MEMORANDUM

TO: DESIGN REVIEW BOARD

FROM: Dennis Lisk, Associate Planner

SUBJECT: LAND-2013-01464 – Pre-Application Meeting #1 -- Overlake Village

Block 3 Office Building

LOCATION: 156th Avenue NE and NE 28th Street

DATE: September 19, 2013

Project Context

This is the first Pre-Application meeting submittal for this project. The project site is the northeast corner of the former Group Health Overlake hospital property, for which a Master Plan was approved in late 2011. Since that time, Capstone Partners purchased the property from Group Health and has embarked upon the redevelopment of the property as the master developer of the site.

In general, the surrounding area includes a mix of uses with portions of the Microsoft corporate campus to the north and east across 156th Avenue and undeveloped or to-be developed portions of the Capstone Overlake Village site to the west and south. The two proposed buildings will be located along 156th Avenue, which is planned to be the main retail street within Overlake Village.

Project Description

The proposed development would involve a new six-story, 225,000 square foot office building at the corner of 156th Avenue NE and the future NE 28th Street. In addition, four levels of underground parking are proposed, which would house approximately 700 parking spaces. Vehicular access to the building would be via a landscaped court/drop-off area located along the west side of the building, which would lead to a garage entrance at the northwest corner of Building 3. Finally, per the Master Plan approved for the Group Health property, a linear pedestrian plaza would be located along the south side of Building 3. This plaza would be the eastern terminus of the urban hillclimb pathway that will connect 152nd Avenue to 156th Avenue, and will also be one of the primary gateways into the site.

At this early stage in the design process for the building, the applicant is presenting massing diagrams, as well as some early building sections, floor plans, and elevations. No details have been provided as of yet with regard to building materials. In addition, the applicant has provided information and preliminary analysis of the urban hillclimb pathway and its relationship to

adjacent buildings (including Building 3) and the park. Although Building 3 is not located right on the park, the site design for this property is informed to some degree by the interplay of the hillclimb pathway and the park in front of the future office buildings to be located to the west (Buildings 2A and 2B).

Design Considerations

There are several design factors which will be of importance in the evaluation of this project, including:

- Relationship to 156th Avenue The applicant's preliminary plans appear to show a 30-foot green buffer from the back of the sidewalk to the building face along the east side of the building. This is proposed in order to retain the type of green parkway look and feel already existing along 156th Avenue to the north. However, beginning at the north property line of Block 3, there is no requirement for a wide landscape buffer along the west side of 156th. Rather, Section 21.12.150(B) of the Zoning Code requires a 10-foot build-to line along 156th so that the faces of buildings are no further than 10 feet from the back of the sidewalk. This requirement is in keeping with the overall intent of trying to create an urban streetscape within Overlake Village, with buildings generally located much closer to the street. To comply with the Code, it appears that the building will need to shift to the east by approximately 20 feet.
- Pedestrian Plaza The pedestrian plaza along the south side of Building 3 will be a signature feature of the development of this property. It is located at one of the primary gateways into the site and will also serve as both an entry and exit point for the hillclimb urban pathway. Staff has several questions about the design of the plaza at this early stage of design:
 - o How will the front entrance to the building relate to the plaza?
 - What is the appropriate ratio of hardscape vs. landscaping for the space?
 - Should the plaza open out more toward 156th Avenue to invite pedestrians into the site?
 - What is the best way to provide for a smooth and safe crossing of the vehicular drop-off area between Buildings 3 and 2B?
- Building Variety The applicant has indicated in their materials that Building 3 and the two future office buildings to the west, Buildings 2A and 2B, will be part of a "family of buildings" that will share certain characteristics, but be diverse. At this early stage in the design process, Staff believes that a high level of diversity needs to be achieved for these three buildings in order for the overall neighborhood to have an organic urban sensibility and avoid a business park-like appearance.
- Building Modulation Based on the materials provided so far, it appears that Building 3 would include a minimal amount of articulation and modulation at its upper levels. Staff will be interested to see how the design evolves to be able to comply with the building modulation requirements in Section 21.62.030(E)(2)(c), which specifies that building facades shall be stepped back or projected forward at one or more intervals to provide a

- minimum 25% modulation of horizontal width of the structure. No building facades can exceed 120 feet without modulation of at least 10 feet in depth.
- Building Materials -- The use of high-quality, durable, and permanent building materials is called for by the Overlake design standards. As the first major office building project within the Overlake Village area, ensuring the use of high-quality building materials is a top priority for this project.

Planning Staff is interested in hearing the applicant's presentation at the meeting, and in hearing the Board's comments and directions for the next Pre-Application meeting.