

**CITY OF REDMOND
DESIGN REVIEW BOARD**

June 5, 2014

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: David Scott Meade, Craig Krueger, Mike Nichols, Scott Waggoner

EXCUSED ABSENCE: Joe Palmquist, Kevin Sutton

STAFF PRESENT: Steven Fischer, Manager; Gary Lee, Senior Planner;
Associate Dennis Lisk, Planner; Heather Maiefski, Associate 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 Chair David Scott Meade at 7:00 p.m.

MINUTES

IT WAS MOVED BY MR. NICHOLS AND SECONDED BY MR. WAGGONER TO APPROVE THE MINUTES OF THE APRIL 17, 2014 MEETING. MOTION APPROVED (4-0).

IT WAS MOVED BY MR. KRUEGER AND SECONDED BY MR. MEADE TO APPROVE THE MINUTES OF THE MAY 1, 2014 MEETING. MOTION APPROVED (2-0) WITH TWO ABSTENTIONS.

PROJECT REVIEW

LAND-2014-00072, Nelson Mini Storage

Description: Demolish two existing buildings and a portion of a third. Construct an 82,000 square foot mini storage building on four floors. Existing curb cuts and landscaping remain and most of existing parking remains.

Location: 18026 Redmond Fall City Road

Applicant: Ned Nelson *with* Ned Nelson, Architect

Prior Review Date: 02/20/14 & 04/17/14

Staff Contact: Heather Maiefski, 425-556-2437 or hmaiefski@redmond.gov
Dennis Lisk, 425-556-2471 or dwlisk@redmond.gov

Ms. Maiefski said this project was on a 2.58-acre site of commercial property in Southeast Redmond. This is the third time this project has been presented to the DRB. This time, the project is coming for approval. The proposal is for an 82,000 square foot, four-story mini storage building. The project will involve demolishing two existing building and partially demolishing a third. The applicant is using the green incentive program via a 4,000 square foot green roof to obtain a greater Floor Area Ratio (FAR). Also, a low-emission vehicle parking space has been added. The DRB had a few issues at the last meeting, including the building modulation of the stair tower. That modulation has been increased to address those concerns. Also, the Board had suggested that the applicant use the same stone material used on the base of the building for the stair tower. That issue has been addressed as well.

Architect Ned Nelson spoke to the DRB on behalf of the applicant. He noted that the new building would stand where two of the old buildings would be demolished. The green roof will include some mechanical screening, as needed. The modulation of the stair tower has increased to meet the City requirement of 40%. The stair tower will be masonry, as will the horizontal base of the first two stories of the building. This will add a nice vertical element. The west elevation of the project is its most visible to the public. The south elevation faces a small industrial complex. The north elevation also faces a small industrial

complex. The east elevation faces a hillside full of mature hemlock and fir trees. The applicant showed the DRB the pattern and colors for the vertical siding elements. A green and tan color, along with a smooth metal panel, will be employed. The main building color will be forest green. The masonry is a split face block with an accent course to add modulation. The mini storage units will have a lighter, parchment color and a smooth panel with a 12-inch relief. A clear anodized aluminum will be used for all the glazing, including windows and sliding doors. Also, there are a few mini storage units in front that will match the main color of forest green.

COMMENTS FROM THE BOARD MEMBERS:

Mr. Nichols:

- Asked about the parchment color and the 12-inch relief. The applicant said these panels have a smooth face and are joined every 12 inches. The look is a pencil-line crack between the panels.
- Mr. Nichols said he appreciated how the applicant had listened to the DRB, especially on the stair tower material. He asked staff about the FAR accommodation for the green roof, and if that roof is required to be monitored in the future and not simply shingled over.
- Mr. Fischer said that issue has not come up before. He noted that if a green roof is part of the approved landscape plan. So, if someone were to go out of compliance for their permit, which would include the landscape plan, a code enforcement issue could arise.

Mr. Krueger:

- Said the project ended up great. Mr. Krueger asked about the differences between what the applicant is presenting versus what the DRB members received in their packets. One of the differences is a lighter door color. Mr. Krueger confirmed that variation as well as a lighter canopy color.
- Mr. Krueger said those were the main differences he had found, and he agreed with the changes. He said the applicant responded well to the DRB's comments. He liked the mix of materials and colors and would like to move forward.

Mr. Waggoner:

- Said the applicant covered all the issues raised by the DRB in its previous meetings, so he had nothing else to add. He said the project was ready for approval.

Mr. Meade:

- Said it was the right call to change the canopy to a lighter color. He was pleased with the final product and asked for a motion for approval.

IT WAS MOVED BY MR. NICHOLS AND SECONDED BY MR. WAGGONER TO APPROVE PROJECT LAND-2014-00072, NELSON MINI STORAGE, WITH THE STANDARD STAFF PROVISIONS REGARDING PRESENTATION, MATERIALS, AND INCONSISTENCIES. MOTION APPROVED (4-0).

PROJECT REVIEW

LAND-2014-00838, Archstone Redmond Lakeview

Description: Exterior paint upgrade to all residential buildings, leasing office and fitness center (includes 12 apartment buildings, housing 166 apartment homes)

Location: 4250 West Lake Sammamish Parkway NE

Applicant: Scott Harding *with* AvalonBay Communities

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

Mr. Fischer said this project is a complex of 12 residential buildings with a leasing office and fitness center. There are a number of covered parking stalls. The complex was built in 1987. The units are currently painted in an off-orange and gold color with white accent trim. The project is located alongside West Lake Sammamish Parkway NE. It is a wood lap siding structure and the applicant has selected a series of colors that staff believes are much more contemporary and appropriate for the structure. Staff is recommending approval of the colors as proposed, with the standard conditions for inconsistencies.

Scott Harding spoke to the DRB on behalf of the applicant. He said his group, AvalonBay, purchased this building in March of 2013. The hope is to upgrade the community and improve the look of the buildings.

COMMENTS FROM THE BOARD MEMBERS:

Mr. Meade:

- Asked about the lattice on the deck rails. The applicant said that was an existing feature. Mr. Meade said he was not thrilled about that element, and suggested that it should be painted a darker color to avoid maintenance concerns in the future. The applicant said it was a cedar lattice and that it would be well maintained, which is something his group takes pride in.
- Beyond that, Mr. Meade did not see any issues with the colors presented.
- Mr. Nichols said the colors looked great. Mr. Waggoner said the palette and range of colors were nice, and were fitting for the wooded area where the project is located.
- Mr. Krueger said the new color scheme would blend well with the lake surroundings. He noted that the new colors appear to wrap around the corners, which has been the preference of the DRB.
- Mr. Meade said it was great to see someone taking care of this property. He asked for a motion.

IT WAS MOVED BY MR. WAGGONER AND SECONDED BY MR. KRUEGER TO APPROVE PROJECT LAND-2014-00838, ARCHSTONE REDMOND LAKEVIEW, AND ITS NEW EXTERIOR COLOR SCHEME AS PRESENTED AT TONIGHT'S MEETING WITH THE STANDARD STAFF RECOMMENDATIONS NOTED. MOTION APPROVED (4-0).

PRE-APPLICATION

LAND-2013-00954, Koll Commerce Center Limited Edition MPD

Description: Master Plan for redevelopment of 19 existing lots within the KCCLE office park

Location: 2039 152nd Ave NE

Applicant: Melody Westerdal

Architect: Steve Schlenker *with* CollinsWoerman

Prior Review Date: 08/01/13 & 01/23/14

Staff Contact: Dennis Lisk, 425-556-2471 or dwlisk@redmond.gov

Mr. Lisk noted this was the third pre-application for the Master Plan document for the KCC Limited Edition property at the south edge of Overlake Village. This is a three-phase master plan for the redevelopment of this property. At its final build out, the plan would include 1.1 million square feet of new development covering about eight acres. That would include a hotel, office, and mixed-use residential units. The Master Plan covers the concomitant infrastructure improvements that would need to be made to support the development, including street improvements and new street construction. Staff would like some clarification on the traffic issues contained in the project, but beyond that, Mr. Lisk said the Master Plan is ready for approval. Staff is recommending that the DRB should allow this project to come back for approval, as it is still in the preparation phase.

Steve Schlenker spoke on behalf of the applicant, and said there were only a few massing changes to show to the DRB. The Master Plan is made up of a vision, concept, and implementation portion, and the implementation has received most of the focus from the applicant due to staff's traffic concerns. There is also a groundwater issue that is not going away. The Sears detention vault project nearby has been tied into the parking plan for this proposal. The hotel, office, and residential units will all have pathway connections and links to a central park area. The building character section shows what the buildings might look like in the future. The applicant showed the overall layout of the project to the DRB with new streets added and parcels on the north and south ends. Parking structures have been added below grade, and housing is predominantly on the north side of the site with offices in the southwest corner. Pedestrian and bike connections would be provided on the site, and NE 22nd Street would be a street park connecting to a vehicular street and the urban pedestrian pathways through the development.

The roadways and parking access will include 51st Avenue and 52nd Avenue NE, as prescribed by City Code. Also, NE 20th, a shared road with Bellevue, is a prescribed street as well. The applicant is creating a private access drive through the center of the site connecting points east to the main park. Private and semi-private open spaces would have connections to the public areas. The site plan would be adjusted to pull one of the buildings back to create more visual connection to the open space. The housing component has been slightly reduced from the last presentation of this project. With regard to

sustainability, the applicant wants to make this a LEED project. The environmental strategies include 84 trees that would be removed, but 114 new trees would replace them.

Looking at the different phases of implementation, the applicant wants to have a project that works with the City's transportation plan for the overall Overlake Village area. In Phase 1, the office building would be built, as well as one segment of housing. That would have an impact on traffic and, depending on demand, would impact the speed of future building on the site, as well. Signalization might be required at 152nd. There may be temporary parking in the Phase 2 area of the project during Phase 1. In Phase 2, street improvements would be made on NE 20th, which would also include a half-street improvement on 151st Avenue NE. The applicant has worked with the City on getting an approved section to meet the traffic requirements. Initially, there would not be parking on 151st. Once the second half of the development is provided, then the parking would come into play. Phase 3 would involve the incentives mentioned earlier, including LEED certification on the project. The remainder of 151st Avenue NE would be completed in this phase and NE 22nd Street would also have a half-street improvement. Those improvements would include a drive access easement and a connection to a nearby urban pathway. The roadways would include landscaping and sidewalks as well as two drive aisles, which would be further developed as the phases continue.

The applicant showed the DRB how the project has reached its bonuses through the Redmond Zoning Code. The development assumptions about office, hotel, and residential units were shown as well. Impervious lot coverage assumptions have been provided for each of the parcels. Some of the lot coverage can be shipped from one parcel to another, up to 25%. Landscape requirements are in the process of being met, in that the project has 15% open space and will be nearing the goal of 20% via rooftop decks and other open areas. With regard to traffic issues, the intersections of NE 20th and 148th, NE 24th and 148th, and NE 24th and 152nd all have connection issues. These are the three main intersections included in this plan in terms of when improvements might have to occur. The most difficult intersection is the one shared with Bellevue on the City boundary line. Water and sewer conceptual plans have been provided as well. The proposed landscaping was presented. Fire protection will be relatively simple due to the main access road provided through the middle of the site. Review of these factors will be done at the project level.

COMMENTS FROM THE BOARD MEMBERS:

Mr. Krueger:

- Asked about some of the architectural elements in this project and the need for variety in that architecture within Overlake Village, as approved in the overall Overlake Village Master Plan. Mr. Krueger asked about that variety and if some language to that end should be included in this current proposal.
- The applicant said the Master Plan identifies the bones of the development as opposed to the clothes that are put on it. The character Mr. Krueger noted will be determined by whatever developer takes over this project. A diversity of buildings is important, but the Master Plan would not necessarily dictate that to a potential development.
- Mr. Lisk said it was clear in the Zoning Code about master planning that the City does not require an applicant to get into building character or architecture at the Master Plan stage. Unique to this property, due to its ownership structure and the time needed for each site to develop, there is a built-in variety that should manifest as the site is fully built out.
- Mr. Lisk said through the design planning coming up for this site, the City could try to ensure that a variety of architecture and building character would be employed.
- Mr. Krueger said he wanted to make sure the DRB had some input in the diversity and the variety of the architecture so that the buildings do not become too monotonous. Mr. Lisk said the City had an RFP out right now for some urban design standards, and said there will be an opportunity to change the Code to address those standards over the next year.
- Beyond that, Mr. Krueger said the plan appeared to be well thought out. He appreciated the connections created on the site, and how those appeared to answer the concerns of the DRB mentioned at the last meeting. He said this was an exciting project and said it looked great.

Mr. Nichols:

- Barring any language in the Master Plan, he said it would be on the DRB to drive the quality of materials in the future and how the buildings would work together. Mr. Nichols wanted to make sure the DRB did its job so that what is built on this site is right for the City of Redmond.
- He appreciated how the applicant addressed some of the access issues brought up by Mr. Palmquist at the last meeting. The heights and density on the site could still create some challenges in that some areas might not get much sunlight. All things considered, however, Mr. Nichols said he was okay for this project moving on to the next step.

Mr. Waggoner:

- Noted that the individual building designs will be subject to their own applications later. Mr. Waggoner said the site plans and building footprints will have to be flexible based on applicable codes at the time of application. Mr. Lisk agreed that the Master Plan presents a scenario of how the City thinks this site will be developed, but there is no hard and fast rule as to the exact nature of that scenario.
- Mr. Waggoner pointed out that there was also some flexibility on the parcels if a developer wants to put more buildings on one area of the site versus another. He said that flexibility makes this project more viable for development in the future.
- Mr. Waggoner said this Master Plan appears to have landed on a good solution and he would support moving this application to the next step.

Mr. Meade:

- Asked staff if the DRB had to formally note that this proposal was ready for approval. Mr. Lisk said a formal motion was not needed. Mr. Meade and the rest of the DRB members agreed this project was ready to come back for approval.
- Mr. Krueger asked about the connection between light rail and the site. The applicant said that connection remains to be seen. The City has viewed 152nd as being the new main street for Overlake Village. If that does occur, pedestrians would walk along 152nd to connect to light rail. That would revitalize 152nd considerably in terms of new retail sites and other possibilities.
- The applicant said the vehicle traffic would mitigate itself as more pedestrians would use 152nd. A shuttle might not be needed. Mr. Krueger said a streetcar could be added.
- Mr. Meade asked if the profile of 152nd would be changing with crosswalks and other items. Mr. Lisk said that street would indeed change over time. He hoped that the state would help with funding for the Overlake access ramp, which would get people off of SR 520 more directly into Overlake Village.
- In the next five or ten years, 152nd could be a narrower street with wider sidewalks that could become a more multi-modal corridor. Right now, that concept is still in the planning stage.
- Mr. Meade said the DRB was ready for this project to come back for approval, and all the board members present agreed.

PRE-APPLICATION

LAND-2014-00302, 16545 NE 80th Mixed-Use

Description: Proposing a six-story structure with ground level retail; to include 98 residential units on three parcels; existing two structures to be demolished.

Location: 16545 NE 80th Street

Applicant: Amber French *with* H+dIT Collaborative

Prior Review Date: 04/17/14

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

Mr. Lee noted that this was the second pre-application meeting for this project. The applicant has developed the design a little bit more. Staff has a few recommendations, including popping out or recessing the green corner tower element on the site. Staff would also like to see the height of the building modulated. Thirdly, the cladding materials appear to include some hard, shiny metal. Staff would prefer the horizontal bands to have that metallic look. Mr. Lee said the applicant has proposed a black vinyl material in the gray building modules of the project, and he would like the DRB's opinion on that design element.

Architect Mike Hoffman spoke on behalf of the applicant with Amber French, both from H+dIT Collaborative. Mark Brumbaugh is the landscape architect. The applicant said the church across the

street from this site might not be there forever, but said it would provide a significant draw of weekend traffic. Thus, there is an active pedestrian corner on this project in the area closest to the church. The applicant has combined the retail areas on the site, which was different from the last pre-application. About 2,500 square feet of retail have been proposed for the site, and the lobby of the structure has a glass frontage. The lobby entry will provide access to the retail space as well as an entry to the residential garage. The residential lobby has an entry off the plaza as well. The lobby has a direct exit into the elevator lobby with direct private access to and from the upper units on the south side of the elevators themselves. An amenity space has been proposed near the front plaza with a covered and uncovered recreation space, possibly a dog park area. A few trees will remain on site along with some replanted trees. Three common spaces are on the site, one being more private, one being more public with connections to the private patios, and then the final one being the common area with covered spaces and open, uncovered green space.

The applicant is working with the City to move the ramp on the site a bit south for better access. The stairs would potentially move a bit closer to the ramp to create a more contiguous plaza space. The applicant went around the building with the DRB showing where the retail and residential units would be located. Two levels of parking are underneath the building. The applicant is looking into lifting up the grade plane for the residential units, leaving the retail space below. This has been considered due to groundwater issues surrounding the building. At the main corner, traffic control modules will move back into the easement to get out of the view corridor in this area. Landscaping would be added around those modules as well. The site is a little over-parked right now, but the applicant said that often changes as a project moves forward. This will be a fairly modern building with modern materials. The applicant is hoping to raise a section of the building to provide more modulation at the main corner of the site. The steel canopy up above creates a plinth of sorts for the green corner tower element. The hope is to create some separation between the buildings, including a change of plane, as Mr. Lee was asking for.

The residential sections will move away from the slate and stone base concept, which is more of a commercial feel. The applicant is proposing using a smooth-faced stained wood with half-inch or three-quarter inch reveals. The idea is to create an amenity space that appears more residential and distinguish between the residential and commercial space. Painted cement board will be used on the site as well as metal flashing panels. Wood panels will be used as well. The windows will be a dark brown at the ground level and white at the portion of the building that has more white panels. A gray window color will be used in other portions of the building. The applicant said aluminum and glass rails would be used. Galvanized steel and galvanized metal mesh would be employed, too, in the balcony railing system. A vegetative wall would be on the site along the driveway easement to the west of the building to deal with the blank wall issues on this part of the project.

COMMENTS FROM THE BOARD MEMBERS:

Mr. Meade:

- Noted that the applicant is talking about a lot of changes that are not reflected in the packet the DRB has. Thus, it will be difficult to respond to some of those changes.

Mr. Nichols:

- Agreed with Mr. Lee's comments about the need for height modulation, which it appears the applicant is working on. Mr. Nichols asked about the green standing seam metal panel and what the dimension of the ribs of that panel would be. The applicant said they would be two feet on center, running in a vertical pattern.
- The applicant noted that this metal would not be too flashy so as to not distract passing drivers. Mr. Nichols confirmed that the loading dock would be exposed concrete. He likes the stacked stone of the base of the project, but he was not sure about the wood element proposed for the residential units.
- The applicant said a stained cedar could be used on the residential units. Mr. Nichols said it was hard to conceptualize how that would look without better visual representation. The applicant apologized for a lack of drawings of this design.
- Mr. Nichols asked about the white vinyl windows and where they would be used. The applicant pointed out there would be a few different white portions of the building, and the white windows would be more appropriate. In the gray and brown areas, the windows match those colors.

- Mr. Nichols asked if there might be an opportunity for eyebrow elements on the building, or some sort of shading options for what appears to be direct sun exposure. The applicant said the balconies could provide some shading. He said some shading device could be considered.
- Mr. Nichols said quite a bit of refining would be needed for this project.

Mr. Krueger:

- Asked about the green tower element at the corner. Mr. Krueger said that corner is very important, and more needed to be done to improve it. He liked the idea of separating the building into modules, but wanted more attention on the corner.
- The applicant said the floor to ceiling glass could add to the verticality of the corner. He said that adding some sort of eyebrow elements could be considered, but he did not want to add too much shading to the building. He said a more dynamic top to the corner element could help, without adding too much of a horizontal element.
- Mr. Krueger said the idea of a raised canopy, which the applicant brought up earlier, could provide some good modulation. Other than that, Mr. Krueger appreciated the modern architecture and mix of materials. He liked the applicant's idea of moving the amenity space into the southeast corner. He would like to see the corner design refined.

Mr. Meade:

- Said it might make sense to break up the base of the building with some modulation, because it appears very monolithic. The applicant said he would consider that change. Mr. Meade said there might be a landscape opportunity in the main corner, as well.
- Mr. Meade commented that the height modulation was important, and he liked Mr. Lee's idea that the corner element needed more sex appeal, something fun that would be iconic for the project. He said the project is off to a good start, and encouraged the applicant to go wild with the design.
- Mr. Meade said the applicant could continue refining the balance of the materials and urged him to keep pushing the outside of the envelope.

Mr. Waggoner:

- Said the design looks very blocky, currently, and recommended carrying the vertical lines of the tower down to the ground to add some modulation and break up the massing. That could create a much stronger corner element.
- Mr. Waggoner said breaking up the amount of storefront glass at the corner would not be a bad idea. He said that more vertical accents were needed throughout the project. He asked about the applicant's idea of lifting the building up and noted that a similar look could be achieved with a simple change to the placement of the cladding.
- Mr. Meade echoed Mr. Waggoner's comments, and said the different colors of cladding could be used to create more of a push and pull within the design. Pilasters or recesses could be added to create a pattern of sorts.
- Mr. Waggoner said some slightly different cladding materials could be used at the base to break up the massing of the building as well.
- Mr. Meade said bringing the solid lines of the tower down to the ground, as Mr. Waggoner suggested, could give some good space to the retailer who leases the corner spot. The applicant thanked the DRB members for their comments and said he was excited to work on the corner element.
- Mr. Meade said more vertical lines at the corner could help create a better outdoor space in the foreground, such as a small garden. A larger corner element could elevate the visibility of that outdoor space.
- Mr. Waggoner noted that there was a barbecue zone hidden around the corner of the building, but he doubted anyone would use it due to its remote location. He recommended creating a small outdoor terrace that would be visible from the street, which could create many levels of interaction for passers-by and residents alike.
- The applicant said the barbecue space he had proposed is a nice, private area. He said he would consider changing the patio element to speak to Mr. Waggoner's suggestion. The applicant said he wanted to make sure the residential units had a good amount of buffer from the public areas. Mr. Meade said the applicant could possibly create small, private patios for the units.
- The applicant maintained that the back of the building could still be a nice, private space for residents to enjoy. He wanted to make sure he created some open space that people would actually use.

- Mr. Meade noted that there was a building with affordable units near the applicant's proposed site that might be good for a point of reference in terms of open space and amenity spaces.
- Mr. Krueger said the applicant has a cool looking building, and it was a welcome change from what has been presented to the DRB in the past. He appreciated the different types of materials the applicant is considering.
- Mr. Waggoner reiterated that the applicant should be better prepared with drawings and renderings of changes in the design at the next meeting to help the project move forward in a timely fashion. The applicant said the next presentation would be more fully "cooked," and he appreciated the comments of the DRB members.

ADJOURNMENT

IT WAS MOVED BY MR. KRUEGER AND SECONDED BY MR. NICHOLS TO ADJOURN THE MEETING AT 9:00 P.M. MOTION APPROVED (4-0).

MINUTES APPROVED ON

RECORDING SECRETARY