

MEMORANDUM

TO: DESIGN REVIEW BOARD

FROM: Dennis Lisk, AICP, Associate Planner

SUBJECT: LAND-2013-00342 – Redmond Hotel

LOCATION: 17770 NE 78th Place

DATE: July 3, 2014

PROJECT BACKGROUND

This is the second Pre-Application meeting submittal for this project; the Board last met on this project in January of this year. The project site is a 2.6-acre parcel previously used by an aerospace manufacturer. This site is located within the Gateway Design District zone. Adjacent land uses to the west and south include retailers Kohl's and Target, a parking lot directly to the north associated with Kohl's, and a fueling station across 178th Place to the east.



PROJECT DESCRIPTION

The proposed project is a new three-story, 130-room Hampton Inn & Suites hotel. The new hotel would occupy the east and north portions of the property in an L-shaped building. Access to the site is proposed off of NE 78th Place, as well as a point in the northwest corner of the property. A parking lot is proposed in the south and west portion of the property and would contain 133 parking spaces. The applicant is requesting relief from the minimum parking standards and has provided a parking analysis to staff to show that the minimum required parking spaces under the Zoning Code are excessive to the hotel's needs. The existing property includes a large number of significant trees, which would need to be removed to make way for the hotel and the associated parking lot. Over the last few months, Staff and the applicant have found a few opportunities to retain more trees on the site, but it is likely that the applicant will need to submit a Tree Exception Request as part of this project in order to be able to fall beneath the City's 35% significant tree retention requirement.

DESIGN CONSIDERATIONS

Since the first pre-application meeting, the building design has advanced to show a more complete mass and form of the building, as well as details with regard to potential building materials. At this stage of the building design, there are several design considerations which Staff would like to discuss with the applicant and the Board:

- Building Modulation and Articulation – The proposed hotel will have several long facades, including the east façade, which faces 178th Place NE, a public street. Per RZC 21.60.040(B)(2)(b), a minimum of 40 percent façade modulation must be provided along public streets. From the proposed architectural elevations, it appears that the 40 percent modulation has been met along 178th Place, and that, in general the public-facing portions of the building have been modulated adequately enough to break up the long, large masses of the building. Staff would like to verify with the applicant that the minimum modulation depth of one foot is provided.
- Building Materials, Colors, and Details – The architectural elevations show that the building will be composed of a combination of stucco for the upper levels, brick veneer at the ground-floor level and for accent areas, and concrete for the building's base and additional accent areas. The applicant is proposing manufactured wood paneling for the several shed roof areas that project above the main roof line. A thick course of aluminum flashing will also be provided along the main roof line. No detail is provided as of yet as to the particular colors that will be chosen for these building materials, nor is there detail yet on the thickness of the brick veneer or the type of wood paneling proposed for the shed roofs.

Staff is generally encouraged by the overall composition of the building materials, with a couple of reservations. First, on the south and north elevations, there is a portion of the façade which features a series of brick veneer column-features. Staff feels that these columns might work better if they were connected by a course of brick veneer for the panels between the columns. Second, given the use of shed roof forms elsewhere on the building, Staff would like to consider a shed roof form for the porte-cochere feature to be consistent with the rest of the building.

- Rooflines – Overall, the roofline of the building has a good amount of variation. Staff would like to verify with the applicant that the roofline design is conformance with RZC 21.60.040(B)(3)(b)(ii), which requires that continuous flat rooflines should not extend more than 100 feet without modulation.

As part of their package for this meeting, the applicant has also provided photographs of other Hampton Inns from around the country. These examples show many projects which achieved a high level of design and ability to respond to the design aesthetic of the communities in which they were built. Staff would like the Board to provide more in-depth guidance to the applicant with regard to how best the proposed project can fit into Redmond, balancing the applicant's design goals with the City's code standards and guidelines.