

The City of Redmond 2004 - 2011 Excellence in Design Awards

The Excellence in Design Awards Program was launched in 1999 to recognize and honor those projects which best represent the design values of the City and the Community.

Superior Design Award Winners

Grass Lawn Community Park Picnic Shelter (2008)

Located at 7031 148th Avenue NE

Owner/Developer: City of Redmond

Design Team of: Ivary and Associates Architects and the City of Redmond Tucked within a large community park, the Grass Lawn Park picnic shelter is a stunning and welcome addition. With its green shed roofs, the shelter is designed to blend into the landscape. Created to be used year round, the roll up doors allow for activities to spill out into the park on nice days. Surrounding the shelter is lush landscaping, picnic tables, climbing rocks, and play area. Using similar colors and materials, the park maintenance building balances the utilitarian function with an inviting architectural design.

The Lake Washington Institute of Technology (2005)

Located at 6505 176th Avenue NE

Owner/Developer: Lake Washington Institute of Technology

Design Team of: Schreiber Starling & Lane Architects and the Van De Vanter Group

This 21,000 square foot building features five classrooms, a library, auditorium and office and eating spaces. The design of the building reflects the modern context of Redmond as a center for cutting-edge technology. The Redmond campus building is one of the first buildings in the city constructed to meet LEED standards and was recognized in May, 2006, by the U.S. Green Buildings Council as the first among all buildings of the state's two-year institutions to have achieved LEED Silver Certification.

Microsoft Studios West Campus (2009)

Located at NE 40th Street and 150th Avenue NE

Owner/Developer: Microsoft

Design Team of: Callison Architecture and Brumbaugh and Associates

Microsoft has once again raised the bar for outstanding campus planning, design, and architecture. The four new office buildings, each clad in a different stone and their own unique landscaping that gives each building its own identity, allowing for an interplay of stone, steel, aluminum, and glass. These buildings, of nearly a million square feet, surround the commons area were dinning, services, and recreation can be found. Under the soccer field and commons is the 5,000 stall parking garage. This is an impressive project with quality materials and first-class site work.

Nintendo of America Corporate Headquarters (2010)

Located 4600 150th Avenue NE

Owner/Developer: Nintendo of America

Design Team of: ZGF Architects and Brumbaugh and Associates

Redmond welcomes the new headquarters of Nintendo of America. At nearly 300,000 square feet, this building also received LEED Gold Certification. The uniformity of this building gives it a very crisp contemporary feeling and the window openings provide substantial variation, depth, and scale. Additionally, at 75,000 square feet, this building also has the largest green roof in Redmond. All of this is wrapped in a lush landscaped campus.

Redmond City Hall (2005)

Located at 15670 NE 85th Street

Owner/Developer: City of Redmond

Design Team of: MulvannyG2 Architecture, and Hewitt Architects

This project helps set the bar for great architecture in our downtown and received LEED Silver Certification. The front elevation of the building offers up a big civic presence with its steps and entry canopy. The juxtaposition of the geometries and materials, to the glass to the stair tower to curved metal form, to the joyful expression of the art piece at the fountain all result in a building that has true visual interest on all four sides and grandly expresses open and inviting government.

Located at 17272 104th Street

Owner/Developer: Lake Washington School District

Design Team of: McGranahan Architects and the Berger Partnership

More than just a building, Redmond High School has become a true academic campus for nearly 1500 students and 60 plus staff. The building is comprised of brick, stucco, and glass with a series of distinctive shed roofs. The library, with its exterior courtyard, forms the end of a pedestrian axis that leads across campus to the athletic field. The site also contains a 500-seat performing arts center that is used by students and for community events.

City of Redmond Well #3 (2010)

Located at 9306 Avondale Road

Owner/Developer: City of Redmond Design Team of: HDR Engineering

Utility buildings are often overlooked and security needs often trump architectural design. This project demonstrates that this does not need to be the case. Here, the designer created a clever building and had fun with the design. Good things can come in small, utilitarian packages.

River Park (2008-2009)

Located at 158th Avenue NE and Bear Creek Parkway

Owner/Developer: Legacy Partners Residential

Design Team of: Callison Architecture, Hewitt Architects, Tiscareno Associates, Krehbiel Architecture, and Johnson Architects.

This is an ambitious project: a hotel, an office building, and three residential buildings....built over parking.....with each building being designed by a different architect. Built next to a riverside City park, this complex forms a gateway to Redmond's downtown. This masterful play of lush materials finds a rhythm for each of the buildings and creates a new urban edge to a riverside park.

St. Jude Parish Narthex (2007)

Located at 10526 166th Avenue NE Owner/Developer: St. Jude Parish Design Team of: Magellan Architects

By definition, a narthex is an entrance hall that leads into the central portion of a church. This project provides a wonderful indoor gathering space for the St. Jude Parish. A strong Northwest timber character and Asian influence can be seen in the symmetry and striking entry door.

Outstanding Design Award Winners

Delano Apartments (2011)

Located at 7805 170th Place NE

Owner/Developer: Delano Apartments

Design Team of: Grouparchitect and Main Street Design

Located at a prominent intersection, these building steps down to a pedestrian scale providing a very interesting and welcoming entry. With its attractive colors and materials, and the exceptional execution in construction, this project is a great residential addition to the edge of our downtown.

The Element (2009)

Located at 15107 NE 81st Street Owner/Developer: Intracorp

Design Team of: Mithun and the Weisman Design Group

The Element, a 94 unit townhome project, creates something different with a slightly edgy feel. Stepping away from the typical residential architecture of the day, this project offers dramatic roofs and a random placement of windows help make this place distinctive.

Evergreen Medical Center (2011)

Located at 8980 161st Street

Owner/Developer: Bella Bottega LLC

Design Team of: Collins Woerman and the Bella Bottega LLC

The Evergreen Medical Center is being recognized for creating a highly visible and strategically placed project that anchors the corner and transformed the center where it is located. Constructed of brick, glass, and metal this building is a successful blend of materials, colors, and proportions. The entryway is a signature piece located within a projecting glass and brick tower. Additionally, this project also has a street presence to the streets above the center and becomes a gateway to Redmond's downtown.

Microsoft Building 37 (2008)

Located at 16071 NE 36th Way Owner/Developer: Microsoft

Design Team of: Callison Architecture and Brumbaugh & Associates

Nestled between a forested greenbelt and the original campus buildings, the design team has created a new beautiful and elegant building. With the interlocking glass connections, the use of colored glass for the minor windows, and building modulations all result in an impressive and visually pleasing building.

Additionally, the banding pattern in the hardscape is used to visually and physically connect the garage to the building. This pattern carries around to the rear of the building, forming a plaza that also provides a useful pedestrian linkage to the adjacent buildings.

Microsoft Building 99 (2007)

Located at 14820 NE 36th Street Owner/Developer: Microsoft

Design Team of: Callison Architecture and Brumbaugh & Associates

Microsoft Building 99 is being acknowledged for its mix of materials, window patterns, and good street presence. The parking garage design, with its glass stair tower using Microsoft colors, is wonderful and offers a bit of whimsy and variety that results in a great garage design.

PCC and Avondale Plaza (2006)

Located at 11435 Avondale Road

Owner/Developer: Langly Properties and PCC Natural Markets

Design Team of: Studio Meng Strazzara, Dykeman Architects, Talasaea

Consultants

This is the successful marriage of two projects. The creation of the site plan and construction of the commercial building took place first, while the grocery building followed shortly thereafter. Together, this project offers a great site design, use of colors, and mix of materials resulting in a wonderful addition to this neighborhood. The PCC is also the first Gold LEED certified grocery building in the United States. This raises the bar for other buildings, not only in Redmond but across the nation!

Red 160 Apartments (2010)

Located at 16015 Cleveland Street

Owner/Developer: Red 160 Apartments

Design Team of: Weber Thompson and the Weisman Design Group

The Red 160 Apartments is being recognized for developing a design that is both clean and urban. Consisting of two buildings at the west end of Redmond's downtown, these buildings help anchor the downtown. The project is clad in brick and other high quality materials and the signage between the two buildings is whimsical.

Redmond Center Remodel (2009)

Located at 15946 Redmond Way

Owner/Developer: Nelson Legacy Group

Design Team of: Driftmier Architects and the Van De Vanter Group

The remodel and expansion of this shopping center has truly reinvigorated what was once an older commercial space. Continuing the work that began with an earlier storefront, the eastern portion of the center was substantially modified with Trader Joe's becomes a focal point that also engages the street. A new retail building was also constructed out along Redmond Way that provides visual interest on all facades.

Redmond Presbyterian Church (2005)

Located at 10020 166th Avenue NE

Owner/Developer: The Redmond Presbyterian Church

Design Team of: Al Terry Architecture and the Van De Vanter Group

Here is a small project the truly stepped up the plate. This project is being recognized for its exceptional job in preserving trees as this church completed its expansion. Attention to materials and details have created a nice addition to the community while still on a modest budget.

Starbucks (2004)

Located at 15738 Redmond Way

Owner/Developer: Nelson Legacy Group

Design Team of: Sconzo Hallstrom Architects

This stand-alone building within the Redmond Center shopping center is being acknowledged for the use of exposed materials and upper story windows that help flood the retail in natural light giving this space a distinctive and non-corporate feel

Veloce Apartments (2009)

Located at the corner of NE 83rd Street and 161st Avenue NE

Owner/Developer: The Real Property Working Group

Design Team of: Rutledge Maul Architects, Hewitt Architects, and

Brumbaugh & Associates

Located next to Redmond's downtown transit center, this six-story, and 322 residential unit building is being recognized for how the height and mass of the buildings were broken down through the use of building form and color. The addition of a public art piece provides visual interest to the street and complements the transit center.

Whole Foods (2006)

Located at 17991 NE Redmond Way Owner/Developer: TRF Pacific LLC

Design Team of: Lance Mueller & Associates and the Weisman Design Group Located along a busy street in southeast Redmond, the Whole Foods building, its large expanse of windows and welcoming entryway help create a warm, friendly setting for the grocery. This building, along with the accompanying retail building, are being recognized for the great care that was taken in creating multiple detailed storefronts that relate well to each other and add visual interest to the shopping center.

Honor Design Award Winners

City of Redmond Water Treatment Center (2009)

Located at 7947 169th Avenue NE

Owner/Developer: The City of Redmond

Design Team of: HDR Engineering

Designed to treat the City's water from the two wells in nearby Anderson Park, this utility building does not try to hide its utility function. Constructed of alternating courses of split face and ground face CMU along with a green metal roof this building provides both the necessary security and visual interest for the neighborhood.

Fairwinds Retirement Community (2006)

Located at 9988 Avondale Road

Owner/Developer: Lytle Enterprises

Design Team of: Wattenbarger Architects and Richard Ward AssociatesThis three story 143 unit retirement community has a true residential feel to it as if it were a little village all to itself. The large scale of this project is well broken up

and attention was given to the façade treatment along the two streets. All of this creates an appealing place for people living there and a nice addition to our community.

Marymoor Technology Center (2008)

Located at 18300 Redmond Way Owner/Developer: W3 Partners

Design Team of: Lance Muller and Associates and the Weisman Design

Group

Tucked in amongst the trees, the Marymoor Technology Center is being recognized for its simple yet elegant design. The large windows and the beautiful entry piece look out into the wooded canopy. This three story office building is also LEED Gold certified.

Willows Creek Building G (2007)

Located at 10525 Willows Road Owner/Developer: Arden Realty Design Team of: Weber Thompson

Constructed in the early 1980's, the exterior façade remodel for this project included enhancing the building's elevation by removing the weathered wood cladding and introducing industrial style building materials and window systems. Windows were enlarged to improve the daylight penetration and to create opportunities to the surrounding views.

Design Review Boardmembers

David Scott Meade, Chairman
Craig Krueger
Jannine McDonald
Mike Nichols
Joseph Palmquist
Lara Sirois
Scott A. Waggoner

Former members:

Sadia Hasan Sally Promer-Nichols Heather Thomlin David Wobker

Mayor, John Marchione

City Councilmembers
Kimberly Allen
David Carson
Hank Margeson
Hank Meyers
John Stilin
John P. (Pat) Vache