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May 16, 2012

Gary Lee  
City Planner  
City of Redmond Planning Department

Application for Administrative Modification  
Bella Bottega Retail Building A  
8900 161<sup>st</sup>. Ave. NE  
Redmond, WA. 98052

The purpose and scope of this request is the modifications of the exterior facades of two retail spaces in the existing Retail A building at Bella Bottega Shopping Center.

As was stated before at the Design Review storefront concept approval. The owner has been using the University Village Shopping Center as their model. The owner's overall goal for the retail building is to look less like a strip mall and more like a village.

As new storefronts have been taking shape, the owner is concerned that the Retail Building 'A' still has a strip mall look with too much uniformity.

J.J. Mahoney's, suite 115, is expanding into the vacant space to the south. Leaving the existing awning in place for the new tenant space seems more like a strip mall approach. We did not want the new space to be an orphan to the existing JJ's. We are proposing to remove the existing steel awning and replace it with a fabric awning just over the new window openings. We are also proposing to repaint the entire building storefront a slate blue to match the existing storefront panels and to repaint the cornice with a light terracotta color. The intent is to give JJ's a strong unified presents as an Irish Pub much like you would find in and village. See attached color perspective.

The other concern is in regard to the Le Rendez Vous Bakery, suite 150. The bakery storefront is over powered by the heavy steel awning that sets above it. We are proposing to remove the existing awning and allow the bakery's copper roof more visibility. See attached bakery photograph and proposed color perspective.

  
Rick Utt

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OHIO  
RESTAURANT

OLD FASHION BREAD  
LE RENDEZ-VOUS  
café





black louver screens will blend into background of trees more effectively from eye level of pedestrians

black louvers to match black on building

Black on building and at shopping center for all garbage enclosures, ground level mechanical screens, canopies, doors, "band around building", awnings