

**CITY OF REDMOND
DESIGN REVIEW BOARD**

July 7th, 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, Scott Waggoner, Lara Sirois, Jannine McDonald

EXCUSED ABSENCE: Mike Nichols

STAFF PRESENT: Steve Fischer, Principle Planner; Gary Lee, Senior Planner;
Dennis Lisk, 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. PALMQUIST, AND SECONDED BY MS. MCDONALD, TO APPROVE THE MEETING MINUTES OF THE JUNE 2ND, 2011 MEETING. MOTION APPROVED (5-0) WITH ONE ABSTENTION.

PROJECT REVIEW

L110250, Discount Tire Center/ Brookfield Veterinary Hospital

Description: Construction of a new 7,000 square foot tire center and 5,000 square foot veterinary clinic

Location: 17777 NE 76th Street

Applicant: Madison Development

Architects: Discount Tires: William Amor *with* Bergman Architecture

Veterinary Clinic: Kirk Callison *with* Twist Architecture

Prior Review Date: 04/21/2011

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

Mr. Lisk explained that this project was in the northeast corner of the Home Depot/Fred Meyer shopping center on NE 76th Street. The project involves the addition of two new buildings: the tire center and the veterinary hospital. The hospital is a business that has been relocated from another part of town. The project would involve modifications to the parking lot and landscaping to provide the appropriate access to the facilities. The Board reviewed this project in a pre-application meeting in April, and gave several comments to the applicant at that time. Most of the comments were made about the Discount Tire Center, which the applicant has taken into account. The Board was generally satisfied with the clinic, but the applicant has worked on the comments the DRB made about that building as well. Staff is satisfied that the applicant has addressed all the Board's main comments about design, colors, and material. Staff is recommending approval of the project.

Joel Howitt and Dave Segal of Barghausen Engineering presented to the DRB on behalf of the applicant. The applicant says great care has been taken to answer the DRB's concerns, such as reducing the size of the entry to the veterinary building. On the north façade on 76th, there is now a bump-out to showcase the clinic sign. An outdoor pet exercise area has been added on the east side of the building. Regarding the Discount Tire building, the entry at the northwest corner has been changed. The gable is gone, as well as the green color and the brick veneer features on the east and west facades. The stucco has been

removed. A base color and trim area has been added. Metal canopies are over the front of the building and the entries.

COMMENTS FROM DESIGN REVIEW BOARD MEMBERS:

Ms. Sirois:

- Says she is happy with the vet clinic, especially the work on the entry and street-side façade. She likes how the massing has been broken up on the façade.
- Regarding the tire center, Ms. Sirois says the design is simpler and cleaner. She likes the materials palette.

Ms. McDonald:

- Says the Discount Tire Center answers all the DRB's concerns, and she is fine with that portion of the project.
- Ms. McDonald asked, regarding the vet clinic, about the board and batten material that appears on the north elevation on the pop-out. She asked why that was used on the north elevation, and not the east or west pop-outs, as a way to balance.
- The applicant said he could address that with the architect if the Board wanted that change.
- Mr. Meade asked about a note on the elevations. The applicant deciphered it as "hardy panel siding."

Scott Waggoner:

- Asked what other types of siding were used on the building. The applicant said hardy plank lap siding was used, also in a smoky topaz color.
- Mr. Waggoner said both projects addressed the DRB's concerns.

Mr. Krueger:

- Agreed that the project did answer the DRB's issues from the last meeting.
- He asked about the colors that would be used on the project. Mr. Lisk presented the color board for the project.

Mr. Meade:

- Asked about the east elevation on the Discount Tire building, and a gear cabinet to the left of the entry that would be painted the color worsted tan, according to a note on the rendering. It appears that it is not colored correctly on the rendering.
- Mr. Meade noted that, for clarity, there is a wood siding on the veterinary clinic that will be painted, but the renderings do not show that properly.
- Mr. Segal noted that the switch gear box mentioned earlier will not be as large as previously indicated. Mr. Howitt said he understood the renderings needed to be corrected. Ms. Sirois asked if there were a better place for that gear box. The applicant said the box was not near a main entry.
- Mr. Meade asked about the second paint color, and where it would be located on the building. The Board determined the darker tone was the trim and the lighter tone would be the roof color.
- Mr. Lisk brought the color board to the DRB. He pointed out that there was a door with a much different color on the east elevation. The applicant said the door should be painted the same color as the rest of the building.
- For clarity, Mr. Meade noted that the teal color on the color board would not be used on the project.

MOTION TO APPROVE L110250, DISCOUNT TIRE AND BROOKFIELD VETERINARY HOSPITAL, MADE BY MR. PALMQUIST, AND SECONDED BY MS. SIROIS, WITH THE FOLLOWING CONDITIONS:

- 1. THE STANDARD PRESENTATION AND MATERIALS INCONSISTENCIES CONDITION.**
- 2. STAFF WILL REVIEW THE SWITCH GEAR BOX TO MAKE SURE IT IS ACCEPTABLE, ONCE IT IS PROPERLY RENDERED.**
- 3. THE DOOR OF THE EAST ELEVATION WILL BE PAINTED THE SAME COLOR AS THE OTHER TWO DOORS IN THE BACK.**
- 4. THE TEAL COLOR WILL NOT BE USED ON THE DISCOUNT TIRE BUILDING.**

MOTION APPROVED (6-0).

PRE-APPLICATION

PRE100038, 85th & 158th Apartments

Description: Construct a new building with 4,000 square feet 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

Prior Review Date: 02/03/2011

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

Mr. Lee noted this project was in front of the Board a while ago in site planning and bulk form; now, more detail has been added in terms of architectural design and landscaping. Staff does have some concerns about this project. At the last meeting, the DRB gave the applicant free rein to create a contemporary design, which Mr. Lee said was good. However, the design has come back with a style that staff believes looks more like an office building than a residential building.

Architect Ted Panton spoke on behalf of the applicant. He said this project has a “design for the human experience,” which includes better access to nature for residents. The Sammamish River, near the site, has impacted the design of the project, and gives interesting frontages to the units. The project has an urban side and a riparian side. The applicant is working on sidewalks and a curved wall in the project. To the west are the river and the river trail. On the utilitarian side are the access points for the fire department. The state shoreline jurisdiction clips into the site on the river side, as well. The applicant says he is trying to make connections between the urban areas and the river trail; it is all walkable by apartment residents and the public.

Architect Mark Sindell next spoke to the Board on behalf of the applicant to show the west side of the site, which is closest to the Sammamish River and the River Trail. The idea is to make sure the project faces the river and does not turn its back on it. The applicant is working with King County to make sure there is no “dead zone” between this site and the river. There are a series of linked common spaces proposed on the project to make this connection happen. A change in grade has made creating these common spaces somewhat of a challenge. Some existing poplar trees will be cut down from the site to create the common spaces, but more habitat-producing trees will replace them. The materials used will reflect the natural surroundings. Eco-turf, columnar Swedish aspen, and other higher-habitat material will be used in the landscaping.

The courtyard has been designed as an extension of the project. It has private terraces for the residents and a central connection pathway coming from the building to the Sammamish River. The grading and plant material of the courtyard are bermed and similar to the natural surroundings. The idea is to create a park-like setting. The private terraces have a bit more of a refined palette of materials and plantings. Mr. Panton pointed out how the building turns at the south end to interact with the nature around it. There are some critical areas involved on this site involving wellhead protection and groundwater, which the applicant is working on with City staff. There is a green roof proposed for the south building that the flats above could look down upon.

There are some mezzanine units on this project, too, that provide a hierarchy to the vertical design. The applicant took the Board's comments to heart from the last meeting, where the DRB urged the applicant not to use as many materials like hardy board, and to take more chances and risks to make something extraordinary. The DRB also suggested the street side of the project should be more austere, and the trail side should be more in line with the natural surroundings. The applicant has taken these comments to heart. The applicant addressed the staff's concern about the building appearing too much like an office. He pointed out some of the urban features on the street side, including space for a coffee shop. On the north elevation, the wall will have a textured look with shadows. The east façade will have an identical approach. The applicant noted that several terraces and spaces will be connected to the residences, as well as fitness and community areas. Plantings on the site will help transition between the project and the natural surroundings.

The public will have a sidewalk on 85th to use that has several sweetgum trees. The City has expressed an interest to remove those trees, which the applicant will follow up on. There is a green wall to screen parking areas from the public. On 158th, there is another sidewalk and trees in tree grates. The townhomes have some sidewalks that have a public feel that also transition down the river. The applicant is trying to create sustainable elements for this project, as well, to obtain at least a LEED Silver designation. The applicant plans to exceed the City of Redmond's eco-score system by at least 25%, with a public trail as a significant contributing factor to that score. Due to the garage locations, traffic will be minimized. The open space areas are less than required on some spots of the site, but the applicant says that situation is remedied through the amount of interaction with the public trail element. Regarding the shoreline requirements, the applicant is proposing a bridge across the fire lane, so as not to impact the trail. The applicant is asking for some leeway in setback measurement to create that bridge.

The applicant says he is working on the materials for the project, which include less hardy board, as recommended by the DRB during the pre-application meeting. The design is meant to be more residential, using more panels and fewer laps. The shapes are simple, but the project will flow together well, in the applicant's opinion, and will use robust materials.

COMMENTS FROM DESIGN REVIEW BOARD MEMBERS:

Ms. Sirois:

- Was not here for the pre-application, but says she likes the overall direction of the project. She does not see the project as looking too commercial, but very urban. She would encourage the applicant to consider the surroundings and not make this project too urban for Redmond.
- Ms. Sirois says there could be cues in the fenestration and balcony that would give this project a very residential look. She recommended adding more balconies.
- She recommended breaking up the massing, not with a one-bedroom unit, as is often done, but rather something on a larger scale.
- Ms. Sirois liked how the open spaces were coming together, especially the courtyard spaces.

Mr. Palmquist:

- Agreed that more balconies should be added, and wondered why those were not added on the NE 85th Street side. The applicant said he is focused on concentrating the balcony areas to the south and west, where people will use them more for the sake of more natural light.
- Mr. Palmquist accepted that explanation, but suggested introducing some mullion lines on some of the windows to give the project more of a residential look. The applicant says there will be some residential window systems added to the project to improve that design.
- Architect Tom Sheldon, on behalf of the applicant, added that bringing in decks could detract from the look of the north-facing wall of the project on the urban side, where the applicant is trying to use the highest-quality materials possible.
- Mr. Palmquist asked about the green wall and how it would grow over the year. The applicant says it will be a mix of evergreen and deciduous plantings, and something will be on the wall year-round. It should be fully grown in after about four to five years.
- Mr. Palmquist likes the bold colors on the project in that it gets away from the common tan-colored look of projects in Redmond. The applicant was thankful. Ms. Sirois agreed with the color choice.
- Mr. Palmquist said the project is going in the right direction.

Ms. McDonald

- Agreed that the project is heading in the right direction, and noted that the urban nature of the building makes a nice statement, especially on the street side.
- Ms. McDonald says the project has a good residential scale, especially with the modulation of windows and other elements.
- She says the colors are okay, but asked if there would be any lighting on the green wall. She was concerned that if someone were walking by this area, it would be a very dark spot at night. The applicant agreed to look into that matter.
- The applicant says the garage lighting should provide some illumination on the site. Accent lighting will be added along the walkways of the project.

- Ms. McDonald asked about the trees on the site, and why fewer evergreens were part of the plan. The applicant says the plant palette is inspired by the riparian theme of the site, and the trees will veil but not block the view of the river area.

Mr. Waggoner:

- Likes the direction of the project overall. Mr. Waggoner asked about the eco-turf that would be used on the site. The applicant says the fire access lane would use this material, on a sloped area. Eco-turf provides a mix of clover and grasses that provides less water and requires less maintenance.
- The applicant noted that the fire department is calling for more of hard surface on this sloped area, but the applicant is pushing for at least 50% of the material to be eco-turf.
- Mr. Waggoner asked about wire-bound rock walls presented on the project. The applicant says those are possible, or some other dry-stack rock, with a refined look. The wire would likely be coated to prevent rusting.
- Mr. Waggoner likes how the courtyard is opening up towards the water. He suggested the applicant keep an eye on the pressure to use the shortest dimension possible for the courtyard. Mr. Waggoner noted that units might end up looking in on each other and losing a sense of privacy.
- The applicant said that berming, slopes, and landscaping should help prevent that problem.
- Mr. Waggoner, looking at the west elevation, noted some lengthy eave lines. On the north elevation specifically, he suggested adding a slot every 40 feet or so to provide some modulation. He noted some of the small openings on these elevations appear slightly overdone, and could be simplified.
- Beyond that, Mr. Waggoner likes the panels and the durable look of the building, and he appreciates the fact that not too many residential materials have been proposed on a project of this size.
- He asked about the green wall and if there were solid panels within it, with vegetation growing over it. The applicant said the panels would most likely have holes or some other mesh material.

Mr. Krueger:

- Agrees with Mr. Waggoner, especially with regard to the urban frontage of the building. He agreed also that the smaller window pattern could be simplified.
- Mr. Krueger likes the modern design, but he wants to make sure it is not too flat.
- He likes the street edge, but wants to make sure it is appealing to pedestrian traffic. He agreed with Mr. Waggoner's idea for the north elevation roof and providing some modulation.
- Overall, Mr. Krueger likes the project. He does not have a problem with the setback flexibility for fire trucks the applicant is proposing.
- Mr. Krueger liked how the courtyard widened toward the creek. He says he does not have a problem with the flexibility on height in connection to the shoreline.
- He asked about taking out the poplars on the site. The applicant noted that nearly all of the poplars would be taken out, as a maintenance issue.
- Mr. Krueger asked about the color palette, and the dark gray color used. He would like to see more variety on the site, where possible. He asked if a little more color could be used rather than dark gray. The applicant said he would respond to that concern in the next meeting with the DRB.

Mr. Meade:

- Asked about the color concept on the north elevation. He likes the way the massing is broken up there with the downspouts. He asked if two similarly-colored panels could be used on this elevation to provide a subtle shadow effect and add to the richness. The east elevation might use this, too.
- Mr. Meade is concerned that the entry of this building is concealed, at this point. He would like to see the applicant express the entry with more height. The applicant said that was a good point, and some of the trees proposed at the entry might have to put in different areas.
- Mr. Meade would like to see the main corner piece of the project stand out more, too. He suggested using more solid materials, and even an art piece in front, to celebrate that corner.
- Mr. Meade suggested some weather protection at the entry to break it from the other parts of the building, but not be too much of a departure.
- He agreed with the other DRB members about simplifying the small windows on the north and east elevations.
- Regarding the colors, Mr. Meade appreciates all of them. But he says the color choice on the west side of the building, with the blue and gray, does not provide much relief. He suggested shading or the addition of a panel as options.

- Mr. Meade agreed with the comments of Mr. Waggoner about the north and west elevation and the eave lines there. He would like to see more overhang elements with better expression.
- About the landscape, Mr. Meade says some wise choices have been made that should help the project integrate with the trail. He was thrown by the name of Pine Forest for the project. He suggested Oxbow instead. The name of the ownership company is Pine Forest Property, according to the applicant.
- Mr. Meade liked the green roof and the view it would give to residents. The applicant says the idea is to present some good views and provide some protected open space during any season.
- Mr. Meade asked about an accessible route from the interior courtyard to the pathway, and the applicant noted that such a route was available on the north side of the units with a 5% grade ramp.
- Mr. Palmquist added, about the smaller windows mentioned earlier, that merely fewer of them might help the design, rather than getting rid of them altogether. He says those are unique windows. Mr. Meade agreed with that idea, suggesting the removal of every fourth window, perhaps.
- Ms. McDonald asked about the parking issue that staff was concerned about. Mr. Lee noted that there was a short wall proposed in the muse area that makes the driving area only 20 feet wide instead of 25, as the Code required.
- Mr. Lee continued that the openings for the single-wide garages near that muse are very narrow, about 8 to 10 feet wide, which could make maneuvering around that area difficult. The applicant says the walls are in place to keep people from walking into the driving area.
- The applicant pointed out some different drawings that cleared up the issue, such that the walls were not within the turning motion area. Mr. Lee says that should not be a problem. The applicant says the walls will warm up the project area, but still blend in with the design of the building.
- Mr. Krueger confirmed that the applicant would not put the walls in the turning area.
- Mr. Lee asked the applicant to bring more information about building materials and fenestration. He confirmed with the DRB that the overall concept is on track.
- Mr. Meade said he would like to see the project go forward with the suggestions made at this meeting. The DRB thanked the applicant team for its time.

DISCUSSION

Joint City Council and DRB Meeting

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

Staff and members discussed the upcoming joint City Council and Design Review Board Meeting.

ADJOURNMENT

MOTION MADE BY MS. MCDONALD AND SECONDED BY MR. KRUEGER TO ADJOURN THE MEETING AT 9:45 P.M. MOTION PASSES (6-0).

MINUTES APPROVED ON

RECORDING SECRETARY