CITY OF REDMOND DESIGN REVIEW BOARD

June 21, 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: Joe Palmquist, Lara Sirois, Scott Waggoner

EXCUSED ABSENCE: David Scott Meade, Jannine McDonald, Craig Krueger, Mike Nichols

STAFF PRESENT: Steve Fischer, Principle Planner; Thara Johnson, Associate Planner;

Dennis Lisk, 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 Vice Chair Joe Palmquist at 7:06 p.m.

MEETING MINUTES

PRE—APPLICATION

PRE120029, Emerald Heights Independent Living Units

Description: New independent living unit building consisting of 43 apartments on three floors over one

floor of parking

Location: 10901 – 176th Circle NE

Applicant: Julie Lawton

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

Ms. Johnson noted that this project is a pre-application request, not a project review as noted on the agenda. This is the first time the DRB has seen this project. This would be a new independent living building in the Emerald Heights retirement community which is the Education Hill neighborhood. The proposal includes construction of a new 93,475 square foot building for independent living units. There would be 43 apartments on three stories above one story of underground parking.

The exterior design includes similar materials from the existing campus, but provides a more modern appearance than the 1990's-era design used by most of the existing buildings. It is similar to the fitness center and the multi-purpose building, both of which the DRB has recently approved. The design has a glass base and cantilevered balconies for horizontal modulation. To break down the building mass, custom units have been designed with terraces on the upper floor. Also, the building is broken up into three primary masses that are rotated slightly to follow the curvature of the street where it is located. This would be at the southern edge of the Emerald Heights campus. There is forested area off to the south of the proposed building. The applicant says that this project is fairly early in the design process, and there are some decisions about aesthetic design that have not been made yet. Staff is requesting that the DRB provide feedback to the applicant.

Jeremy Southerland with Rice Fergus Miller Architecture presented on behalf of the applicant. He noted that his firm has been working on many projects on the Emerald Heights campus. This new building is the next phase in the development of the campus. This is the third project the DRB has seen from Rice Fergus Miller dealing with Emerald Heights. Unlike the fitness center and multi-purpose building, this independent living area is on a separate track in the whole master planning process, so it is not related to the center of the campus the applicant has mentioned before. This is on the south end of the campus, and unlike the other apartments on campus, all in larger buildings, the new independent living units would

have a model of apartment the campus does not have. The applicant said these units would be more detached from the other buildings, standing alone from other buildings on campus. The building would have sub-grade parking and a more modern aesthetic, giving people another option.

The campus has one main entry point and a road that loops around the whole campus. The new independent living building sits nestled up against that loop road. The applicant added that this project would be called the Trailside Apartments. There is a walking loop around the campus that is an amenity for the residents, and the applicant is trying to provide access to that trail from the new building. The applicant noted that the campus was built in the early '90's and is looking a little dated. He said he wanted to take some cues from the design already on site, while repeating some colors and materials from the fitness center and multi-purpose building. The idea is to complement the campus without being a direct mimic. The applicant has not gotten into the detail or the exterior skin of the new building.

The applicant showed the loop road around the campus and showed how the apartments would have an urban presence on the street. There are covered carports on the site which would be removed, and those would be replaced under the new building to keep parking counts consistent. There is quite a bit of grade difference within the site, and about 10 to 12% grade change from the back of the site to the street as well. The applicant said finding the right site for the building has been a challenge. The urban scheme presented shows the building pushing up to the street, allowing only for a strip of parking and some sidewalk. The building follows the curvature of the street.

The applicant showed some pronounced "knuckle" pieces to break the building into three distinct forms. The cantilevered balconies will also break up the massing, and the applicant has proposed stepping the upper floor back by changing materials in that area to break down the building's scale. Early floor plans show the parking garage below and very functional units. The two knuckles shown would have a glassy vocabulary with the masses broken down into three key pieces on the street front. The applicant said custom units would be placed on the ends of the third floor to allow that floor to step back to provide some visual interest from the street.

The site plan shows an entrance at the mezzanine level, so one would go in and then up an elevator for a half-stop to the ground floor. Stairs lead up to this level as well. This design allows for a flat entry into the garage. The garage has been set at the level of the street at the low end of the site to take advantage of the topography. Preliminary site sections show the grading challenges for the applicant. The applicant showed how other residents living on the campus would see the new building. He said he felt pretty good about those site lines. The applicant showed examples of the knuckles, the canopies, and the roof element that provides a cap to the top of the building. The back side of the site will have many trees and will link to the trail. The applicant showed how the upper floors have terracing that step the building back.

COMMENTS FROM THE BOARD MEMBERS:

Mr. Waggoner:

- Appreciated the early preview of the project. He noted that with longer buildings like this, it was a good idea to break things up into smaller masses.
- Mr. Waggoner asked if the applicant was considering horizontal siding for most of the building, and them some smooth panel or stucco as the accent to that.
- The applicant said the vocabulary at the fitness center and multipurpose building includes horizontal
 lap siding as well as board and batten treatment. The same general scenario may be applied to the
 units, but with a lighter palette of colors.
- The applicant said he liked the idea of a horizontal treatment to tie into the existing design.
- Mr. Waggoner noted that horizontal lines could make this long, horizontal building look even longer.
 He recommended doing something different in the middle third of the complex to make it look like three stand-alone buildings.
- Mr. Waggoner noted that there might be a good view of the roof of this building from other parts of the complex. To that concern, he asked the applicant if some rooftop elements might be considered to create a village out of the elevator overruns and other mechanical units.

- - The applicant said that he was still working with the mechanical elements to figure out how many would be on the roof. He hoped to group those elements together to create deliberate strategies for
 - Mr. Waggoner asked if a rooftop lounge or garden might be considered. The applicant said that was an intriguing idea. Mr. Waggoner suggested some trellis elements or fireplaces, potentially, to tie together some of the rooftop elements of this project.
 - Mr. Waggoner said the underground parking was a cool element. He asked if there was a height restriction that kept the applicant from using sloped roofs like the other buildings in this complex.
 - The applicant said the height limit is 35 feet. Adding in the floor-to-floor, the height is 33 feet, so there are only two feet available for a parapet.
 - The applicant was hoping to make this project feel a little more modern and urban for the next generation of the senior population. The flat roof has been seen by residents as a positive thing.
 - Mr. Waggoner said he hoped the applicant could tie together a language of design for the whole project, possibly through the roof elements.

Ms. Sirois:

- Agreed with Mr. Waggoner that this project is heading in a good direction. Ms. Sirois said she would like the applicant to make more of the knuckles on the outside of the building to pull the massing
- Ms. Sirois said the knuckles may create a height restriction issue, but she would like to push the knuckles up higher so that from the ground level, a more vertical interruption could be seen.
- She said the building would appear long and low and the knuckles should move up to break up that massing. She recommended perhaps getting rid of the cap on top of the glass element to create more of a transparent element.
- Ms. Sirois asked if that glass element could go higher or if height restrictions would be a problem. The applicant said height was indeed tight, but there might be a way to incorporate the glass element with the elevator overrun behind it. Ms. Sirois supported that idea.
- Ms. Sirois suggested that if the stairs came up on that roof area that might also help with the glass element. Beyond that, she said the project is moving in the right direction and she was anxious to see colors and materials. She said the flat roof looked good.
- Ms. Sirois asked what the adjacent use was to the south of the site. The applicant noted that there was a walking trail and Redmond High School's ball fields. Mr. Fischer noted that there were two detention ponds to the south of the newly proposed building, as well.

Mr. Palmquist:

- Said that most people would see this project from the back rather than the front because Redmond High School is right behind it. Mr. Palmquist would like to see some landscape screening in the back area and would also like a view of how the project would look from Redmond High.
- Mr. Palmquist said the elevation is getting too horizontal, and suggested moving the weather protection for the balconies up or down. He urged the applicant to look for more verticality, and said the knuckles would be a good place to start. However, other vertical elements would be needed beyond the knuckle areas.
- Mr. Palmquist would like the applicant to incorporate the HVAC screening into the façade modulation, especially at the top floor, rather than having things fall where they may and then put up a screen. The applicant said that idea made sense.
- Mr. Palmquist likes the direction of the project and says it will be a nice step up in terms of the architecture on the site right now. He was supportive, in general, of what was shown.
- Mr. Waggoner added that the top floor setback was a good idea in that it helps break down the ends of the building. He said that concept might be echoed around the knuckle areas, as well.
- Mr. Waggoner admitted there was always a battle between keeping square footage in the units and creating articulation, but urged the applicant to find more ways to articulate the design.
- The applicant thanked the DRB and said he was looking forward to designing this project.

PRE-APPLICATION

PRE120014, Legacy Town Square

Description: A six-story mixed-use development with 200 apartments and structured parking

Location: 160th Ave NE & NE 83rd Street

Applicant: Michelle Kinsch with Tiscareno Associates

Prior Review Date: 05/03/2012

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

Mr. Lisk said this was the second pre-application meeting for this project. The project is located on a site just over one acre at the northeast corner of 160th and NE 83rd in Downtown Redmond. It is currently composed of a large, vacant lot across from the LionsGate community. The proposed development is a six-story mixed use building with 180 apartments, several live/work units on the ground floor, and a small amount of retail near the corner of 160th and 83rd. Also, there would be a second-story courtyard, at least one level of subterranean parking and mezzanine level parking. Since the last DRB meeting, the applicant has advanced the design substantially. For the most part, Mr. Lisk said the applicant responded to a lot of the comments and suggestions made by the Board at the previous meeting. There is a definite materials and color palette established for the building. The DRB had suggested breaking up the building into different design elements to make the building unique. The applicant has provided more of a unified design concept that displays a clean, modern look. Stone and concrete would be used at the base as well as a substantial amount of window glazing across all the building facades.

Staff would like to discuss several design elements, including the relationship to the street front, especially in light of the live/work units on the ground floor. Also, the corner treatment of the building now has an entrance for the retail space, which Mr. Lisk said could be a wonderful addition. Mr. Lisk had more detailed questions about the amount of metal paneling proposed on the skin of the building. He would like to know how the transition between the colors and materials would be achieved. Finally, the backside of the building would be along a mid-block pathway. Mr. Lisk would like to see more development of the landscaping in that are. The applicant is asking for a deviation where a fire lane would exist to have a narrower landscape area. Also, the applicant wants a large part of the back of the building to be an open or screened area where the parking level would be located. Staff would like more information on how that area would be screened. Finally, there are several deviations from the Zoning Code and design standards of Redmond that have been proposed. Mr. Lisk would like the DRB to weigh in on those deviations to give the applicant some direction.

Bob Tiscareno spoke on behalf of the applicant. He said he was excited to present this plan, which has exterior and interior changes. He said this will be a high-performance project. He summarized the comments of the DRB from the last meeting:

- 1. A detailed colors and material palette would be needed.
- 2. The corner retail entrance should be emphasized.
- 3. The live-work units should be developed so that they are not lifeless, with special attention to the layout of the entrances.
- 4. The wings of the building should exhibit more variety.
- 5. The courtyard should be spatially connected to the street with plenty of sunlight.
- 6. A great pedestrian experience should be a focus for the project.

The applicant showed how the retail entrance has moved down the corner. The lobby has an entry expression off of 83rd, and the move to 83rd strengthens the street presence and improves in internal layout, in the applicant's opinion. The wings have been redesigned such that they are unified with the building, but still have a distinct design character. Two tones of metal panels wrap the wings, and the top level is set off with a colored belt line expression and minor cornice. The DRB asked the applicant to integrate the decks into the facades. The applicant has proposed glass railings to allow the decks to blend in. Sierraclad panels in various textures are on the main body of the building. Window openings and decks add articulation on all facades. The applicant took a tour with Dennis Lisk and Gary Lee of South Lake Union, Belltown, and Capitol Hill to see examples of live-work units. The focus is on creating a great pedestrian experience, and the main changes include adding planters at the live-work entrance, expanding the canopy coverage, and generous landscaping.

To make the courtyard permeable with the street, the applicant has modified the design by lowering the stone wall of the courtyard and replacing it with a glass rail. The overhead structure has been expanded in the courtyard, which is visible from the sidewalk and creates a unique pergola-like structure. There are

various façade articulations around the courtyard, and the wings facing into the courtyard interact with decks and corner windows that orient internally. The applicant said the varying parapet heights and ground level facades make each wing distinct, but they are still a pair with a unique urban expression.

Along 160th, concrete, glass and stone have been proposed as the main materials at the base. Gray stacked stone and a lighter mosaic pattern stone have been used. The canopies, storefronts, and pergola will be an accent color, where the materials accentuate the expressions such as the stone cladding of the live-work units. The steel canopies or larger concrete columns appear to support the wings. The upper levels are mostly metal, with a change in textures in the middle of the wing. The middle of the façade facing the courtyard has different textures of Sierraclad panels. The roof line is varied from the face of the building to emphasize the shape and create a strong shadow line. It extends out eight feet beyond the inside inflection point to create some interest.

On the pedestrian frontage, the applicant said the best details are a narrow space, a buffer between the sidewalk and the interior. Taller elements will define the entrances to the live-work units, and stoops and planters are a plus. The details include a 14-foot section that typically includes a 10-foot sidewalk, tree grates, and a four-foot zone for the stoop and planter. The live-work units are two feet above the sidewalk and stoop in front. The intent is to transition the space and provide enough privacy to discourage the closed blinds seen in other live-work units nearby. The live-work spaces are flexible, with facades that include mosaic pattern stone at the entrances, individual canopies and accent colors. The metal storefront windows have varied mullion patterns, operable windows, and color accents. The DRB had suggested, at the last meeting, lowering the storefront line to come closer into compliance. The applicant thinks he could do that in some sections. The pergola has a steel frame and transparent canopy above.

The corner retail space has overhead weather protection. The wide columns have scored pattern concrete. The garage and the live-work entrances are integrated into the façade of the building. The metal cladding sweeps across the wings and the texture changes to emphasize the modulation of angles at the upper level. The balconies and retail canopy have the horizontal lines to balance the vertical expression. Overall, the overhead weather protection is currently at 67%. On 83rd Street, the metal panel wraps around the corner on the residential towers. Sierraclad in a cinnamon color is on this corner, extending upwards. The residential windows are white vinyl with mullions and operable windows, and the decks and Juliet balcony windows match, with vinyl sliders and floor-to-ceiling windows. There is a dramatic cornice with a silver metal finish.

The lobby at 83rd will have a contrast in paving pattern in front as well as a signature canopy to emphasize the entry. Two entry doors are proposed, one for the lobby and one for the leasing combined into a single architectural expression. The storefronts are charcoal-colored and have continuity across the façade from the retail to the lobby to the service zone. A different mosaic stone is used around the lobby as well as an angular canopy and lots of glass at the entry. Several trees on 83rd create a soft canopy in the front of the lobby, and accent lights have been added on either side of the entry.

The east side of the building has several narrow residential units, so glass and decks have been integrated to give the façade some interest. The large window also gives a lot of light to the interior. There is a slim cornice line at the top that projects out three feet from the building, and this is similar to the courtyard façade. Ground-face CMU is repeated at corners and less visible wall areas. On the east wing, there are two-bedroom units that create a highly visible, unique expression. The mid-block path interacts with the main building through the use of landscaping. Green screening, concrete columns and split-face CMU walls are proposed in this area, with simple earth tones and green screens that complement each other. There is a wide landscape area between the façade and the eight-foot wide path, and existing landscape and screen on one side of the medical site. The applicant is asking for deviation from the ten-foot wide landscape strip to accommodate a fire lane. The metal panel proposed in this area will be smooth with an open joint rain screen system detail.

On the north elevation, where the main garage is located, the material color changes to emphasize modulation. A taller expression is on the east wing, and there is a transition from the wing expressions at either end of the project. Staff had made a comment at the last meeting regarding the setback modification on the north side. The applicant wants to reduce the setback a few feet, and says his design meets the

intent of the Code. The first-floor podium, originally, had been pushed back to provide a mid-block connection to the crossing at this side of the building. Staff had suggested more modulation on the north elevation, and the applicant has proposed extending some balconies such that they are fully cantilevered to provide more depth.

The floor plan shows the different areas for retail, live-work units, lobby spaces, and parking. The live-work plans are in place to attract residential and small commercial tenants, as flexible spaces. There are one-bedroom and two-bedroom units throughout the project, with balconies providing open space to all the units. The site is 150 feet wide, and is constrained by the sidewalk and mid-block path. The parking requires a minimum dimension, as well. At first, the applicant dedicated 6'8" on one side to widen it to a Type 2 street, and 15 feet on the other side, for the mid-block path. Right now, staff has recommended increasing the sidewalk width off 160th, which would reduce the width of the live-work units. The applicant believes this would be a hardship, as it is difficult to make live-work units viable. However, the applicant has proposed reducing the required setback of the mid-block path by two feet, shifting the podium over to the east to allow another two feet on the sidewalk to create a Type 2 sidewalk. This would preserve the stoops on the front of the live-work units.

The applicant said the request to reduce the setback would not impact the overall design intent because of the alignment of the fire lane and the existing path behind the building. He asked the DRB to consider this request, in order to put the right-of-way dedication where it would be best utilized.

Scott Evans, a landscape architect from Tom Rengstorf Associates, next spoke on behalf of the applicant. The proposal, along 160th, would include some oak trees, 30 feet on center, placed in tree grates similar to other locations downtown. There is one existing oak tree on 160th and two existing cherry trees in a raised planter. The applicant is proposing more landscaping in this pedestrian bulb to provide separation between the vehicular and pedestrian spaces. On 83rd, the applicant will retain two of three ash trees adjacent to the angled parking space. The furthest, easternmost tree is in the location for the fire lane, so that tree will be removed. It will be replaced where the curb bulb has been pulled out, and could be another ash tree or a cherry tree to bookend the two ash trees. The fire lane on the east side will be concrete. There is a narrow landscape area near this fire lane, and shrubs will be placed in this area that would not create conflicts with pedestrians.

On the north side, on the pedestrian pathway, there are two trees that would be preserved. There is a generous landscape area here to separate the pedestrians from the garages, and the applicant will take full advantage of the green screens on this elevation. Turning the corner from the pedestrian pathway, there will be a pedestrian mid-block connector coming off of 160th and connecting to the fire lane entry driveway. Also here, a residential dog run has been proposed. Down the north property line, columnar trees have been proposed to provide separation between the busy driveway and the adjacent use.

The ten-foot width of the sidewalk proposed would include trees in tree grates, which would be walkable surfaces. A consistent alignment of planter faces in the landscaping will match up with the stoops to create a positive, private feeling to the entrances of the live-work units. On 83rd, adjacent to the angled parking spaces, there are four existing trees that will be retained. The existing bench would be salvaged and placed in a nearby location. The landscape area here will be mounded up to make up for the loss of the planter in this area. The applicant said the understory treatment for the cherry trees in this spot will include some vigorous, flowering lavender, which would be expressed elsewhere on the site as well. From the residential lobby, an upgrade in the paving materials has been proposed to create a different material for pedestrian use.

On the mid-block path, the applicant plans to take full advantage of the large green screen proposed here. A wide variety of different vines and twining plants would be placed here. Some small to medium deciduous trees would be added to screen that as well, and shrubs, ground covers, and perennials would be added as well. In the dog run area, the applicant is trying to create a pedestrian connection the mid-block pathway from 160th. The courtyard space on the second level would have a two-sided fireplace and a pair of barbecue grills. A fire pit would be located in this area, as well as a large communal table. Private patio spaces are around the perimeter with a raised landscape planter separating those areas.

COMMENTS FROM THE BOARD MEMBERS:

Mr. Waggoner:

- Asked about the roof structures around the courtyard, and if those structures were transparent. The
 applicant said they would indeed be transparent, with a steel frame and glass structure.
- Mr. Waggoner said that transparency will help keep the terrace from getting too dark, but noted that with three walls around it, that could be a challenge. He liked the idea of having some overhead protection and fireplace to make sure this area would get used.
- Mr. Waggoner asked about the ground cover or shrubbery shown below some of the trees. He noted that there has been a trend to oversize tree wells and put in ground cover and target rocks for dogs, which could add some scale. He asked about the applicant's move to more of a hardscape look.
- The applicant said he considered larger tree wells. He brought up smaller tree grates due to the parallel parking on the site. Larger grates appeared awkward to the applicant, especially with people getting out of cars and opening doors. He noted that some grates do not get maintained properly.
- Mr. Waggoner said the use of grates could help pedestrian usage, but noted there was a balance between benefits of walkability and providing scale. The applicant said he wanted to make the sidewalk as wide and accommodating as possible.
- Mr. Waggoner agreed that oversized grates can cause some pedestrian problems. He said the wider sidewalk requirement could help with pedestrian flow. The applicant said the sidewalk was plenty wide in the area Mr. Waggoner was focused on.
- Mr. Waggoner said the tree well areas could have some greenery to make the sidewalk more interesting, and he had a hard time balancing the need for green and wider sidewalks for pedestrians.
- Mr. Lisk said the Code standard is clear for this area, which calls for a 14-foot wide pedestrian sidewalk area between the curb and face of the building. Within that, four feet are taken by the tree grate and eight feet make up the pure pedestrian zone. The other two feet account for doors swinging out from the building and other possibilities.
- Mr. Lisk said he would like to see to it that a 14-foot wide pedestrian sidewalk would be constructed, and any deviation would have to provide better results than what the Code would require.
- Mr. Waggoner said the renderings of the buildings have come a long way, and he likes the segmented look of the canopies created over the live-work unit storefronts, as well as the stoops.
- He noted that it was unlikely a pedestrian would walk under the canopy for the entire length of the building, and he said the interruptions of the canopies with open space gives some good architectural character to the design.
- Mr. Waggoner said the roof forms and the overall look of the building shaped up nicely compared to the last meeting, especially the coloration used. He said the form is coming together, with the balconies embraced into the building better than before.
- He said it was easier to understand the roof shapes. He appreciated the general palette of high-quality materials such as panels, stone, metal, ground-face block, and green screening. He said this should be a durable building that holds up for a long time.

James Geimer of Legacy Partners spoke on behalf of the applicant at this point. He drew the Board's attention to some of the dimensional issues on the project in terms of the uses needed and wanted for this site. He said he understood the need for a Type 2 sidewalk. He said the sidewalk in question has a six-foot clearance all the way down, which extends to ten feet but for the tree grates and planters. He noted that the design is trying to fit the building in the site in relation to the traffic lanes, the depth of the parking spaces, the travel lanes between the parking spaces all the way to east side of the garage, and the 15-foot setback for the mid-block connection. What are left are the live-work units themselves, which are currently nicely designed for commercial or residential use, in the applicant's opinion. The narrowing of the sidewalks has been done because the applicant is simply out of room. Some of the parking spaces have been shortened to help out, but overall, the applicant would not like to harm the live-work units by making them shallower. That would create long, skinny units that would be less desirable on the market.

If relief would not be granted here in terms of the sidewalk, the applicant would like further relief on the east side of the building to minimize the 15-foot dimension on the mid-block connection. The applicant said that

could be a viable way to get what is important to both sides. The applicant said the sidewalk variation is an attempt to preserve the functionality and quality of all the other components.

Ms. Sirois:

- Asked if staff had a response to the narrowing of the setback on the east side. Mr. Lisk said he was seeing this for the first time, and that topic would have to be addressed at a future meeting.
- Ms. Sirois said she understood the struggle over getting a decent depth with the live-work units, but she is concerned about the sidewalk width. She would like to see a sample of the tree grate and how well it would match up to the sidewalk. She said those grates can sometimes be awkward for walkers.
- She said she liked the stoop element, and said hanging baskets or something not planted in the ground, such as pots, might be a better landscaping decision.
- Ms. Sirois would like to see some larger scale section studies of the sidewalk to see how many people could fit on it and other measurements to create some better perspective.
- Moving around the building, Ms. Sirois was concerned about white vinyl windows, which she said do
 not hold up well and yellow over the years. She understood budget, but asked if a fiberglass window
 or a color other than white might be used.
- She would not mind seeing ground-face CMU on the whole lower level, without stone, as a cost-saving measure.
- On the east side, Ms. Sirois asked why the orange color proposed did not extend all the way up the building. The applicant said it was a variation on a theme. Ms. Sirois would like to see the orange extended all the way up, as she says it is a great color. She would like to see it in other parts of the building as well.
- Ms. Sirois said the project is looking really good, especially with the street level views, which she says are really appealing.

Mr. Palmquist:

- Said overall, this project looks really good from the street, which he said was commendable in terms
 of keeping the project's design integrity consistent.
- Mr. Palmquist would like to see all the deviation granted on the back side of the building on the 15-foot setback. He said the sidewalk in front needs to be ten feet because there is a large residential area to the north, and this sidewalk would be the route to the future park location in Redmond.
- With the fire truck access on the southeast corner, Mr. Palmquist asked how it would look when fire trucks were not coming in. The applicant said there would be a service apron for the residential building in this spot that would be used as a service dock.
- Mr. Palmquist asked if this area could be treated as a plaza off of the pathway rather than a spot separated with a tiny bit of landscaping. He said that would make that area more usable and would make the deviation on the setbacks and the landscaping on the sides more palatable for the City.
- Mr. Palmquist noted that the Fire Department has shot down some designs like this before, but he suggested the applicant to find a creative way to make the truck access area more of a plaza off of the trail before it gets to the street. That would help create a win-win for the City and the applicant in terms of loosening the setback requirements, in Mr. Palmquist's opinion.
- All the other deviations seemed straightforward to Mr. Palmquist, but the front sidewalk seemed to be the most contentious.
- Mr. Waggoner asked about a reduction in transparency on the front side of the building, from 65% to 43%, which he believed was significant. Mr. Palmquist said he was okay with that reduction, and added that if too much glazing is used, people would put blinds up and close the windows all the time.
- Mr. Palmquist said that deviation was palatable. Mr. Lisk said he would like to bring that number a little closer to 65%.
- Mr. Palmquist said the applicant needed to come back and show what would be offered in exchange for the deviation requests. The applicant showed the relationship between the requirements and what he was proposing, and said he was getting close in terms of the glazing, in particular.
- Mr. Palmquist asked about the triangular decks. The applicant said they were on the raised courtyard, and added that the decks met the space requirement for this area. Some of the decks are smaller based on some access issues. Most of the patios are greater than 60 square feet.
- Mr. Palmquist said showing a furniture plan in the future would help show the intent of the Code, which is to have some open space. He noted that the fire lane area and the live-work frontage will be

the biggest challenges for the applicant. He would like to see the full width of the sidewalk requirement in front and take any variations on the back. Ms. Sirois agreed with that concept.

- Mr. Lisk reminded the Board that there was a Code variation requested on the north side of the building regarding setbacks. Staff said along a building façade that long, the Code calls for significant modulation.
- Mr. Lisk said the proposal, currently, does not have that modulation. He said with more modulation here, the setback variation request would be more palatable.
- Mr. Palmquist said there are opportunities to go vertical with some of the elements on the north elevation.
- He was concerned about the deviation that called for the weather protection rising up to 16.5 feet at
 the retail entrance. He said that was tough on the southwest side to call for higher protection, in that
 all the weather would be hitting the building from that side.
- He asked if the element framing the door could come out to shield the entries, at least a little bit. The applicant said that would be a good idea, and would help pop out the entrance.
- The applicant clarified on the sidewalk issue that the Board would support deviation on the mid-block side rather than the front side. He asked if that deviation on the mid-block side would be supported by the Board at the next meeting.
- Mr. Lisk said it would be good to evolve that concept more and agreed that that was the direction given by the Board. He will continue to talk with the applicant to deal with this issue.
- Mr. Palmquist asked if moving the street trees closer to the building, or reducing parking, would help allow for a ten-foot sidewalk that would not be up against the stoops. He asked the applicant to consider that option, and noted that the most important part was to get a 10-foot wide sidewalk.
- The applicant said he had some great food for thought and thanked the Board. Mr. Palmquist thanked the applicant.

ADJOURNMENT

MOTION MADE BY MS. SIROIS AND SECONDED BY MR. WAGGONER TO ADJOURN THE MEETING AT 8:51 P.M. MOTION PASSES (3-0).	
MINUTES APPROVED ON	RECORDING SECRETARY