

**CITY OF REDMOND
DESIGN REVIEW BOARD**

June 13, 2012

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, Mike Nichols

EXCUSED ABSENCE: Jannine McDonald, Lara Sirois, Scott Waggoner

STAFF PRESENT: Steve Fischer, Principal 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 David Scott Meade at 7:05 p.m.

MEETING MINUTES

IT WAS MOVED BY MR. KRUEGER AND SECONDED BY MR. PALMQUIST TO APPROVE THE MEETING MINUTES OF THE APRIL 19, 2012 MEETING. MOTION APPROVED (4-0).

PROJECT REVIEW

L120215, BJ's Restaurant

Description: Demolition of existing Desert Fire Restaurant and construction of new 7,453 square foot freestanding building with outdoor patio and associated site improvement

Location: 7211 – 166th Ave NE

Applicant: Jared Taylor

Prior Review Date: May 3, 2012

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

Mr. Meade noted that there would be a change in the meeting agenda, and began with a project review of L120215, BJ's Restaurant. Mr. Fischer noted that this was the second meeting on this project, and was a review of colors, materials, lighting, and landscaping. He pointed out that this project would involve the demolition of the existing Desert Fire restaurant in order to build BJ's. The staff report noted that the applicant has seen the comments made at the previous meeting on this project, which was May 9th, 2012. The Board had expressed concerns about the location of the building, including its separation from the parking lot and the placement of the outdoor seating. The Board had also expressed concerns about activating the existing plaza space outside BJ's. The staff report notes that the applicant has successfully addressed those concerns in the latest revisions to the site plan. Staff is recommending approval of the elevations, colors, materials, landscaping and lighting with the following conditions:

1. The materials and colors presented at tonight's meeting will be incorporated into the project.
2. Utility meters will be screened from public right-of-way.
3. The standard presentation materials inconsistencies will be applied to this project.

David Bocoock with Redmond Town Center next spoke to the Board. He said he was very on board with the design BJ's has presented. He was hopeful for an approval of this project by the DRB to get the work underway. Joan Leguay presented on behalf of the applicant and spoke to the DRB's comments about activating the plaza area for people inside and outside the restaurant. The revised site plan shows the patio wrapped around to the plaza side with permission from the landlord. There will be a lot line adjustment to accommodate this move. The DRB had also commented about the need to buffer the front

patio a bit more from the parking, so the patio has been narrowed and a landscape buffer has been added. The patio wall has been lowered as well. The masonry part of the wall will be two feet, eight inches high with glass above it. There will be a five-foot opening between the wall and the roof, which is about eleven feet high. Overall, the applicant says this will be a nice environment for guest dining.

On the front of the restaurant, the glass has been widened to allow more guests to look out and people on the plaza to look in. Mr. Krueger asked about what looked like an awning in one of the pictures. The applicant pointed out there was a slight discrepancy between the different elevations provided. Due to grading concerns, the patio cannot run the entire length of the building. The DRB had also commented on preserving as many significant trees as possible on the site. A tree survey has been prepared, and the applicant says this project meets or exceeds the City's tree requirements.

COMMENTS FROM THE BOARD MEMBERS:

Mr. Palmquist:

- Said he liked the project overall.

Mr. Krueger:

- Asked about the front awning over the door and if it would be squared off. The applicant said it would indeed be squared off.
- Mr. Krueger also confirmed the location of an awning over some windows on the right-hand side of the building. The applicant added that the front entrance is a steel canopy, not a fabric awning, and thus has a radius. The fabric awnings are squared off.
- Mr. Krueger asked about the height of the wall around the patio, which the applicant explained was roughly the height of an average table. Mr. Krueger liked how the patio has wrapped around the project, which he believed would energize the plaza.

Mr. Nichols:

- Liked the work on the patio as well, and said the windows should provide much more visibility for the project overall.
- Mr. Nichols said the applicant addressed the issues the DRB had identified, and he said the project looked good.
- Mr. Meade asked for a motion to approve the project.

IT WAS MOVED BY MR. PALMQUIST, AND SECONDED BY MR. NICHOLS, TO APPROVE L120215, BJ'S RESTAURANT, WITH THE FOLLOWING CONDITIONS:

- 1. THE MATERIALS AND COLORS PRESENTED AT TONIGHT'S MEETING WILL BE INCORPORATED INTO THE PROJECT.**
- 2. UTILITY METERS WILL BE SCREENED IF THEY ARE VISIBLE FROM PUBLIC RIGHT-OF-WAY.**
- 3. THE STANDARD PRESENTATION MATERIALS INCONSISTENCIES WILL BE APPLIED TO THIS PROJECT.**

MOTION APPROVED (4-0).

The applicant and DRB thanked each other for their time. The applicant was hopeful to open the project in early 2013.

PROJECT REVIEW

L120201, Taco Bell Remodel

Description: New exterior façade and remodel to the existing restaurant

Location: 1960 – 148th Ave NE

Applicant: Zachary Wolpa

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

Mr. Meade moved the Taco Bell Remodel project up on the agenda. Mr. Fischer noted that this project had just come in. Staff is in the middle of the Notice of Application with the public on this project. This is an existing restaurant that is getting a facelift with Taco Bell's new corporate image. This site is in the

southern part of Overlake Neighborhood on 148th Ave. NE. The staff report notes that this property is split between Bellevue and Redmond, which is a very rare situation. Mr. Fischer has been in contact with the City of Bellevue to figure out how this project will be addressed. The back portion of the building and a proposed cooler is in the City of Bellevue. Mr. Fischer said he would work out the details with Bellevue. He did not want the applicant to have a permit approved in one city and not the other.

The staff report continues that this project involves new materials, including new storefront windows, new exterior lighting, and new exterior colors. Signage will be reviewed administratively and not by the DRB. Signs cannot exceed the height of the parapet, a detail which has been adjusted in the site plan. Landscaping is to remain in place. But considering the amount of work being done around the perimeter of the building, Mr. Fischer is concerned the existing hedge around the site might not survive. Replacing damaged plants may have to be considered. The walk-in cooler in the plans is a new addition, in terms of square footage, and there is screening for the enclosure. The cooler would be screened via painting, and Mr. Fischer has provided some Code language to help determine what would be appropriate in this area. This may be part of this site that is under the jurisdiction of Bellevue.

Staff is recommending approval for building elevations, materials, colors, lighting with the following conditions:

1. Colors and materials presented at this evening's meeting shall be incorporated into the project.
2. Screening of the walk-in cooler will be addressed with the addition of landscaping and/or a wall or fence that meets City standards.
3. The presentation materials inconsistency standard shall be added to the project.

Zachary Wolpa presented on behalf of the applicant, and noted that this project mainly involved the removal of a soffit all around the building, which is a sort of backlit canopy. The parapet will be extended upward, new panels will be added, and some new finish treatments will be applied. There will be a redesigned tower look on the project, and more contemporary arched windows will be installed.

COMMENTS FROM THE BOARD MEMBERS:

Mr. Nichols:

- Said the windows are a big improvement.
- Mr. Nichols confirmed that the applicant would be screening the mansard roof with additional parapets.
- Mr. Nichols was concerned about the screening for the cooler that would be added to the site. The applicant said there are some trees along 148th Avenue that might provide some screening. He added that a tree at the back of the site might have to get relocated, and said he was open to adding new landscaping to the project.
- Mr. Nichols said the applicant should make sure the cooler was adequately screened.
- The applicant said he was also considering carrying a lower wall base around the cooler and asked if that would help tie the cooler into the overall project. Mr. Nichols said that would give the project more consistency.

Mr. Krueger:

- Asked what the cooler looked like. The applicant said it was basically a large metal box, but it would have an exterior stucco treatment so it would look like the rest of the building.
- Mr. Krueger said he appreciated the wraparound photos of the site. He asked if there would be space for some landscaping on the site.
- The applicant said there would be space for landscaping, but he was considering removing a portion of the sidewalk on the site to make it happen. That should not create an accessibility concern, from his perspective.
- Mr. Krueger asked about the gas meter, and if a service door would be added. The applicant said the current service door was right next to a tower on the site. The tower legs would be removed and the tower would float above the new cooler addition.

- Thus, the applicant said, the service door would be moved to another side of the building. The gas meter would end up between the service door and the edge of the cooler. Mr. Krueger said there would be some good opportunities for landscaping on the sides of the cooler.
- Mr. Krueger supported getting rid of the arches on the building. The applicant admitted there are still some hints of the arches around the drive-in area, but it will blend in with the rest of the project. The glass is where the arches are most noticeable.
- Mr. Krueger asked about the bright yellow color presented. Those would be on the bollards around the building, but not on the building itself.
- Mr. Krueger said he trusted some resolution on this project would happen with the City of Bellevue. The applicant said that it appears this would be in Redmond's jurisdiction. He noted that major changes are not happening to the site other than adding required landscaping.
- Mr. Krueger said he liked the project.

Mr. Palmquist:

- Asked his fellow DRB members if landscaping or wrapping the wainscoting piece was the preferred alternative for screening. Mr. Meade said he would prefer landscaping, which he believes would do a better job of screening.
- Mr. Palmquist said beyond that issue, this project was pretty straightforward.
- Mr. Meade asked for a motion.

IT WAS MOVED BY MR. NICHOLS AND SECONDED BY MR. KRUEGER TO APPROVE L120201, TACO BELL REMODEL, WITH THE FOLLOWING CONDITIONS:

1. **THE COLORS AND MATERIALS PRESENTED AT THIS MEETING WILL BE INCORPORATED INTO THE PROJECT.**
2. **THE SCREENING OF THE WALK-IN COOLER WILL BE ADDRESSING THROUGH THE ADDITION OF LANDSCAPING.**
3. **THE STANDARD PRESENTATION MATERIAL INCONSISTENCIES LANGUAGE FROM STAFF WILL APPLY.**

MOTION APPROVED (4-0).

PROJECT REVIEW

L120187, Penny Lane Townhomes

Description: Construct (4) new 3-story townhomes

Location: 7950 – 170th Ave NE

Applicant: Tim Walsh *with* Ichijo USA Co LTD

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

Mr. Lee noted that this project was back to the DRB for approval. The last time this was presented to the DRB, the Board members said it was ready. There were some minor issues, including a color change and a sidewalk change, which have all been addressed. Staff is recommending approval as submitted with no conditions other than the standard inconsistencies language.

Dan Umbach presented on behalf the applicant. He said one issue that he has dealt with is the cedar material originally presented. For cost reasons, that material would be changed to a pre-finished CertainTeed material. He presented a material sample to the Board. It is a lap siding, so there would be a five or six-inch exposure. The other materials are all cement panel siding. Otherwise, not much has changed since the last meeting of the DRB on this project.

COMMENTS FROM THE BOARD MEMBERS:

Mr. Meade:

- Asked about the attic wall vents, and if they would be the same body color as the building. The applicant said that would indeed be the case.
- Mr. Meade asked about the eggplant and green colors presented and asked if the edge of the deck is eggplant, as well as the recess and the garage door. The applicant agreed, and said the accent colors have been used at the entries and garages.

- Mr. Lee noted that there were some differences in the packet he received versus what the Board was reviewing. The applicant admitted that was true, but said he wanted to present a warmer, more conceptually consistent project.
- Mr. Palmquist asked about the flashings at the panels. The applicant said there would just be flashing at the panels. There would be metal corners, as well.
- Mr. Meade asked about the north elevation and if the roof had been brought up. The applicant showed that he had just made a color change.

Mr. Nichols:

- Said he had no concerns and said the project looked great.
- Mr. Nichols said the extension of the wood material was an excellent choice. He said the project looked very nice. He asked if the eggplant color could be turned to crimson.

Mr. Krueger:

- Said he had a hard time imagining the colors on the garage door, which looked perhaps too bold, in his opinion. He liked what he had in his packet originally.
- The applicant said the idea was to lend a little bit of individuality to the units.

Mr. Palmquist:

- Asked if the colors presented could be painted by the residents. The applicant said that would be true.
- In that case, Mr. Palmquist said the colors presented were fine, in that residents could change the colors, which he thought was a nice idea. He said the project was ready for approval. He liked the cedar, but admitted the CertainTeed product would last longer.

Mr. Meade:

- Shared the concern over the stained wood material, but said it could be painted and thus had flexibility over time.
- He said the eggplant and green were fine colors and could be modified in the future.
- Mr. Lee recommending the DRB should make note of that flexibility in the approval of this project such that staff could work out the details regarding color instead of returning with a painting issue to the DRB.

IT WAS MOVED BY MR. KRUEGER AND SECONDED BY MR. PALMQUIST TO APPROVE L120187, PENNY LANE TOWNHOMES, WITH THE STANDARD PRESENTATION MATERIALS INCONSISTENCIES. IF THERE ARE CHANGES TO PAINT COLORS AS PRESENTED TO THE BOARD, STAFF WILL REVIEW THOSE FOR APPROVAL. MOTION PASSES (4-0).

PRE-APPLICATION

PRE120025, Sunbelt Rentals

Description: Construction of a 6,171 square foot one-story pre-engineered metal building with a 1,512 square foot attached covered canopy to be used as a sales and service facility for rental of tools and equipment on one acre site

Location: 18455 NE 76th Street

Applicant: Wayne Ivary

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

Mr. Lisk said this was a pre-application meeting for Sunbelt Rentals, a tool and equipment rental facility. The site is off of NE 76th Street and 185th in southeast Redmond, which is mainly a manufacturing area and in the MP zone. Mr. Lisk said this was a simple project with a building located in the southeast corner of the site, which is currently used for outdoor parking and storage. There would be a new customer parking area along the east side of the building. The amount of parking presented is adequate to satisfy the Zoning Code standard. The building itself would be a pre-engineered metal structure. The materials and colors follow a corporate standard pattern of colors. The building would have a brick band along its lower half which would extend along the front and north sides of the building as well as a little bit of the south side. Staff has noted that band could be extended further along the south side. New landscaping has been proposed around the edge of the site.

Wayne Ivary, the applicant, spoke to the Board about Sunbelt's situation as a nationwide company headquartered out of South Carolina. Sunbelt has established a formula for building size and configuration. There is some flexibility in the color scheme. There is a canopy over parts of the site, which is most often a green color in Sunbelt projects, though it can be an accent color. The logo or signage on the project is black with some yellow lettering. The masonry on the project stops where the overhang stops. The existing building on the site has a tan color that could be picked up as a complementary color. The applicant thought the band on the project would help break up the massing. The building will have dark green colors on top, lighter green in the middle, and then masonry and metal at the bottom. Masonry wainscots could be a possibility, but such elements are determined by economics.

This site is on an aquifer, so no infiltration is possible. A storm detention pond has served the site in the past, but a vault has now been proposed to be added to the building. The vault would be bigger than the building and will cost more than the building. That parameter is costly and may actually kill the project, the applicant said. He said he could convince Sunbelt to add some gutters. The applicant said overall, he would like a simple color scheme that would connect well with the existing building. Landscaping has been added to the project in the form of drought-resistant plants, but those would be irrigated.

COMMENTS FROM THE BOARD MEMBERS:

Mr. Meade:

- Asked if Sunbelt was not already across from Whole Foods with another location. The applicant said that was indeed the case, and explained that Sunbelt would move into this new location when the building was finished.
- The applicant said there will need to be a lot line adjustment to add some size to the new site before that is possible, and there are some real estate deals that have to fall into place as well. The applicant is dealing with some tight budget guidelines.
- Mr. Meade said the applicant did a good job with what he had available.

Mr. Palmquist:

- Agreed with Mr. Meade that, for a pre-fabricated steel building in the MP zone, this was nicely done. He liked the colors.
- Mr. Palmquist asked about the masonry option on the lower band of the building. The applicant said he would like to have all masonry at the base, but budget-wise, that would probably not happen. Therefore, the masonry would probably be out where the public can see it, but not around the entire building. A khaki color would be used to replicate the color of the masonry where it is not used.
- Mr. Palmquist said that color looked good in comparison to the masonry. The applicant said yellow bollards would be on the site as well.
- Mr. Palmquist said this project is the best that can be hoped for with regard to this site. The applicant said there will be some challenges, including a large propane tank on the site. He noted that rigid insulation will be added to the walls and ceiling, as well.

Mr. Krueger:

- Asked for clarification on the colors. He liked the brown for a lower band, which the applicant agreed with. The applicant said green colors would make up the upper colors of the building. Mr. Krueger said the colors looked good.
- Mr. Krueger did not have a problem with the amount of masonry on the south elevation, inasmuch as that area would not be viewed by the public. He liked where the masonry was elsewhere on the project.
- Mr. Meade asked about the metal between the lower band and the rest of the building. The applicant said it was a trim element that could be played up, and would most likely be a yellow color.

Mr. Nichols:

- Agreed with Mr. Krueger that he liked the darker color masonry. He was impressed to see masonry on this building in the first place.
- He said this was the best type of building the DRB could hope for.

- Mr. Meade said the project looked great, for what it was. He said the applicant has done all he can. The applicant said the biggest hurdle for him was dealing with the stormwater vault, which would hold 49,600 cubic feet of water.
- The applicant added that water infiltration issues like this kill projects due to cost. He noted that the St. George Church project he is working on, while permitted, has a vault that will cost \$250,000.
- Mr. Fischer noted that on many projects, staff has worked hard to avoid that issue.
- Mr. Lisk said a formal application would be the next step for the applicant.
- Mr. Fischer confirmed with the Board that this project was ready to come back for approval. He said the applicant needs to apply for the building permit and the site plan entitlement.
- Mr. Fischer asked the applicant to clear up the stormwater issue with the Sunbelt corporate leaders and then apply for site plan entitlement. At that time, the application can be approved by the DRB and move onward.
- Mr. Palmquist said the applicant should come back to the DRB with a resolved color situation at the application meeting.
- Mr. Meade asked about the windows. The applicant said they would be aluminum. He said he would clear up loose ends on that issue and show some of the additional trim pieces.
- Mr. Fischer said any signage issues would be worked out with Carl McArthy from the City of Redmond.
- Mr. Palmquist said any issues that are not resolved can be part of the approval conditions at the next meeting on this project. The DRB thanked the applicant for his time.

DESIGN AWARDS VIDEO PRESENTATION

Mr. Fischer presented a video of the Design Review Board's recent selections for the City of Redmond's Excellence in Design Awards Program, intended to recognize projects that best represent the design values of the Redmond community. More information on the awards is on the City of Redmond website.

ADJOURNMENT

MOTION MADE BY MR. PALMQUIST AND SECONDED BY MR. KRUEGER TO ADJOURN THE MEETING AT 8:25 P.M. MOTION PASSES (4-0).

MINUTES APPROVED ON

RECORDING SECRETARY