CITY OF REDMOND DESIGN REVIEW BOARD

February 3rd, 2011

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, Joe Palmquist, Craig Krueger, Jannine McDonald,

Mike Nichols

EXCUSED ABSENCE: Lara Sirois, Scott Waggoner

STAFF PRESENT: Steve Fischer, Principal Planner, Gary Lee, Senior Planner; Thara Johnson,

Associate Planner

RECORDING SECRETARY: Susan Trapp, 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 Design Review Board Chair David Scott Meade at 7:00 p.m.

MINUTES

MOTION BY MR. PALMQUIST, AND SECONDED BY MR. KRUEGER, TO APPROVE THE MINUTES OF THE DECEMBER 16TH, 2010 MEETING. MOTION PASSES (5-0).

PROJECT REVIEW

B100693, City of Redmond MOC Generator

B100702, City of Redmond Public Safety Building, Emergency Generator

Description: Replace and upgrade existing generators

Location: MOC Generator, 18080 NE 76th Street; Public Safety Building, 8701 – 160th Ave NE

Applicant: Karissa Kawamoto with HDR Engineering, Inc.

Staff Contact: Thara Johnson, 425-556-2470 or tmjohnson@redmond.gov

Ms. Johnson noted this was a generator upgrade for the Public Safety Building (PSB) on Redmond's municipal campus and the Maintenance Operations Center PSB. There are two associated building permits for this project, which include replacing the existing generator within the campus and the one offsite at the MOC building. The proposal at the PSB includes keeping the generator in the same location where the temporary generator is now located. At the MOC, screening will be provided by three-dimensional, welded, wire-mesh green screen panels that sweep between various elements of the landscape and steps, which occur in 8" to 12" intervals. Boston ivy would be planted at each screen post to create opacity and soften the overall scale of the screen. Both the screen and generator will be surrounded by cedar and maple trees, and will be in a landscaped area.

The generator at the MOC building is currently at the southeast corner of the site, at 178th Place and NE 76th Street. The location is set back from both streets, which reduces the impact of the mechanical image. Well-established landscaping already screens this corner, and the existing generator is barely noticeable. The proposed replacement would be larger than the existing generator, but staff says no additional screening is needed. The DRB last reviewed the project covering both these generators on September 16th, 2010, and was generally supportive of the proposal. DRB members recommended using a green screen rather than CMU at the PSB, which the applicant has done. There were no specific comments on the MOC building, and staff believes the applicant has answered the DRB's concerns about this project.

Architect Don Hogan spoke on behalf of the applicant. The new application has some minor changes, including a segmented green screen at the PSB, as recommended by the DRB. It is a black painted structure. The generator enclosure will be beige, which is the same as the last proposal. The overall shape of the enclosure is almost identical, but there is a slight modulation from the top of the wall that tapers down into the landscape.

COMMENTS FROM THE BOARD MEMBERS:

Mr. Krueger:

- Asked about the colors of the screen at the PSB, and where the screen would be green and black.
 The applicant confirmed that it was black.
- Mr. Krueger noted the wall was 12' at its highest, and asked why that height was used if the generator is 8'-10' tall. The applicant noted that this extension was requested by the police department, because the existing system is exposed and susceptible to attack. That wall will be slightly shorter than the existing building.

Mr. Nichols:

- Asked the applicant to confirm that there was no screen proposed for the other generator location at the MOC.
- The applicant noted that generator was located in the same spot as the current generator, and was inside the MOC.
- Mr. Nichols likes the colors of the green screen used at the PSB, and says this appears to be a good plan.
- Ms. McDonald agreed that the choice of colors fit well with the landscaping, and add a green enhancement to the project.
- Mr. Krueger asked about the MOC site, and the chain link fence asked for in that location. The applicant noted that it was an existing, gray, galvanized chain link fence.

MOTION BY MR. PALMQUIST, AND SECONDED BY MS. MCDONALD, TO APPROVE B100693 AND B100702, THE CITY OF REDMOND MOC GENERATOR AND THE PUBLIC SAFETY BUILDING EMERGENCY GENERATOR, WITH THE STANDARD INCONSISTENCIES CONDITIONS. MOTION PASSES (5-0).

PRE-APPLICATION

PRE100038, 85th & 158th Apartments

Description: Construct a new building with 4,000 SF of retail space, 120 parking spaces and 150 multi-

family units

Location: 158th Ave NE & NE 85th Street

Applicant: Scott Hall *with* Pine Forest Properties, Inc.

Architect: Ted Panton with GGLO

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

Mr. Lee noted this was the first pre-application meeting for this project, which is in its preliminary concept stages. The applicant would like some direction from the DRB regarding those concepts and the overall massing of the project. The site is a multi-story, mixed-use project right across the street from the DRB's meeting site. Mr. Lee says the project is missing a connection to the path near it, which needs to be resolved.

Scott Hall with Pine Forest Properties, the owner of the property, spoke to the DRB and said he was excited about this project. Architect Ted Panton and partner-in-charge Tom Sheldon next spoke to the DRB about how the project was trying to respect the City campus and the Sammamish River, which it is very close to. The applicant showed the DRB that this project is in *prep* status right now, with an eye on the many different districts involved in the CBD in Redmond. The project is influenced by its natural setting and the City campus itself. The river, in centuries past, was a large, meandering body of water. That concept, as well as the river's present-day channelized form, has inspired the design of this project.

The CBD has a good framework for development that the applicant is paying attention to, especially related to bicycling. The project will have several apartments, and research indicates many residents would be echo boomers. Those residents, commonly, are active with recreation, personal technology, and social media. The applicant wants to respect those values and give the project a direct connection to nature and surrounding trails.

The project would have ground-level townhomes with a bootleg shaped plaza behind them. The Shoreline Master Program affects the project as well as Downtown zoning regulations. The project has a stair step away from the river trail network. The project is well exposed to use the maximum amount of natural light provided. A rain garden has been added, as well. The applicant would like to get some relief from the requirement for the access aisle of parking. The idea is to allow some entry stoops to be introduced in the southwest to create a *muse* feature which would be free and clear of vehicles going in and out of their garages. The 20' required fire lane would be provided, but the stoops, with a wall element, would help enclose the area. This would be a low-speed, multi-modal transportation area with people on bikes, pedestrians, and cars. No parking would be allowed for residents in this area. The wall would be 2'-3' tall in the preliminary plan, in short sections. The goal is to define the entry to the units more.

Textured riparian plants would be used in the landscape plan. Different pavement patterns and catenary lighting would help offset the pedestrian and traffic areas. A green screen would be used on the wall to the west. A stream reference might be made in the middle, possibly a runnel to collect storm water. The distance from the units to the green screen would be about 26'. The building may have vertical planting areas to soften the façade. Trees will be placed out front on the street side. Canopies will be used over the retail frontage of the project. An urban blade sign would be used to create an identity for the retail area, as well.

COMMENTS FROM THE BOARD MEMBERS:

Mr. Meade:

- Asked about parking. The applicant noted that there were two levels of parking, with part of it subterranean.
- Mr. Meade asked how that parking would be concealed. The applicant noted a green screen would help achieve that goal. Ground level shrubs would be used as well to add a layer of screening.
- Mr. Meade asked how far the retail part of the project turned the corner. The applicant showed where the retail shops would go all the way around to the southeast corner.
- The applicant noted at the west corner of the project would probably have more of an amenity for the site like a workout room.
- Parking requirements range from one to 2.25 spaces for residential and retail needs, and the
 applicant says he is right in the middle of that range. There will be 220 parking spaces, 147 units, and
 about 5,000 SF of retail space.

Mr. Nichols:

- Asked about the access for the lowest level of parking. The applicant noted that there would be a
 right turn into the parking area near the first leg of the *muse* feature on the southwest side. That
 would take them up to the second level, where an internal ramp would take them down to the bottom.
- The applicant noted that flood elevations are a concern here; therefore, floor levels need to be at about 31.1'. That will create small elevation changes through the project.

Mr. Krueger:

- Asked about the poplars along the river between the project and the creek, which appear to be taken
 out. The applicant says he anticipates creating a new and better situation with replanting.
- The applicant noted that poplars are good windbreaks, but they are short-lived. Some understory, longer-term riparian planting has been suggested.
- The applicant noted that he is trying to foster a connection with the river trail, and a wall of poplars would not help with that goal. The applicant is working with King County on that issue.

Mr. Palmquist:

- Asked if there were any plans to connect to a future possible development to the south. The applicant said he had discussed it, but noted there were large, 23' setbacks through the whole area that can create a challenge.
- The applicant noted that he did not want the project to turn its back to anything, and hopes whoever works on the south lot keeps that in mind too.

Mr. Krueger:

- Says he does not have a problem with the muse proposal, which he sees as a very attractive part of the project.
- Mr. Krueger would like the applicant to pay more attention to the northeast corner, where the design currently looks a little blocky. He says this will be an important view from the street.

Mr. Meade:

- Added that the northeast corner could help the City complete the puzzle of buildings in the Downtown area, and liked the idea of having retail storefronts in that space.
- Mr. Meade noted that this area would be very busy around holiday time, and thousands of people will be walking through the site in late December.
- Mr. Meade likes the concept of the curvilinear shapes in the project that are viewed from the trail. The
 applicant noted that he wanted to make this part of the site as active as possible all year long.
- Mr. Meade likes the idea of the poplars coming down, as the applicant suggested. He encouraged some exercise component, passively or actively, that could be incorporated near the river trail.
- Mr. Meade asked about larger water features other than the runnel that might relate to the river. The applicant says there may be a rain garden toward the river. The plant palette should speak to the river feature, as well. Water will be stored in cisterns to be used for irrigation.
- The applicant says the nature conditions on the trail will blend into the project, such that people will not realize there is a parking garage below them. Mr. Meade noted that echoing the water theme in the back of the project might not be a good idea.
- Mr. Meade added that having a bike shop in the building might be a good idea; the applicant agreed.
 Mr. Meade recommended putting up a sign near the trail noting distances to different landmarks.

Ms. McDonald:

- Likes the stepping back and modulation of the applicant's preferred alternative, which she sees as softening the massing of the project.
- Ms. McDonald noted that making a public connection on the northeast corner, through retail or otherwise, will be a benefit for people coming in all directions.
- Ms. McDonald asked if decks might be used on the south side of the units, overlooking the *muse* portion of the project and the riparian view to the south.

Mr. Meade:

- Encouraged the applicant to take some architectural chances and risks to make something extraordinary. He believes there are clients that would respond well to this project.
- Mr. Meade asked the applicant to consider large artwork or other pieces that would make this project great. The applicant appreciated that sentiment and support, and will look into that by respecting the building's history.
- The applicant noted that the northeast side of the project has not been developed because most of the focus has been on the trail side of the project.

Mr. Nichols:

- Likes the variation in plane on the taller elevations of the building and how it steps back from the river side.
- Mr. Nichols would like to see materials for this project, and how glazing or opaque materials might be used. He suggested the possibility of a green roof.
- Mr. Nichols likes the idea of the muse and the pedestrian/vehicle pathway. He asked about garbage
 and other services.
- The applicant noted that residents could store trash in an area flanking the entry to the garages.
- Mr. Nichols says this project has great potential, especially for retail.

Mr. Krueger:

- Says the applicant is taking good advantage of what he sees as a great site.
- Mr. Krueger says he would like some retail connection for walkers, and perhaps some benches on the trail side of the project.

Mr. Meade:

- Is excited about the project, and says the right opportunity appears to have come along for this site. He is very much looking forward to the next iteration. He recommended making this a very *urban* building, without as much hardy board or other more residential materials.
- The applicant agreed that such a building could have a clean look that would contrast in a good way with the natural surroundings.
- Mr. Meade noted that the landscaping will be key to integrate this project into the natural surroundings.
- Mr. Palmquist says the street side of the project could be more austere and urban, but the trail side should interact more with the natural surroundings.
- The applicant noted that the echo boomers this project is designed for will see that the development respects their individuality.
- Mr. Meade recommended having a smoothly-paved area for cyclists to use in the *muse* area. He
 thanked the applicants for their time. The applicants appreciated the comments and found a lot of
 consistency in the comments made at the meetings, for which they thanked the DRB.

ADJOURNMENT

MINUTES APPROVED ON	RECORDING SECRETARY
MEETING AT 8:14 P.M. MOTION PASSES (5-0)).
MOTION MADE BY MR. PALMQUIST, AND SE	CONDED BY MR. KRUEGER, TO ADJOURN THE