

**CITY OF REDMOND  
DESIGN REVIEW BOARD**

May 17, 2012

NOTE: These minutes are not a full transcription of the meeting. Due to technical difficulties a recording of this meeting will not be available.

**BOARD MEMBERS PRESENT:** David Scott Meade, Mike Nichols, Craig Krueger, Scott Waggoner, Lara Sirois

**EXCUSED ABSENCE:** Jannine McDonald, Joe Palmquist

**STAFF PRESENT:** Steve Fischer, Principle Planner; Gary Lee, Senior Planner

**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 David Scott Meade at 7:00 p.m.

**MINUTES**

**IT WAS MOVED BY MR. WAGGONER AND SECONDED BY MS. SIROIS TO APPROVE THE MEETING MINUTES OF THE APRIL 5<sup>TH</sup>, 2012 MEETING. MOTION APPROVED (4-0) WITH ONE ABSTENTION.**

**PROJECT REVIEW**

**REDMOND HILL SIDING AND PAINT**

**Description:** Change of exterior materials and colors for 21 buildings at Redmond Hill apartment complex

**Location:** 18666 Redmond Way

**Applicant:** Colin Cramer with Essex Redmond Hill

**Staff Contact:** Steve Fischer, 425-556-2432 or sfischer@redmond.gov

Mr. Fischer presented the materials from the applicant to the Board. He noted that within the larger complex at the 18666 Redmond Way location, there were 21 buildings on the east face that would be painted. The owner has offered three color schemes for comment from the Board.

**COMMENTS FROM THE BOARD MEMBERS:**

Mr. Meade:

- Said that he would like to see the color scheme wrapped to the interior corners.
- Mr. Meade said the color should stop in the interior corner, not the exterior.

Mr. Nichols:

- Liked the colors presented.
- Mr. Nichols said the addition of trim to the project helps with the design.

**IT WAS MOVED BY MS. SIROIS AND SECONDED BY MR. NICHOLS TO APPROVE THE REDMOND HILL SIDING AND PAINT PROJECT, WITH THE FOLLOWING CONDITIONS:**

- 1. THE COUNTER BOARDS WILL BE PAINTED.**
- 2. THE APPLICANT WILL EXPLORE USING FLAT PANELS WITH NO BATTENS ON THE SECOND FLOOR.**
- 3. THE STANDARD INCONSISTENCIES CONDITION WILL APPLY REGARDING THE COLORS AND MATERIALS NOTED IN THE STAFF REPORT.**

**MOTION APPROVED (5-0).**

**PROJECT REVIEW**

**BELLA BOTTEGA BUILDING "A"**

**Description:** Renovation of storefronts, including expansion, change in color, change in fabric awning, and screening of rooftop mechanical units.

**Location:** 8980 161<sup>st</sup> Avenue NE

**Applicant:** Rick Utt *with* Cornerstone Architectural Group

**Staff Contact:** Gary Lee, 425-556-2418 or [glee@redmond.gov](mailto:glee@redmond.gov)

Mr. Lee presented the new storefront concepts for Bella Bottega Building "A" to the DRB. He noted that since the last approval of the revised façade concepts for this project on April 19<sup>th</sup>, 2012, the owners of Bella Bottega are looking for further revisions to the storefronts. Staff is supportive of the changes in color for the J.J. Mahoney's building, as well as the change in the fabric awning. Staff is also recommending approval of the changes to the removal of the metal canopy over Le Rendez Vous Bakery. With this storefront, staff is recommending that the sign be moved lower and that additional signage or some type of treatment be added to balance the void of the removed canopy, with approval of Planning staff. Staff would deny approval of the request to paint the mechanical screens required on the Pot Belly Deli the color black. Staff would approve painting the screens one of the main body colors of the building, either in front of the screen or behind the screen.

The applicant says that painting the screens black would blend into the tree line beyond the site, and presented a photo to the DRB to illustrate this point. However, staff noted that from other vantage points, further back from the photo's perspective and to the north, the screening would contrast with the building colors. Also, on a white roof, the screening would be very visible from above.

**IT WAS MOVED BY MR. KRUEGER AND SECONDED BY MS. SIROIS TO APPROVE THE CHANGES MADE BY THE APPLICANT TO BELLA BOTTEGA BUILDING "A," PER STAFF RECOMMENDATIONS, REGARDING THE FOLLOWING:**

- 1. THE CHANGE IN COLOR FOR J.J. MAHONEY'S WOULD BE APPROVED, AS WELL AS THE CHANGE IN FABRIC AWNING.**
- 2. THE CHANGES TO THE METAL CANOPY OVER LE RENDEZ VOUS BAKERY WOULD BE APPROVED PER CONDITIONS NOTED BY STAFF.**
- 3. THE APPLICANT WILL TAKE A CLOSER LOOK AT THE LANDSCAPE PLAN FOR THE PROJECT.**

**MOTION APPROVED (5-0).**

**COMMENTS FROM THE BOARD MEMBERS:**

Mr. Nichols:

- Regarding the painting of the Pot Belly Deli mechanical screening, Mr. Nichols agreed with staff that changing the screening color to black should be denied. He said that the screening should be the background color of the building.
- Mr. Waggoner and Mr. Krueger echoed Mr. Nichols' support of painting the screening the background color of the building.
- The DRB came to agreement that the screening should be painted either the main color or the background color of the main building.

**IT WAS MOVED BY MR. KRUEGER, AND SECONDED BY MR. NICHOLS, TO DENY THE APPLICANT'S REQUEST TO PAINT THE SCREENING BLACK. THE APPLICANT WILL BE REQUIRED TO PAINT THE SCREENING THE MAIN COLOR OR BACKGROUND COLOR OF THE BUILDING FAÇADE.**

**MOTION APPROVED (5-0).**

**ADJOURNMENT**

**MOTION MADE BY MR. WAGGONER AND SECONDED BY MS. SIROIS TO ADJOURN THE MEETING AT 8:00 P.M. MOTION APPROVED (5-0).**

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**MINUTES APPROVED ON**

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**RECORDING SECRETARY**