



Redmond Design Awards Candidate Projects

2004-2011

Design Review Board

Planning & Community Development

Superior

<p><i>Grass Lawn Park Picnic Shelter and Maintenance Building</i> 7031 148th Ave NE</p> <p>Award Nomination: <input checked="" type="checkbox"/> Superior</p>	<p>Comments:</p> <ul style="list-style-type: none"> • the shelter building and storage or utility building are extraordinary • (restroom) the same footprint and wacky roofline were followed • liked the shed roof, roll-up doors, integrated bathrooms, and the park space created in front of it • The utility building, which could have been a background piece, has been done really well
<p><i>Lake Washington Technical College</i> 6505 176th Ave NE</p> <p>Award Nomination: <input checked="" type="checkbox"/> Superior</p>	<p>Comments:</p> <ul style="list-style-type: none"> • Striking architecture • Unfortunate that the building is so hidden away from the public view
<p><i>Microsoft MA Building 92</i> 15010 NE 36th St <i>Microsoft MA Building 94</i> 3640 150th Ave NE <i>Microsoft MA Building 96</i> 15101 NE 40th St <i>Microsoft MA Building 97</i> 15291 NE 40th St <i>Microsoft MA Building 98 North</i> 15255 NE 40th St <i>Microsoft MA Building 98 South</i> 15251 NE 40th St</p> <p>Award Nomination: <input checked="" type="checkbox"/> Superior</p>	<p>Comments:</p> <ul style="list-style-type: none"> • Impressive project • the buildings are much more lush up close than they are from a distance • the cut of the stone takes your breath away • each building had its own stone, and each therefore had its own identity, its own type of landscaping. • Employee commons/shopping area done very well • this is a great example of an office building, a large floor plate broken into sections with modulation and a mix of materials • Microsoft raised the bar on business park aesthetics • with quality materials and first-class site work, all the way down to the landscaping

<p><i>Nintendo Office Building</i> 4600 150th Ave NE</p> <p>Award Nomination: <input checked="" type="checkbox"/> Superior</p>	<p>Comments:</p> <ul style="list-style-type: none"> • The building has the largest green roof in Redmond • the stone used on the project was amazing • said the building has a federal courthouse stature with its inverted, large-scale on top and smaller said the uniformity of the building is really crisp and well modulated scale below • all the window openings on the upper floors have a lot of variation and scale, with different depths to the frame elements • the use of glass on the project was well done, and noted that the architects had a lot of fun with what appears to be a regimented project • The whole campus works well together
<p><i>Redmond City Hall</i> 15670 NE 85th St</p> <p>Award Nomination: <input checked="" type="checkbox"/> Superior</p>	<p>Comments:</p> <ul style="list-style-type: none"> • material palette and massing is really interesting • juxtaposition of the geometries, from the glass to the rectilinear tower to the sharp, nice etched stone and the barrel of copper or bronze. • The joyful expression of the art piece at the fountain • the scale is deceiving, in that from a distance, it feels pedestrian, but as you approach the building, on its steps, you feel the grand entry • front face of the building is a big civic presence, but as you wrap around the building, the more business, it has more of an office building feel and expresses its functionality • the project is extraordinary on all four sides
<p><i>Redmond High School</i> 17272 NE 104th St</p> <p>Award Nomination: <input checked="" type="checkbox"/> Superior</p>	<p>Comments:</p> <ul style="list-style-type: none"> • the building was incredible, from the masonry detail to the glass to the cafeteria. • The masonry modulations and the lighted block were amazing little pieces
<p><i>City of Redmond Well #3</i> 9306 Avondale Rd</p> <p>Award Nomination: <input checked="" type="checkbox"/> Superior</p>	<p>Comments:</p> <ul style="list-style-type: none"> • like how the architect has fun with the masonry and does a great job with it • The designer has done a lot to make the building very clever • the little windows are a nice detail • the horizontal coursing is reminiscent of a piece from the Museum of Modern Art

	<p>in San Francisco</p> <ul style="list-style-type: none"> • like the brace detail • massing is great and like the butterfly roof
<p>River Park Buildings Campus 15785/15791/15803/15809 Bear Creek Pkwy Award Nomination: <input checked="" type="checkbox"/> Superior</p>	<p>Comments:</p> <ul style="list-style-type: none"> • The project creates a new edge to the park and activates the park • Masterful play of materials to find a rhythm for these buildings • Complexity of the project is amazing • the yellow color on the apartments was very successful • the creation of a pedestrian scale was successful • The architects animated the spaces of the courtyards, especially, giving the residents ownership of them • this building delivered on using the lush materials the City Council has been asking for. The glass, aluminum, and brick create a stunning material board • A lot of work was done to balance the massing and the void of the glass • massing feels right • landscape piece in front gives it an interactive front for pedestrians
<p>St. Jude Catholic Church Narthex 10526 166th Ave NE Award Nomination: <input checked="" type="checkbox"/> Superior</p>	<p>Comments:</p> <ul style="list-style-type: none"> • the building was very iconic, and the doors were amazing • a Northwest timber feel along with the Asian influence, and a nice symmetry was well executed throughout the project

Outstanding

<p>Bella Bottega Medical Office 8980 161st Ave NE Award Nomination: <input checked="" type="checkbox"/> Outstanding</p>	<p>Comments:</p> <ul style="list-style-type: none"> • the project was amazing, in how it transformed the whole center where it is located
<p>Cleveland Street West 16015 Cleveland St Award Nomination: <input checked="" type="checkbox"/> Outstanding</p>	<p>Comments:</p> <ul style="list-style-type: none"> • the signage is fun and the project is great overall • the light colors of the upper floor do not overwhelm the project • urban and clean • says this is what the design guidelines envisioned when higher building heights

	<p>were allowed</p> <ul style="list-style-type: none"> • like the amount of brick on the building
<p>Element 15107 NE 81st Way</p> <p>Award Nomination: <input checked="" type="checkbox"/> Outstanding</p>	<p><i>Comments:</i></p> <ul style="list-style-type: none"> • the project has a good drive-by character • a good example of reveals using hardy plank • the project is something totally different for Redmond • the accent colors and vertical metal are very cool • good edgy feel • the roof forms are really dramatic and exciting in what could have been a very mundane project. He said this makes an amazing complex • the random breakup of the windows and spandrel areas were Mondrian-esque. • liked the color applications in those areas, which provide a vigor that is not often seen on apartment complexes
<p>Microsoft Building 37 16071 NE 36th Way</p> <p>Award Nomination: <input checked="" type="checkbox"/> Outstanding</p>	<p><i>Comments:</i></p> <ul style="list-style-type: none"> • a beautiful building. • The floor plan concept, with interlocking glass connections, is elegant, in his view • colored glass or films used on the minor windows create some interesting hues • the modulation of the window pattern was impressive
<p>Microsoft MA Building 99 14820 NE 36th St</p> <p>Award Nomination: <input checked="" type="checkbox"/> Outstanding</p>	<p><i>Comments:</i></p> <ul style="list-style-type: none"> • The stair tower was enclosed in glass, using Microsoft colors • on the mix of materials, window patterns, and a good street presence of the office building • have a good street edge all along 36th • than the office building for its whimsy and variety, great parking garage design
<p>Park Place Apartments 7805 170th PI NE</p> <p>Award Nomination: <input checked="" type="checkbox"/> Outstanding</p>	<p><i>Comments:</i></p> <ul style="list-style-type: none"> • the lower one-story piece, which turned out so nicely • The siding was executed well • the most public end of the building is very interesting • like the colors and materials that were used • The completion of the lag and finish indicates a surprisingly good job of execution

<p><i>PCC and Adjacent Retail Center</i> 11435 Avondale Rd</p> <p>Award Nomination: <input checked="" type="checkbox"/> Outstanding</p>	<p>Comments:</p> <ul style="list-style-type: none"> • the retail strip, which he thought was well done. He said the site work was very well done, with a raised walkway from PCC to the storefronts • the roof forms and materials were very nice • said this was an example of what the DRB wants in terms of a strip retail center • a great addition to the neighborhood with a good street presence on Avondale and good colors, as well as a good mix of materials and pattern
<p><i>Redmond Center Remodel</i> 15946 Redmond Way</p> <p>Award Nomination: <input checked="" type="checkbox"/> Outstanding</p>	<p>Comments:</p> <ul style="list-style-type: none"> • the project turned out nicely and changed the chemistry of the center • the masonry detail create interest in the sides of the building
<p><i>Redmond Presbyterian Church</i> 10020 166th Ave NE</p> <p>Award Nomination: <input checked="" type="checkbox"/> Outstanding</p>	<p>Comments:</p> <ul style="list-style-type: none"> • This building did a good job of preserving great amounts of trees. • said the project was really nice, in terms of the scale of the building • the church picked up on the language of neighboring buildings, such as Redmond Junior High and other buildings on Education Hill • was a good example of nice design without a generous budget • Modest materials were used, but really nice alignment helped the banding and accents • the project had a good mix of materials, with struts and the height of the stone at the base that add interest to the design
<p><i>Redmond TOD Buildings A, B, & C</i> 8104/8208 161st Ave NE & 16191 NE 83rd St</p> <p>Award Nomination: <input checked="" type="checkbox"/> Outstanding</p>	<p>Comments:</p> <ul style="list-style-type: none"> • like the height and size of the building, and how those were broken down • boldness of the red and how that red mixes with the rest of the colors on the building • balconies on this project are hidden, which helps the overall appearance of the building • massing was done well, along the courtyard space, it is a lively building • the architect did a lot with what they had, using humble materials

<p>Starbucks 15738 Redmond Way</p> <p>Award Nomination: <input checked="" type="checkbox"/> Outstanding</p>	<p>Comments:</p> <ul style="list-style-type: none">• like the exposed materials of the project• does not appear super-corporate• clerestory windows all around the building make it so nice and so different from all the other Starbucks in the area• the volume of the space makes a big difference
<p>Whole Foods 17875/17887/17991 Redmond Way</p> <p>Award Nomination: <input checked="" type="checkbox"/> Outstanding</p>	<p>Comments:</p> <ul style="list-style-type: none">• The applicant took a lot of care in creating multiple details and storefronts• the public view of the site is very nice

Honor

<p><i>City of Redmond Treatment Center</i> 7947 169th Ave NE</p> <p>Award Nomination: <input checked="" type="checkbox"/> Honor</p>	<p>Comments:</p> <ul style="list-style-type: none"> • The project looks great, and the masonry would win an award in a heartbeat • the project fits in well with the neighborhood • the roof color turned out great
<p><i>Fairwinds Retirement Community</i> 9988 Avondale Rd</p> <p>Award Nomination: <input checked="" type="checkbox"/> Honor</p>	<p>Comments:</p> <ul style="list-style-type: none"> • says the project broke down some large massing • has a residential feel to it • little village • appealing for the people who live there
<p><i>Playnetwork</i> 14720 NE 87th St</p> <p>Award Nomination: <input checked="" type="checkbox"/> Honor</p>	<p>Comments:</p> <ul style="list-style-type: none"> • to the fun entry, the mix of materials, patterns, brick, and landscaping • was a classy, elegant building with a crisp, tailored look. He said the landscape is done really well
<p><i>Redmond East Corporate Center</i> 18300 Redmond Way</p> <p>Award Nomination: <input checked="" type="checkbox"/> Honor</p>	<p>Comments:</p> <ul style="list-style-type: none"> • the centerpiece on the project is beautiful with its the window patterns • good use of masonry material • the windows in the masonry corner are a nice trick
<p><i>Redmond Transit Center Shelter</i> 16160 NE 83rd St</p> <p>Award Nomination: <input checked="" type="checkbox"/> Honor</p>	<p>Comments:</p> <ul style="list-style-type: none"> • classic wrought-iron design for the shelters
<p><i>Willows Creek Building G</i> 10525 NE 81st Way</p> <p>Award Nomination: <input checked="" type="checkbox"/> Honor</p>	<p>Comments:</p> <ul style="list-style-type: none"> • the enhanced entry, a good mix of materials, window patterns, and interest in the elevations • liked the jewel box over the front door, and said the project glows at dusk • The entry and vertical circulation are well defined, with intuitive design.