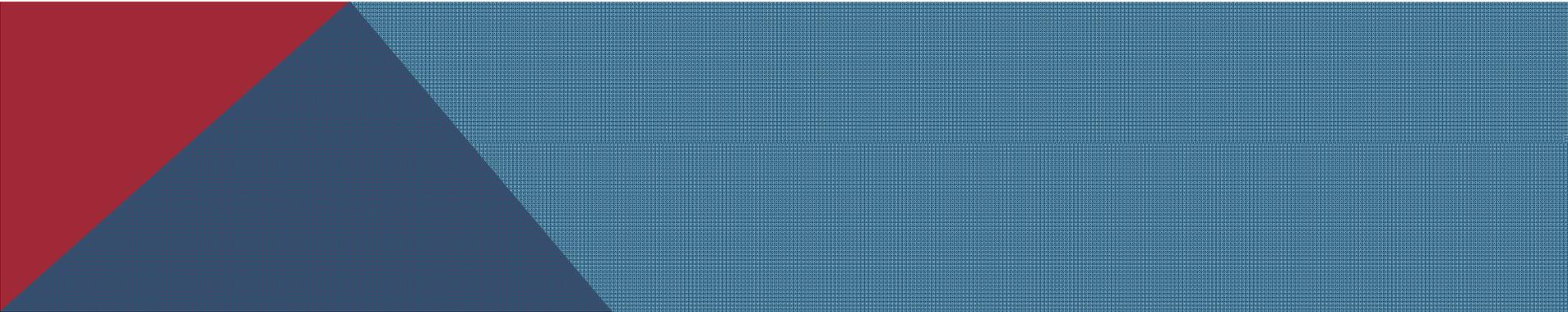


PCC—11435 AVONDALE RD



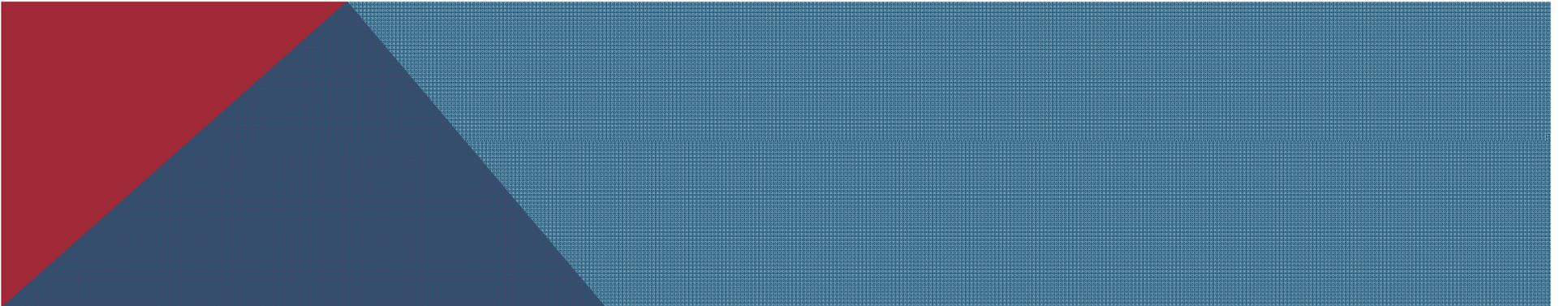
AVONDALE PARK—18440 NE 98TH WAY

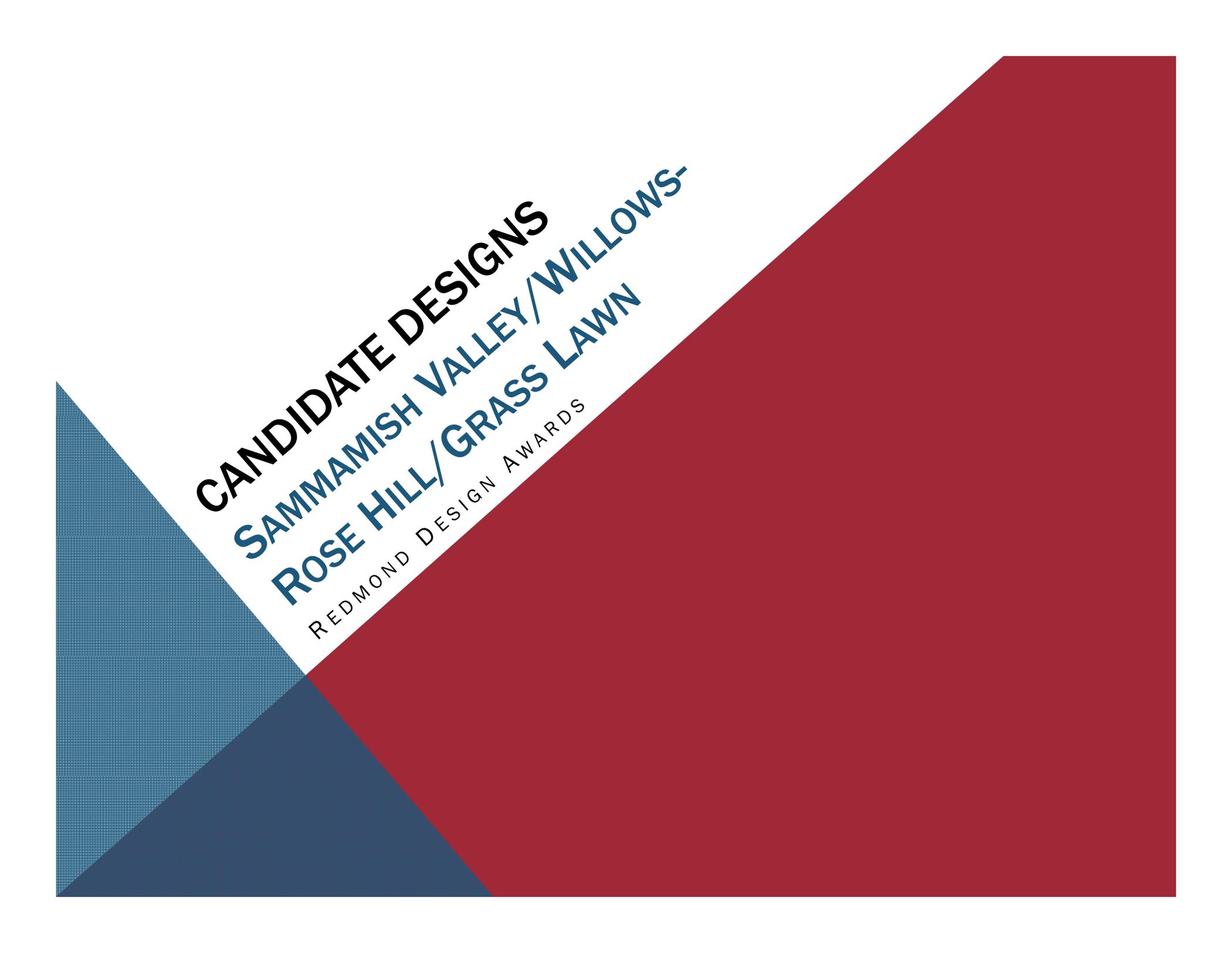
Below: One of the larger residential buildings.
Right: The community center.



SEQUOIA ESTATES—8531/8535 AVONDALE RD

Below: Avondale units' front façade.
Right: Second building to rear of site.





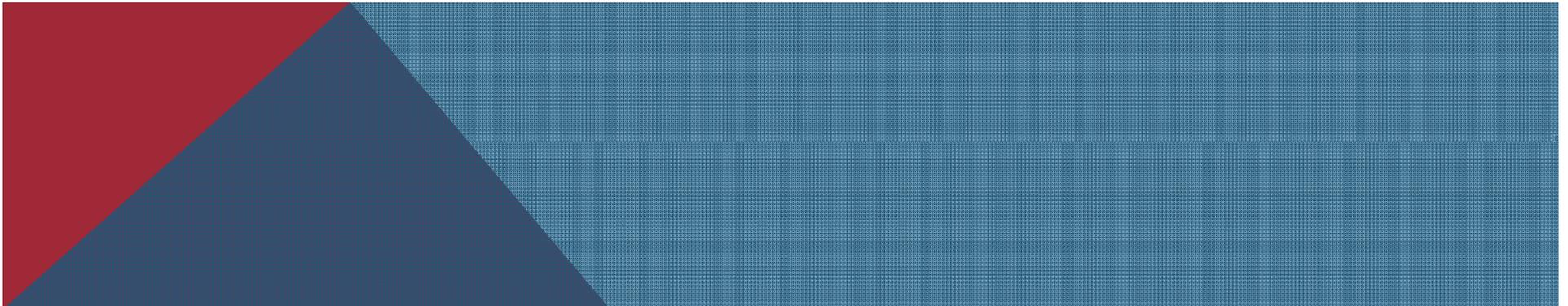
CANDIDATE DESIGNS
SAMMAMISH VALLEY/WILLOWS-
ROSE HILL/GRASS LAWN

REDMOND DESIGN AWARDS

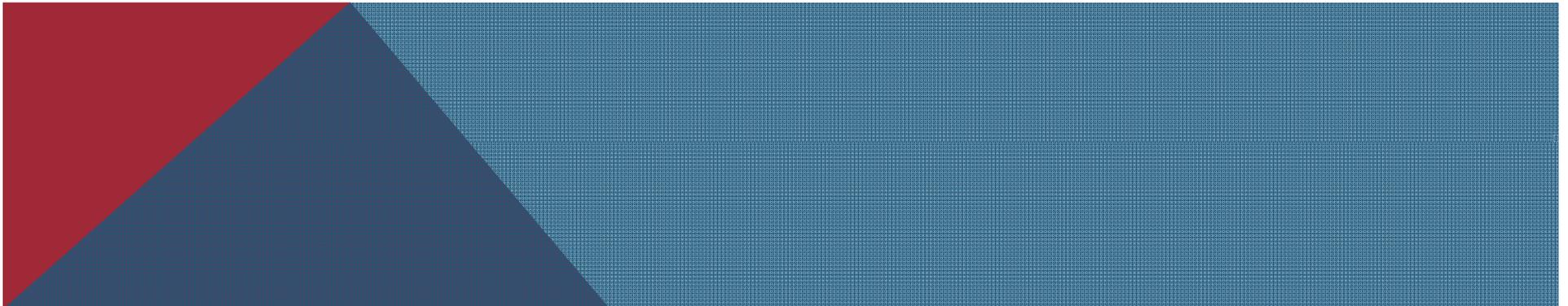
BILLY TOWNHOMES—15107 NE 81ST WAY



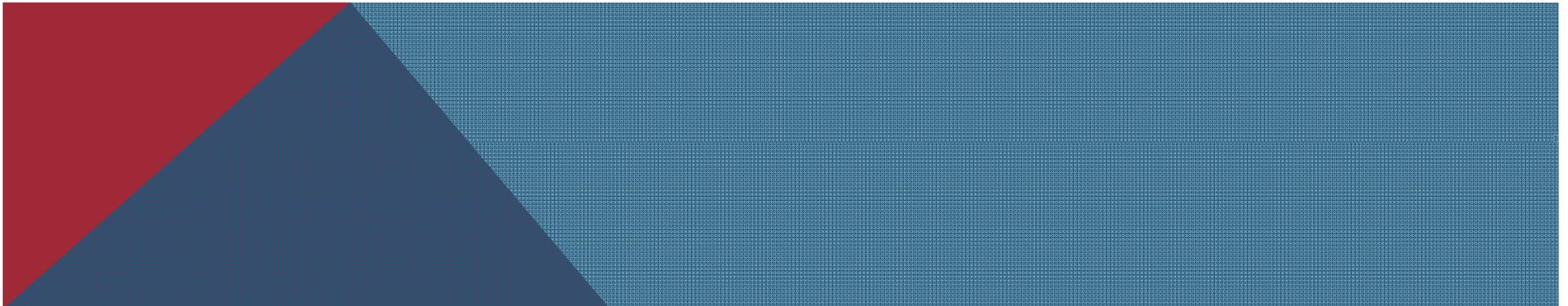
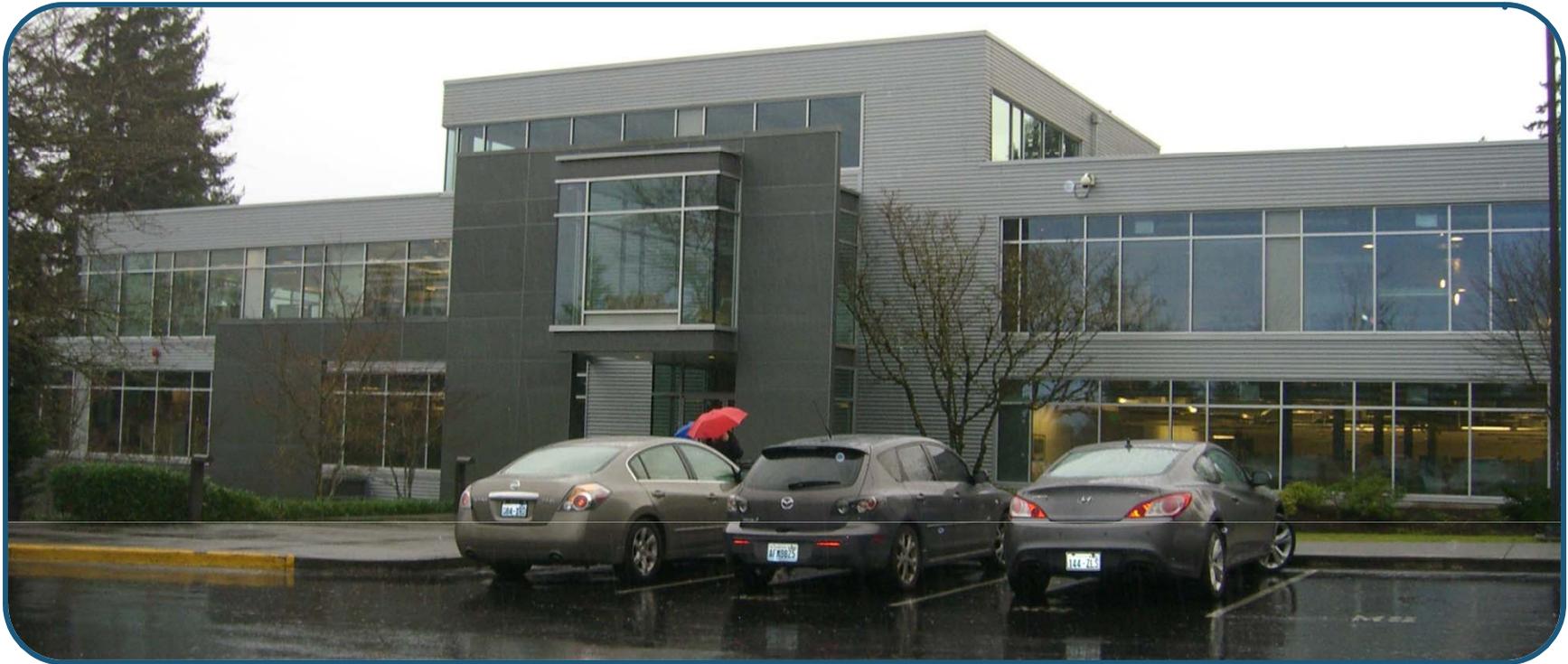
Above: Standard front façade.
Right: Side and garage façade.



PLAYNETWORK—8727 147TH AVE NE



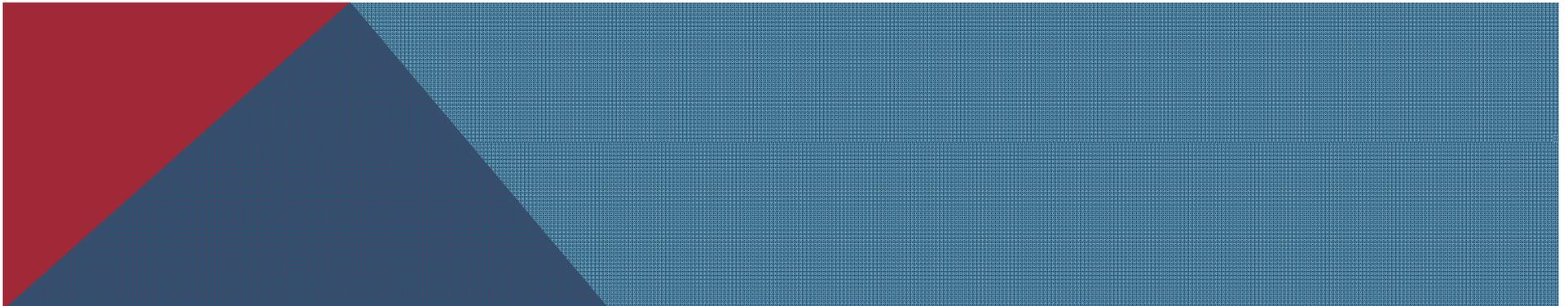
WILLOWS CREEK BLDG G—10525 NE 81ST WAY



GRASS LAWN PARK SHELTERS—7031 148TH AVE NE



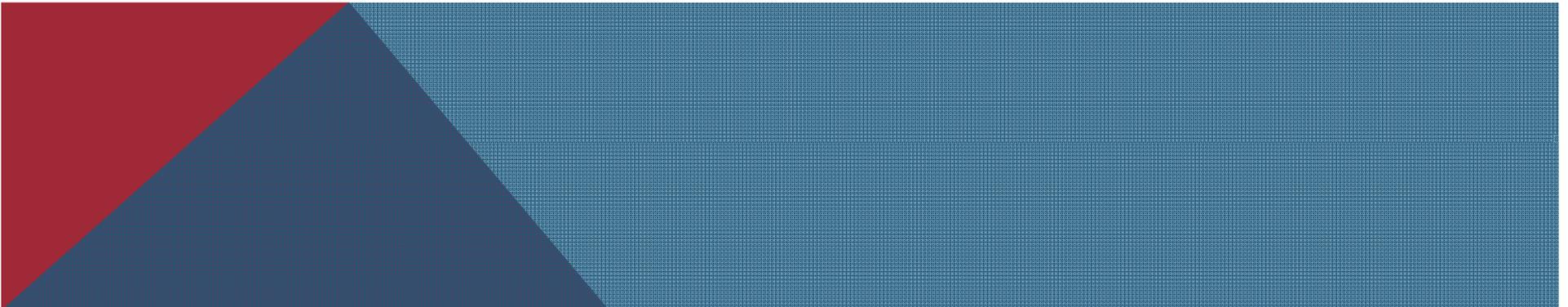
Above: Bathrooms to left,
maintenance facility to right.
Right: Facilities and fencing.



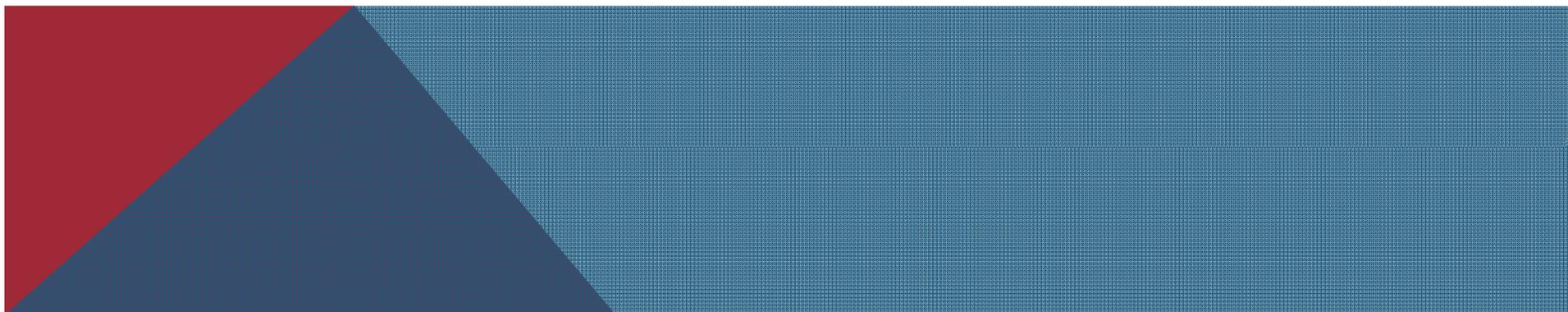
PUGET SOUND ENERGY - 13635 NE 80TH STREET

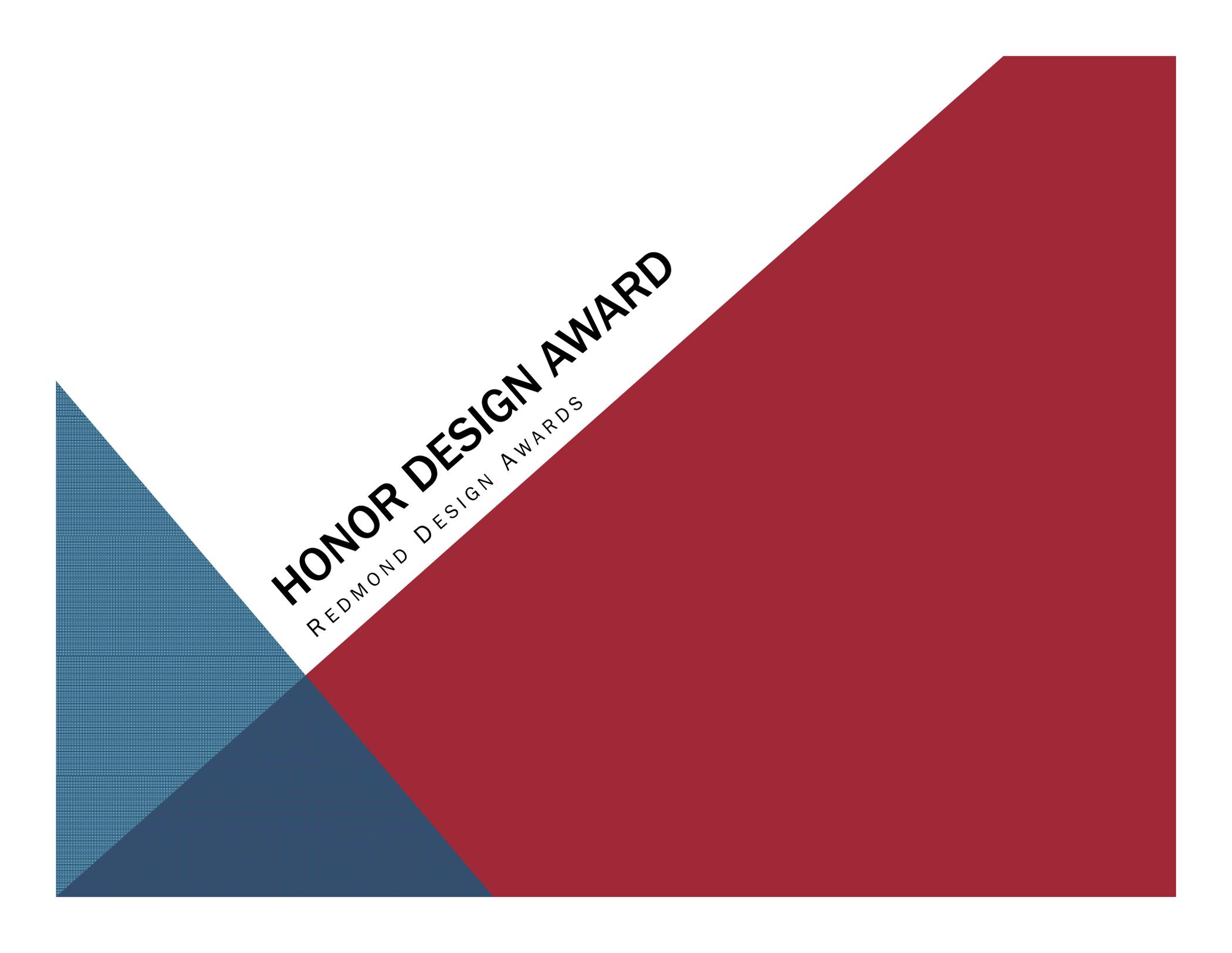
No photo

Site is behind security gate



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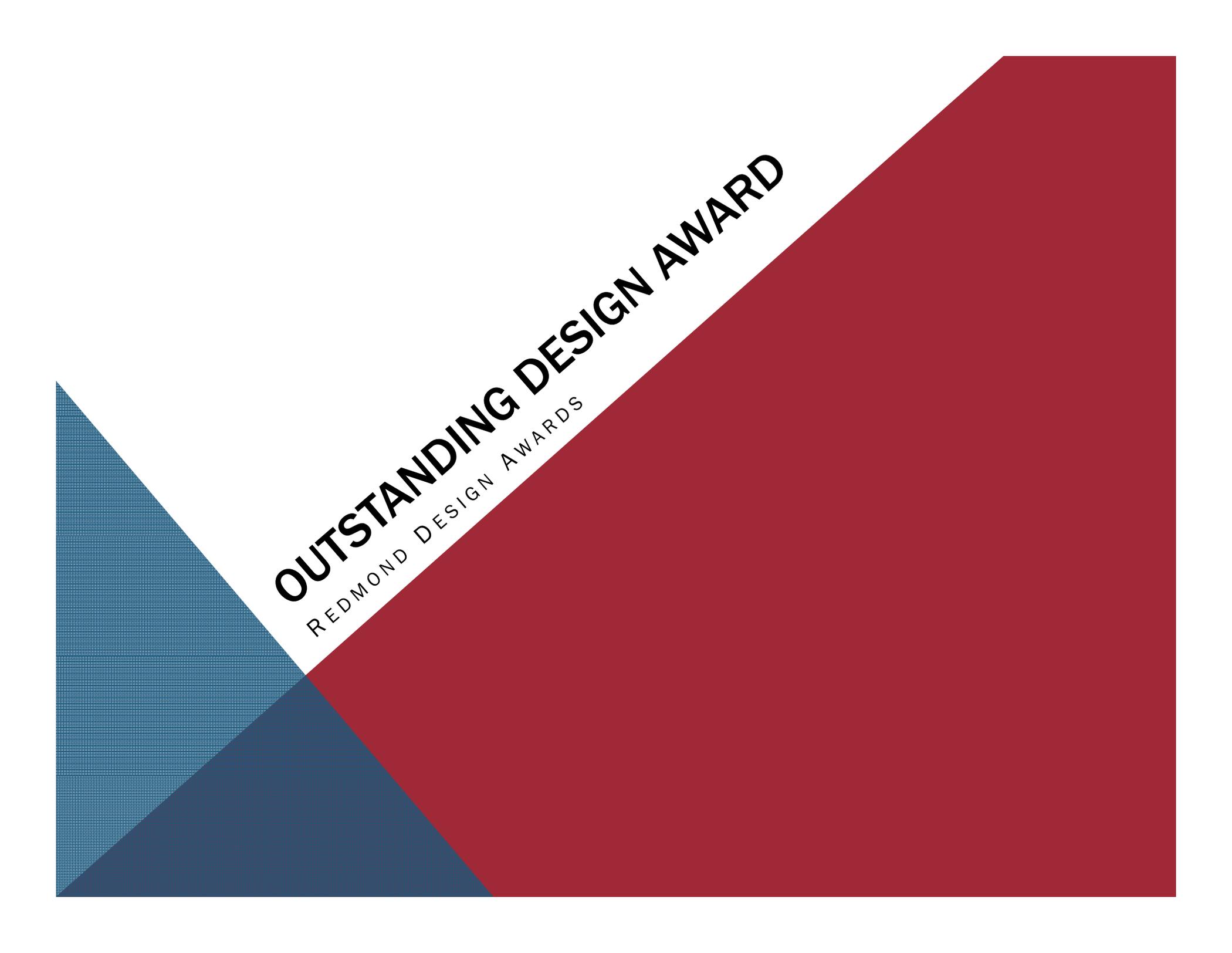


The background of the logo is a white trapezoidal shape with a diagonal cut. The top-left corner is cut off by a diagonal line. The area to the left of this line is divided into two triangles: a smaller one with a blue grid pattern and a larger one with a solid dark blue color. The area to the right of the diagonal line is a large solid maroon shape.

HONOR DESIGN AWARD
REDMOND DESIGN AWARDS



SUPERIOR DESIGN AWARD
REDMOND DESIGN AWARDS

The logo features a white background with a diagonal split. The top-left portion is a blue triangle with a fine grid pattern. The bottom-right portion is a solid dark red triangle. The text is centered in the white area, following the diagonal split.

OUTSTANDING DESIGN AWARD
REDMOND DESIGN AWARDS