

**CITY OF REDMOND
DESIGN REVIEW BOARD**

January 16, 2014

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, Craig Krueger, Kevin Sutton, Scott Waggoner, Joe Palmquist, Mike Nichols

EXCUSED ABSENCE: Arielle Crowder

STAFF PRESENT: Steven Fischer, Manager; 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.

MEETING MINUTES

IT WAS MOVED BY MR. NICHOLS AND SECONDED BY MR. PALMQUIST TO APPROVE THE MINUTES OF THE NOVEMBER 7, 2013 MEETING. MOTION APPROVED (6-0).

IT WAS MOVED BY MR. PALMQUIST AND SECONDED BY MR. SUTTON TO APPROVE THE MINUTES OF THE NOVEMBER 21, 2013 MEETING. MOTION APPROVED (5-0) WITH ONE ABSTENTION.

IT WAS MOVED BY MR. KRUEGER AND SECONDED BY MR. SUTTON TO APPROVE THE MINUTES OF THE DECEMBER 5, 2013 MEETING. MOTION APPROVED (4-0) WITH TWO ABSTENTIONS.

PRE-APPLICATION

LAND-2013-01305, 170th Place NE Townhomes

Description: Construct 7 new attached townhomes in 2 buildings – one 3 unit building and one 4 unit building. The property will be subdivided by Unit Lot Subdivision into 7 lots for individual sale.

Location: 8081 – 170th PL NE

Applicant: Dan Umbach *with* Daniel Umbach Architect LLC

Prior Review Date: 11/21/13

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

Mr. Lee noted that this was the second pre-application meeting for this project. At the last meeting, the applicant presented the latest revisions to his plan, at which time the DRB found the design was moving in the right direction. There were some questions about the roof design, an issue that appears to have been settled. Staff would like the applicant to focus on the proposed materials, but says the plan is headed down the right path.

Dan Umbach presented on behalf of the applicant. He noted that the site plan has not changed much since the last meeting. The DRB had made a comment at the last meeting about providing some relief in the driveway area. The applicant has added a bulb at the end of the drive aisle to answer that concern, and would add more width to the driveway if that did not impact the size of the units too much. The landscape plan includes three existing trees that are staying on the site, including two on the southwest corner and a large tree near the street on the east end of the site. There is some lawn in the front and the

plantings are lower there. Dense ground cover plantings are around the south end of the building. The yard areas are basically inaccessible, and the plantings are added for low maintenance.

In regard to building design, a larger, simpler roof has been proposed. The earlier version of the building had stone on the base. That has been removed for a finished concrete on the base of the building. The wall fins separating the units have been removed as well. Most of the material is hardy panel, which was proposed before. The applicant showed the DRB some of the early considerations for color, which include a new accent color at the doorways for a brighter sense of entry. The horizontal panel will have a reveal joint between the horizontally-applied panels and a more subtle joint on the vertical line to create more distinct horizontal banding. There is exposed concrete on the north building, but around the drive aisle, and on the south building, the plan is to switch to hardy panel on the bottom floors. These panels would be framed and painted gray, similar to the concrete color. The back units would be accessed off the drive aisle. All the other units would be accessed off the street. There would be a pedestrian walkway off of the street to the east to allow for easier entry.

COMMENTS FROM THE BOARD MEMBERS:

Mr. Meade:

- Asked about the Juliet balcony on the east elevation of the front building. Mr. Meade asked if more relief could be provided to that elevation.
- The applicant said that was possible, though he pointed out there was a lot going on with this building already. He said the balconies and railings are costly and he wanted to keep an eye on costs. Mr. Meade said even the addition of a foot of space would add more shadow and relief. The applicant said the plan was indeed to bring the balconies out about a foot.

Mr. Krueger:

- Asked about the west side, and how the first floor would have concrete along the base transitioning to hardy panel down the drive aisles and into the south building. The applicant said panels could be added to the north building, but those would not be as durable in a drive aisle area.
- Mr. Krueger said he liked that idea, and confirmed the framed portion would be the same color as the concrete.

Mr. Nichols:

- Asked about the height clearance between the bottom of the balcony and the drive aisle. The applicant said that clearance should be adequate for vehicles.
- Mr. Nichols asked about one of the elevations, and how the concrete and hardy panel would interact. The applicant said a reveal would be used. Also, something would be built into the form work with an exposed form tie.
- The applicant said the portions of concrete on the far south side would not be visible, and would be more a retaining wall than anything else.

Mr. Sutton:

- Liked what the applicant had presented. Mr. Sutton's only comment was that he did not like the green around the door. He liked the red door and did not think the green accent color was necessary.

Mr. Meade:

- Confirmed the main color of the project would be a light gray that appears to be rendered darker on some of the drawings.
- Mr. Meade asked about the cedar material might be used on the project, including the corner details. The applicant said a simple rain screen board would be utilized. A tight knot instead of a clear cedar is under consideration. Corner details would include corner aluminum reveals.
- The applicant said the roof material would not be visible from any normal vantage point. He was planning to use vinyl windows in a bronze color. The metal work on the railings would be a metallic gray, either galvanized or powder-coated.
- Mr. Meade said the colors could be reviewed at the next meeting. Hearing no other comments, Mr. Meade said this project could come back for approval at the next meeting.

PRE-APPLICATION

LAND-2013-01227, Avalon Redmond Overlake Village Block 4

Description: One 6-story mixed-use building, with ground-floor retail, five levels of residential and underground parking

Location: 2700 – 152nd Ave NE

Architect: David Kelley *with* Ankrom Moisan Architects

Applicant: Avalon Bay Communities

Prior Review Date: 08/22/13 and 11/22/13

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

Mr. Lisk noted that this was the third pre-application meeting for this project, which is a six-story, mixed use building on the site of the former Group Health Hospital in Overlake Village. The applicant has fleshed out the design concept for the building. At the last meeting, the DRB gave a go-ahead on the building form and massing. More details have been provided on building materials and colors. Staff has a few design considerations for the DRB to take into account, including the activation of the retail street front along 152nd Avenue. There are some Code standards in place regarding more fine-grain building materials and architectural detailing that should be addressed, as well as a glazing requirement for ground floor commercial facades along 152nd.

Another area of consideration is the building materials overall. The applicant is proposing to use a lot of fiber cement paneling on the building, which does not comply with one of the primary design standards for Overlake Village. In order to use this material, there must be a request for administrative design flexibility and the applicant must make a case that the design proposed will meet or exceed the intent of the design standard and that the overall project delivers a superior design for this site. The applicant will be presenting a lot of new details staff has not yet reviewed. Mr. Lisk said he did not believe this project was there yet with regard to the superior design elements of administrative design flexibility. Staff's main concern is the top of the building, which does not feel strong, in staff's opinion.

David Heater with Ankrom Moisan Architects presented on behalf of the applicant with his associate, Jenny Chapman. Mark Brumbaugh, landscape architect, was present to answer any landscaping questions. The applicant gave some background on the project at Block 4, which is central to the entire development on 152nd. The applicant wants this property to open up and address the park. The outside of the building has a tailored, textured feel while the inside has a softer design. The applicant dealt with the massing, modulation, and Code requirements of the building at the last meeting. Along 152nd, the building would be broken into four segments using three different primary planes.

The first level of the building on 152nd has a strip of retail, but there is also a building lobby. At level two, there are automobile entries into the garage that connect to the lower levels of parking. Off the spine road, there is a connection for parking that will be used by the retail stories. Moving up the building, the next story up wraps around a courtyard. At level eight, due to the slope of the site, there are two portions of the building on either side of a courtyard that are up an additional level. The building at this level allows access to an outdoor deck and green roof. The applicant is proposing an urban, active zone on 152nd with parking, a cycle track, plantings, and a sidewalk. The building steps back on the spine road. More vegetation has been proposed in the area that opens up to the central park. Some apartments have been proposed at ground level and are accessible from that grade, others are accessed only internally.

Ms. Chapman presented next on behalf of the applicant. She said elements of brick and balconies have been layered into the design of the 152nd street frontage to create depth and activity in the façade. Looking from the park into the courtyard, the applicant is hoping to tie the courtyard directly into the park, connecting the private space of the courtyard with the public park. The townhome entries along the spine road have an integrated design such that the balconies above form canopies to those entries. There is a lot of depth for planting, and high-quality materials have been proposed to buffer the building edge. The DRB asked for an image to show how the two blocks would tie together at the last meeting. The applicant said that the balconies on Block 4 tie in with an element of horizontal graphic banding on Block 7. The hope is that the two buildings are related to each other but have their own unique identity. The applicant said the strong material choice will tie the two buildings together. The applicant showed the DRB the

elevations of the site to show the proportions of the building, including the exterior accent panels of blue, the main exterior color of gray, and the modulation provided by the balconies.

The spine road changes to provide a quieter feel as it turns from 152nd into the residential area, though it is still activated at the streetscape level. The building has been stepped back mid-block at the parking entrance so as to not make it a prominent feature. Close to that, the building again steps forward slightly with an apartment amenity on the corner, a glassy feature that faces the park. Plantings help connect the private courtyard with the park. A strong pop of color in the courtyard is visible from the street. The interior road of 28th provides parking access for the residents, loading areas for the tenants of the building, and additional townhomes towards 152nd. Heavy planting has been proposed as the design moves up toward the park.

The applicant is trying to respond to the staff recommendations about needing more architectural detail and a finer scale along 152nd to enhance the pedestrian experience. With Mr. Brumbaugh, the applicant has collaborated to create a series of elements in the landscaping and the building to activate the streetscape. From the landscape side, there is street lighting and street furniture, trees, a cycle track, and an interior strip of parking. On the architectural side, the applicant has proposed customized signage elements within the façade area, specialty exterior lighting, blade signs, and a six-foot canopy of glass and metal that provides a covered walkway.

The second issue from staff is about cladding, specifically the use of fiber cement panel. The applicant said this material would be used on the body of the building, which is the furthest back plane. From that, there are other materials layered on, especially the finer materials of brick and perforated metal balcony elements. The applicant said the fiber cement panel has the sleek and taut look the project needs for a contemporary design, with an understanding that a richer palette of materials is needed for superior design. Those materials are layered on the exterior of the building, closest to the edges.

Staff is also concerned with the upper portion of the building. The applicant's intent behind the massing of the building in general is that the banding of the brick wrapper forms a traditional middle of the building. The penthouse level, level seven, and level eight on the upper side of the building both step back 12 inches from the face, creating a step at the top of the building to soften the design. Other elements, including larger windows on the upper stories of the building with accent panels, should add to the modulation. Another element to help give definition to the building's top is a variation in parapet, both in height and step-back to provide a change in massing. A metal reveal has been added towards the top of the building, which would take the place of a traditional cornice. The landscape plan has been provided, and the applicant invited any questions on that matter.

Mr. Lisk noted that the applicant is looking for a nod toward approval on this project at tonight's meeting. Mr. Lisk said there was a lot to talk about before that would be possible. Secondly, with regard to the fiber cement, the applicant facilitated a meeting between staff and the local sales rep for the hardy material that would be used. Staff has learned quite a bit about that material and some of the advances made with it in the last few years.

COMMENTS FROM THE BOARD MEMBERS:

Mr. Meade:

- Asked about vertical modulation between the blue mass and other masses on the exterior of the building. The applicant said, at the parapet level, the difference in height is 18 inches.
- Mr. Meade asked for a roof plan, and was directed to a small diagram on the plans page.

Mr. Krueger:

- Asked for an explanation of the colors and materials proposed. The applicant showed the white base color of the body of the building, a gray color that would be an accent panel between the windows, and another main color of blue.
- The applicant noted that a brick element will form a middle wrapper of the building. Concrete with a high architectural gray finish will be used, as well as a dark bronze storefront material. A perforated metal balcony will have a bronze or copper color.

- A dark bronze vinyl window would be used in the dark brick, so there are two window colors used in the building. The intent is not to call attention to the windows, but rather blend them in with the building materials.
- Mr. Krueger asked about the cornice design at the top of the building. The applicant said the cornice is all in the outer skin of the building. The parapet goes up and the cornice material comes down with a metal C-channel reveal. These are much larger reveals than the reveals in the main panel system, and would create a shadow line on the building.
- Mr. Krueger likes where this design has gone. He asked about the north elevation on 28th Street, which appears pretty flat in comparison with the other elevations.
- The applicant noted that there was a lot of stepping in and out on this elevation, but said there were no balconies in this area, as they would likely not be used on the north side of the building. This elevation is right over the main parking for the residential units, which will be highly used. Balconies were not used because they did not appear to be a benefit, but there is still some depth in the design.
- The applicant has tried to activate this side of the building using planting depth as the design goes up towards the park. This could provide another layer of interest to the building on the north side.
- Mr. Krueger said he liked the colors and layering, especially with the brick midsection.

Mr. Sutton:

- Asked about the top element and the proportion of the reveal, which seems even bigger in some of the renderings. The applicant said it was originally drawn at six inches wide, but it is actually closer to three inches.
- Mr. Sutton said that reveal might be more effective if it were deeper or taller in some sections. He said the hardy panel looks great, but asked how flashing would be used to cap the walls and how that would be presented.
- The applicant responded to the flashing issue, and said the intent was to paint it the same color as the hardy panel so as not to have a tin foil line at the top of the building.
- Overall, Mr. Sutton liked the palette of materials and appreciated that it would tie into Block 7. He liked the direction the design was going.

Mr. Palmquist:

- Asked about the brick and if it would be constructed in pre-fabricated panels. The applicant said a veneer brick would be used. The mortar would not be a contrasting color. The brick would be full-size, not a thin brick.
- Mr. Palmquist asked how the brick and panel would interact with each other. The applicant said the brick material would turn 12 to 16 inches, working with the course of the brick, and would look like two bricks' worth at the edge of the building. It should read as a wrapper or skin on the building.
- Mr. Palmquist said using a contrasting gray mortar might help show off the brick more, and could also help provide the contrast that staff is looking for with the abundance of paneling material. The applicant said a textured brick has been chosen to create more depth and texture, a product from Mutual Materials with a charcoal color.
- Mr. Palmquist said playing up the rich, brick material using contrasting mortar would be a low-cost way to accomplish the modulation that staff is looking for. Beyond that, Mr. Palmquist likes how the buildings have been tied together with the copper banding element. He likes the perforated panels for the deck railing instead of the typical railing.
- Mr. Meade asked about how the top of the brick would be terminated. The applicant said it would have a flashing that would match the color of the brick.

Mr. Nichols:

- Asked about the louvers and if they were to accommodate ventilation for the retail spaces. The applicant confirmed that, and said they would be anodized aluminum to match the storefront color.
- Mr. Nichols asked about the elevator penthouse and the skin that would be used. The applicant said the fiber cement panel would be used. Mr. Nichols asked about the deck railing and confirmed that it would be painted metal.
- The applicant said the metal balconies are really a ribbon, so the perforated metal will read definitively from the deck edge and the handrail will be inside. The handrail will not be visible. Another balcony type made of glass with more exposed materials will be used in other areas of the site.
- Mr. Nichols asked about the garage access doors, and confirmed it would be a painted metal.

- He asked Mr. Brumbaugh about the street trees and how big they would be. The applicant said the street trees would have about a three-inch caliper.
- Mr. Nichols said he liked the look of the landscape, which appears to soften the streetscape and the courtyard area. He said the project looked great.

Mr. Waggoner:

- Asked about the perforated metal on the balconies, and if the sheet metal would have a folded top edge for people to lean on. The applicant said a folded metal edge was likely, mainly as a safety measure. Inside that would be a stanchion and handrail.
- Mr. Waggoner said the planters around the courtyard have provided a good buffer between the public and private spaces. He liked the idea of having raised planters, especially in the areas where the buildings might cast larger shadows, which could activate the space but not make it a play space.
- Mr. Waggoner suggested higher planter walls could be used, 18 inches versus the 12 proposed, to create places for people to sit and obviate the need for more furniture. He noted, however, that this space was private and gated off from the street.
- The applicant noted that the courtyard is more than 100 feet wide, which is wider than the space between the property lines. The courtyard should provide a lot of room for public and private use.
- Overall, Mr. Waggoner said the project looked good.

Mr. Meade:

- Asked about the columns at the street level on the west elevation. The applicant said those would be painted concrete columns. The fiber cement panel would transition seamlessly to that column. The intent is to create some continuity between the upper and lower massing.
- Mr. Meade is concerned, on the west elevation, where the parapet returns beyond the blue element. He wanted the parapets to look like a resolved mass and not a Hollywood front.
- The applicant said that the parapet would not be seen from the street level, and he is still considering how far the parapet will go. The amount of insulation on top of the roof will play into the decision. Right now, the parapet does not stop at the wall of the blue. Mr. Meade said he would like that parapet to resolve itself.
- In the brick element on the west, Mr. Meade asked about the dark-framed window and if that were the intent. The applicant confirmed that point.
- Mr. Krueger asked about the bike lane on 152nd and who would design that, the applicant or the City.
- Mr. Lisk said the bike lane was actually a cycle track and would be up off the sidewalk as it runs along the front façade of the building. Capstone, the master developer, is responsible for building the cycle track and the other infrastructure along the front of the building. From the sidewalk to the face of the building will be Avalon's responsibility.
- Mr. Krueger confirmed that bikes would go from the cycle track onto the street using a painted zone as a means of transition.
- Mr. Meade asked about the upper sections of the tall, white masses at the courtyard level and if there was a reveal there. The applicant said the reveal had not been developed yet.
- Mr. Meade asked if the deck rails would be consistent throughout the site. The applicant said the building would have a tailored, hard outer shell leading to a softer inner shell. The perforated metal balconies are only provided at the outside of the building. The interior balconies would get all-glass railings.
- Mr. Meade said it appeared there was a third, metal rail on the corner of the lower south elevation. The applicant said that would be a glass railing, not metal.
- Mr. Meade said he would like to see the copings including in the drawings at the next meeting, as well as a wall section to show how the different reveals are working at the top of the building.
- Mr. Waggoner confirmed the white column on the street frontage would be made of fiber cement panel up above and painted concrete at the street level. The applicant said this detail was used to maintain the continuity of the white, base body color of the building. The columns touch the ground in a few locations, as part of the massing concept.
- Mr. Waggoner asked about the varying heights of curb beneath the storefronts. The applicant said this was a concrete curb, which does have to modulate based on the steep slope on the site. Mr. Waggoner asked if there were some way to maintain the curb line such that the columns land on something that would create a continuous baseline around the site.

- The applicant noted that the DRB's comments might be relatively quick to resolve. Mr. Lisk agreed with that, but said it would be valuable to review the package a little further. He offered that the applicant could return in a week's time with the refinements suggested by the DRB. The applicant said he would like for the discussion of the next block before deciding to return the following week.

PRE-APPLICATION

LAND-2013-01228, Avalon Redmond Overlake Village Block 7

Description: One 6-story mixed-use building, with ground-floor retail, five levels of residential, and underground parking

Location: 2700 – 152nd Ave NE

Architect: David Kelley *with* Ankrom Moisan Architects

Applicant: Avalon Bay Communities

Prior Review Date: 08/22/13 and 11/22/13

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

Mr. Lisk noted that this was another mixed use residential building, six stories tall, with about 255 units. The applicant has refined the proposal and given it more detail on materials and colors. Staff has some similar issues with this building as with Block 4 as far as the architectural detailing, glazing, and building materials. This building has a different design concept, however, than Block 4. There will be some administrative design flexibility needed for Block 7, and staff feels that the building is nearly there. The east façade of the upper portion of the building, however, appears flat and long with colors that magnify that effect. Staff would like the DRB's input on this issue, mainly. As with Block 4, the applicant would like to move to an approval quickly, if possible.

Mr. Heater presented again on behalf of the applicant. He noted that this was the southwest quarter of the entire development. As one approaches the development from the south on 152nd, this corner will be the introduction to the site. The issues of the spine road and how these buildings talk to each other were covered previously. This building has more to do with the corners and a relationship to Block 4, but Block 7 has a different opening and orientation. It also reacts to the grade much differently. Block 7 has more of a slope and has been conceived as two buildings. These buildings are tied together with a common base that provides a third element to the façade. The massing and articulation was discussed at the last meeting. The applicant is creating a C-shape which forms a top, bottom, and back to these buildings so that they open to the west or east. The modulation and material change happens within the top and bottom bands. The buildings have retail at level one along 152nd. The main lobby for Block 7 is along the spine road, which makes it a more retail-based experience.

At level two, there is a courtyard that connects out past the driveway and plaza. It is a lush courtyard with units surrounding it. The second parking garage access is on level two at the south end. It is only for residents of the building. Level three is a two-story volume and is a pavilion feature. It is clad in the base material and would be a unique feature to the site. At level eight, there is a green roof and roof access on the western portion. The landscape plan includes street trees and a cycle track on 152nd, much like Block 4. On the spine road, the building pulls back from the sidewalk, which creates opportunities for green space and planting. Between the two buildings of Block 7, there is a curbsless entry for cars.

Ms. Chapman next spoke on behalf of the applicant about the materials and the design. A copper color has been used at the color to announce a sense of entry to the development. There is a pavilion element that will help break down the massing of the design. There is a parking entry next to the pavilion that will help activate the retail space and create a pedestrian-oriented experience. The townhomes on Block 7 are similar to Block 4, and ample planters have been provided to create a buffer for the residents. There is an active pedestrian experience in this area. The DRB responded positively to the C-shape of this building at the last meeting, so that design has been strengthened. The fiber cement panel has been used for its smooth quality and tautness. The infill of the building is an amalgam of different textured materials, so there is a lot of variation in texture, feel, and depth.

The elevation on 152nd includes a textured metal panel and hardy board materials. There is a pop of color along the street edge. The applicant showed the DRB the materials used in this area, including vinyl windows, metal windows, and fiber cement panels. The spine road elevation shows the contrast between

the upper dark building and the lower, lighter building. There is a tie-in between the specialty metal used on 152nd and the pavilion, a copper-colored material. A wood composite panel has been used at the pavilion has become a connector piece at the south end. The applicant has responded to the DRB's concern over lightening up the design at the east end, and has made Block 7 a contrast between light and dark buildings. The courtyard elevations use a bright pop of a golden color that helps tie together the design.

The applicant displayed some of the street features to create a pedestrian experience that stretches from Block 7 to Block 4 along 152nd. The canopies between Block 7 and Block 4 are similar to tie the two projects together. The applicant said the project achieves a superior design by creating a lot of depth through the use of materials and massing. Vertical bands of blue have been used on Block 7, which are similar to Block 4. Staff had a concern about ground floor materials, and the applicant responded to that concern. A storefront system has been used with metal spandrel panel infill and composite wood. A similar palette has been provided around the building to create a rich, substantial look. In the residential area, a metal panel will be provided with accent pilasters in the composite wood material.

COMMENTS FROM THE BOARD MEMBERS:

Mr. Krueger:

- Said the project looked great and was happy with the progress on this project. Mr. Krueger liked the design especially on 152nd. He addressed the staff's concerns about the east side of the project, but wanted to see a 3-D image of this area.
- He liked the banding at the top of Block 7 and the framing at the bottom, which appear to be very different from Block 4. He liked the contrast between the light and dark buildings on the site.
- Mr. Krueger said the pavilion would be a great element coming up the spine road. He wanted to get a closer look at the east side before giving full approval.

Mr. Sutton:

- Liked the project a lot, but had some questions about the composite panels at the base of the building. He thought the design in this area looked very random. The applicant said the placement of the panels reflected a woodsy, crafted feel to the project to contrast the sleek and modern design elsewhere on the site. Mr. Sutton leaned toward the sleek and modern look.
- Mr. Sutton said the elevator penthouses on the lighter building seem to be pushed toward the edge, which appears to take away from the overall concept. The applicant said these elements would be clad in metal to create a change of material from the hardy board. The intent is to have these penthouses as far from the edge as possible.

Mr. Palmquist:

- Also had concerns about the penthouses. Mr. Palmquist reiterated his concerns about the cutout on the east side of the building, which appear to have been resolved. The applicant said the work done in this area is in direct response to Mr. Palmquist's comments. Mr. Palmquist said the strongest part of this project was the C-shapes and did not want anything to detract from those.
- Mr. Palmquist said this was his favorite building on the site and said the applicant was on the right track.

Mr. Nichols:

- Liked the design of the building and the amount of modulation. Mr. Nichols was concerned about the east courtyard elevation, which appears to be a big, flat expanse of white. He asked if a steel element would be used in this area, and the applicant said that was the target, but not necessarily the exact material.
- The applicant said something with a copper color will likely be used in this area, and Mr. Nichols concurred that a material with a distinctive feel was needed to get the administrative design flexibility. Beyond that, he thought the project looked great.

Mr. Waggoner:

- Asked about the pavilion and confirmed it was a two-story facility. There is a fitness facility that has a workout room and a club room above it with an outdoor deck. Mr. Waggoner liked that idea. He asked

about the metal panels and how they appear to come down to the ground surface. The applicant said the intent would be to bring the glass as low as possible, with a concrete curb.

- Mr. Waggoner said that skateboard and bike riders might be active at the ground level of this project. The applicant said the planters are adjacent to the building in some areas, which might lessen this issue. Overall, Mr. Waggoner liked the project.
- He asked about the metal corrugated material, and confirmed that it would run horizontally on the site, providing for good drainage. The applicant said this material would be painted to improve its hardness.

Mr. Meade:

- Asked about the east elevation, where the metal ends, and confirmed that the yellow accent material would be used in this area. The applicant said this design was changed in direct response to Mr. Lisk's concerns. Mr. Meade said that change helps quite a bit.
- Mr. Meade said the elevator penthouses could be improved with a different color to help recess this element. He said this project could be back at the next meeting for an approval.
- The applicant said that Block 4 had a handful of details that needed attention. On Block 7, the main concern was about the dimensions of the east façade but not any major design changes. He asked Mr. Lisk what the options were going forward. Mr. Lisk said these issues could be handled by the DRB at the meeting next week.
- Mr. Lisk said the applicant could also come back at the February 6th meeting. The applicant said the intent would be to receive approval for the submittal of an application. Mr. Lisk said that would be acceptable in moving this project to the next stage. He confirmed with the DRB that the approval process could be a fairly quick discussion at the next meeting.

PRE-APPLICATION

LAND-2013-00342, Redmond Hotel

Description: New construction of a 3-story/130 unit hotel

Location: 17770 NE 78th Place

Applicant: Dale Sweeney *with* Dale Sweeney Designs

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

Mr. Lisk said this was the first pre-application meeting for this project, which is a new Hampton Inn & Suites Hotel located at the former location of the Nabtesco Aerospace property near Target. This would be a three-story, 130-room hotel that would contain a small conference center. Access to the site would occur off of 78th Place, which is a private access drive. The applicant is asking for some relief from parking standards. One parking space is required for every room as well as any conference space within the building. A parking analysis has been provided. A site plan has been put together as well as some preliminary elevations. The corporate prototype for the Hampton brand has been used, but the applicant understands this must be personalized to Redmond's design standards.

Dale Sweeney spoke on behalf of the applicant. He noted that the façade would be oriented along 178th, but there would also be access from the south of the site. There are some challenges with the existing trees on the site and a requirement to change the configuration of the sidewalk along 178th. Some dedication of right-of-way to the City would be likely required to achieve that. Paul Dix next spoke to the DRB on behalf of the applicant in regard to the landscape issues. He noted that there are about 65 trees on this parcel. There are eight trees along 178th, but due to the sidewalk reconstruction, those would be removed. Thus, there will be some mitigation involved, perhaps even some offsite mitigation. The new landscape on 178th will involve City of Redmond standard trees. An interior parking lot will be landscaped and there will be a perimeter parking lot to screen cars from the secondary road. Natural borders, using larger rocks, will be used to give the project a Northwest feel. Northwest native plants will be used as well as drought-tolerant plantings.

The applicant showed the DRB the elevations of the design. The upper portions of the building will be stucco. Along the base, there may be some stone elements used. He noted that the materials could be changed to have a more Northwest feel. The hotel franchise has its certain standards, but is open to some flexibility. Mr. Meade said that seeing what the hotel has done in other locations would be helpful to guide the DRB in this matter. Mr. Waggoner asked about the parking variance. Mr. Lisk said 140 spaces

are required by City Code, but 133 spaces have been presented. The applicant said the meeting room is taking away some of those parking spaces. The applicant's parking analysis makes the case that the conference space will be used by the people staying at the hotel rather than being a destination. Mr. Waggoner noted that the lack of parking spaces was not really significant. The size of the meeting room would require an additional ten spaces, approximately.

COMMENTS FROM THE BOARD MEMBERS:

Mr. Meade:

- Said the parking issue was close enough to be worked out. Mr. Meade asked for some other prototypes of Hampton hotel designs to find a way to guide the project.
- The applicant said the basic massing would not change, but the franchise would be willing to make some changes to satisfy everyone.

Mr. Waggoner:

- Asked about the trees and if there were any significant trees on the site. Mr. Lisk said the City's 35% tree retention standard would apply. There are few trees that would be saved on the site. It would be a tall order for the City to approve 0% tree retention. Outside of Downtown and the Overlake Neighborhood, Mr. Lisk said that is not a feasible option.
- Mr. Meade asked for a tree survey. Mr. Lisk said a few trees have been identified as dead or dying, but a full health assessment of the trees has not been completed.

Mr. Krueger:

- Asked the applicant to provide some photos of buildings surrounding this site. Mr. Krueger said there may be some ideas to inspire the site. The applicant agreed with that concept.
- The applicant noted that there would most likely be a flat roof for the building, with a three-story design in order to fit with height limits. The site has a lot of trees on it right now.
- Mr. Meade asked for a more contemporary design, if possible, at the next meeting.

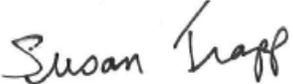
Mr. Waggoner:

- Said he would like to see the site plan overlaid on the existing tree survey as a way to figure out how to save more trees. The applicant said redoing the curb and sidewalk would have to take out some trees.
- Mr. Lisk noted that this project would be around for several years, and this would be a good time to handle the right-of-way issue.
- Mr. Meade asked about the significant trees on the site. Mr. Lisk said those trees are within the boundaries of the property, not the right-of-way. The applicant said large fir trees are present throughout the site, and retaining trees will be a challenge.
- Mr. Fischer said the parking configuration could be changed to maximize tree retention. The applicant said some slight changes of a foot or more could help in some cases. Mr. Waggoner said a shared parking agreement with an offsite location could be a good option.
- Mr. Meade asked the applicant to revise the parking and look closely at the tree issue. Mr. Fischer reiterated that photographs of other Hampton Inn sites would be helpful in moving this project forward.

ADJOURNMENT

IT WAS MOVED BY MR. NICHOLS AND SECONDED BY MR. PALMQUIST TO ADJOURN THE MEETING AT 10:11 P.M. MOTION APPROVED (6-0).

March 6, 2014
MINUTES APPROVED ON


RECORDING SECRETARY