

**CITY OF REDMOND
DESIGN REVIEW BOARD
February 20, 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: Craig Krueger, Joe Palmquist, Mike Nichols, Scott Waggoner

EXCUSED ABSENCE: David Scott Meade, Kevin Sutton

STAFF PRESENT: Steven Fischer, Manager-Development Review;
Heather Maiefski, Associate 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 Vice Chair Joe Palmquist at 7:10 p.m.

PROJECT REVIEW

BPLN-2014-00120 & 00121, Marymoor Heights Condominiums

Description: Approval of change to exterior colors and materials for Buildings 25 & 26

Location: Bldg. 25: 7050-7072 155th PI NE and Bldg. 26: 7002-7024 155th PI NE

Applicant: Jean Morgan *with* Morgan Design Group LLC

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

Mr. Lisk noted that he was filling in for Steve Fischer on this project. This is an approval for an exterior colors and materials change for two buildings in this condominium complex. Three years ago, the applicant had come in for the identical set of paint and material changes for three previous buildings on the site. The Board approved those changes at that time. According to Mr. Fischer, it was possible at that time that the applicant might not use the same colors for other buildings on the site and the decision was still up in the air. Since then, the applicant has decided to repeat the same color scheme and use of materials for Buildings 25 and 26. Staff is recommending approval of the proposed changes.

Architect Jean Morgan spoke on behalf of the applicant. She said there were some questions from the DRB in the past about this color scheme, but she noted that using these colors and materials would be the only way to differentiate this project from other buildings in the condominium complex. Each building in the complex has either horizontal siding in a heather moss color with taupe panels, or taupe siding with heather moss-colored panels. None of the buildings have the same layout, but some are mirror images of each other.

COMMENTS FROM THE BOARD MEMBERS:

Mr. Waggoner:

- Asked if this color scheme is different than the surrounding complexes. The applicant said that was indeed the case in that one complex nearby has a purplish brown color. Another has a gray color. Thus, the proposed colors are identifiable and are not as wild as the complex across the street.
- Mr. Waggoner confirmed that colors and materials were the only points of discussion. The applicant noted that the original buildings only have lap siding. The new buildings will have lap siding, panel siding, and metal siding, similar to the ones done in other parts of the project.

Mr. Krueger:

- Asked for a photo of Building 12 on the site. Mr. Krueger asked about the building elevation of Building 12, which would be seen along the west edge of the project. The applicant said this elevation would be about eight feet below the sidewalk, so pedestrians would see the roofline as they walk by.
- Mr. Krueger confirmed that the two buildings would have different color schemes, as the applicant explained above. Mr. Krueger said he had been by the site earlier and had seen the new materials were very nice and refreshing. He was glad that the garage doors matched the color of the building, which appeared to be a good call.
- Mr. Waggoner said the colors and materials worked for him.

IT WAS MOVED BY MR. WAGGONER AND SECONDED BY MR. NICHOLS TO APPROVE BPLN-2014-00120 & 00121, MARYMOOR HEIGHTS CONDOMINIUMS, AS RECOMMENDED BY STAFF, WITH THE STANDARD PRESENTATION MATERIALS INCONSISTENCIES REQUIREMENTS CONDITIONS. MOTION APPROVED (4-0).

PRE-APPLICATION

LAND-2014-00072, Nelson Mini Storage

Description: Demolish two existing buildings and a portion of a third. Construct a 82,000 square foot mini storage building on four floors. Existing curb cuts and landscaping remain and most of existing parking remains.

Location: 18026 Redmond Fall City Road

Applicant: Ned Nelson *with* Ned Nelson, Architect

Staff Contact: Heather Maiefski, 425-556-2437 or hmaiefski@redmond.gov
Dennis Lisk, 425-556-2471 or dwlisk@redmond.gov

Mr. Lisk noted that this was the first pre-application meeting for this project. It is located on a two and a half-acre parcel of land in Southeast Redmond that is currently zoned MP, although there is an overlay zone on the site allowing for more expanded commercial and retail uses. The project involves a few different elements, the main one of which is a new, 82,000 square foot, four-story mini storage building located in a portion of the site which has two buildings which would be demolished. A portion of a third building would be demolished as well to make way for the new building. An existing parking area would also be removed for the new building. The applicant is trying to get up to a certain amount of floor area ratio (FAR) for this site, and to do that, he is proposing the use of a green roof on a portion of the building. This is allowed via the City's green building/green infrastructure incentive program. This is the first commercial project that would use those incentives, so staff is pleased to see the applicant making this choice. Staff is generally happy with the overall design, but thinks there could be more building modulation along the front, west-facing façade. The project does not appear to meet the City's 40% modulation standard. The applicant is also considering some upgrades to landscaping on the site. Some landscaping has already been done in recent years.

Architect Ned Nelson spoke on behalf of the applicant. This is a developed property in Redmond that has several older commercial buildings. A number of tenants have come and gone from this site. Currently, there is a gym at the site and several other users. The owners are working on upgrading the property, which would involve demolishing two of the buildings and a portion of the third building. The back of the site is almost 300 feet away from the street. Mini-storage, which is a use currently allowed for this zoning, makes a lot of sense to the applicant for this site because of its good street access. The applicant is proposing to demolish two buildings in the back of the site, which is basically flat. However, the back of the site is about 30 feet above the general zero grade of the main site. A stand of firs and hemlocks are on the back of the site, which will be preserved. The footprint of the easterly building has a substantial retaining wall which is about 15 feet high that protects those trees. An existing rockery in this area of the site will be maintained as well. The Code allows for the building of four stories on this property with the green incentive program. The green roof addition will give value to the landscaping as well as the building itself. A low-emission vehicle parking spot has also been added to allow for the extra FAR.

The materials proposed are textured concrete block for the first two floors. For the next two floors, an architectural foam panel has been used. Screws do not show on this panel, which gives a seamless look

to the material. Staff noted that the 40% rule of modulation is not met for the side of the building facing the street, which the applicant realizes. The applicant said that the actual modulation is about 36%, and the wall in question is about 200 feet away from the existing sidewalk. A modest modulation of one foot, which the Code allows for, did not seem to make much sense to the applicant. The color of the stair tower has been changed, which the applicant said would meet the intent of the Code based on the distance from the street. Also, the applicant said that the backside of the Pennzoil building would be destroyed. That back half would be rebuilt in a concrete block that would be the same texture and color as the rest of the building, so that it would appear untouched when it is done. Mini-storage units need to be customer-friendly, so the applicant has decided to make a strong statement in front with a big covered loading area that would protect customers from rain.

With respect to landscaping, the applicant said much has been done over the last few years. Existing landscaping is 24%, and the requirement is 20% in the MP zone, according to staff. Thus, the existing landscaping, which will not be changed, exceeds the threshold requirement. Also, the Code allows for the addition of another 4,000 square feet of green roof to the landscaping requirement, so in terms of percentage, the applicant feels that he has more than met the landscaping restrictions of the Code. Once some buildings are demolished, there will be some edges to deal with, but the site will basically stay intact from the street.

COMMENTS FROM THE BOARD MEMBERS:

Mr. Krueger

- Asked about the show windows on the site. The applicant said all the materials other than the concrete block are going to be insulated metal panel. These panels have been used on large projects like Husky Stadium, for example. A ribbed metal of dark green is the major body color.
- The applicant said that two colors have been proposed on the front element with the show windows. The show windows are in place to show customers what the purpose of the building is. This also should give the building a clean, friendly, interesting look.
- Mr. Krueger asked to see how much of the façade would be window and how much would be panel at the next meeting on this project. He would like to get a better idea of what the wall would look like. The applicant showed a model to display the façade.
- Mr. Krueger confirmed with staff that the green roof and low-emission vehicle parking spot would allow the applicant to add a floor to the building. Mr. Lisk said this was one of the first projects in Redmond to use this incentive.
- Mr. Lisk said the first 10,000 square feet of green roof allows for more “points,” which an applicant can use to improve the FAR, as noted above. The applicant noted that the City of Mukilteo had recently engaged in a similar green roof project, which has been helpful as a point of research.
- The applicant said the stair tower on the site will allow for good access to the green roof. Mr. Krueger said he has seen some successful green roofs around the Seattle area. The applicant said the value received on the green roof will be of benefit to the City and to the building owners as well.
- Mr. Lisk said the City’s green roof program allows an applicant to gain a lot of points toward FAR, which is a way to incentivize the use of this option.
- Mr. Krueger said a four-story building would nestle in well on this site. It is set back from the road, which Mr. Krueger said would not impact any views. The applicant said the hemlocks are mature on the site, and those trees should be taller than the building.

Mr. Waggoner:

- Asked about having a building this tall in an area where there are no buildings of this height. Mr. Waggoner noted that no one would see the green roof due to the building height. He questioned the true value of having a green roof for this project.
- Mr. Waggoner said he did not want to be a naysayer, but did have some concerns. The applicant said putting in a green roof over the canopy, which would be more visible, would yield fewer points. Mr. Waggoner asked if putting the green roof over the back section of the site might help with drainage.
- Mr. Lisk said the applicant could consider these changes in later stages of design. The applicant said Mr. Waggoner’s point was well taken, and noted that some neighboring properties could see at least a little bit of the proposed green roof.

- The applicant said that green roofs are expensive, and he will research this issue fully, including how to maintain such a roof properly.
- With regard to articulation, Mr. Waggoner noted that the shallow box signs proposed on the site offer some noticeable modulation. He said the stair tower could be pulled out somewhat to create even more articulation, which the applicant said was a logical suggestion.
- Beyond that, Mr. Waggoner said this proposal was a nice update to the site.

Mr. Nichols:

- Said Mr. Waggoner's suggestion on the stair tower would help address the articulation concerns.
- Mr. Nichols applauded the applicant's effort with the green roof. He was not sure if the roof would be visible, but he liked that the applicant was using the City's green incentive program.
- He asked about the canopy in the front of the site and materials that would be used. The applicant said it would be a metal deck with a membrane roof. The roof would not be visible, but a heavy metal coping could be seen from the front. It would be a painted aluminum material.
- Mr. Nichols would like to see more detail on the landscaping that would be used around the building at the next meeting for this project as well as a sample of the metal panel.
- The applicant showed a sample of the panel to the DRB and how it locks together. It is similar to an ACM panel, but is about a third of the cost. This gives a continuous insulating membrane to the site and a usable interior finish element for the mini-storage units.
- The applicant said that the landscaping lies largely outside of the project area. The site is Code-compliant now, and extensive landscape work was done on this site about six and a half years ago. Mature trees will be preserved behind the building, and beyond some small adjustments during construction, there are no plans to alter the landscaping on the property.
- Mr. Nichols confirmed with staff that the landscaping was Code compliant. Mr. Lisk said that compliance would only be increased with the addition of a green roof. The applicant said the City participated in the prior landscaping work on this site, as part of it was a restoration project connected to the widening of SR 202.

Mr. Palmquist:

- Liked the building, but did have concerns about the modulation of the building. Mr. Palmquist said the stair tower appears too narrow and tall. He would like the applicant to widen the tower to reach the 40% modulation mark.
- Mr. Palmquist said that, to earn a variance on the modulation mark, the façade would have to be really well done. Changing the tower might be an easy way to meet that mark. The applicant said he would take a hard look at this option.
- Mr. Palmquist asked if there were modulation concerns on other sides of the building. Mr. Lisk said the main, street-facing façade is what the standard would apply to.
- In general, Mr. Palmquist liked the look and feel of the site, and he thought the green roof would be a nice addition. He said the roof would reduce water runoff on the site, but he was not sure how much filtration would be needed for it. Depending on the growth of the green roof, it could be noticeable from other parts of the neighborhood.
- The applicant said there would be a substantial stormwater retention vault added to this site and other technical improvements to the property.
- Mr. Palmquist said he was generally in favor of the direction of this proposal, but wanted to see more details on the finishes and how they come together. He said, if the landscaping is not changing much, he did not need to see as much of that. He would like to see all the materials and some details about how they would connect with each other.
- Mr. Krueger asked about the retention vault, and noted that the green roof would be helpful in this regard. The applicant said the impervious ground area would not be increased with this proposal, but because of the disturbance of construction, storm detention would be required.
- Mr. Lisk asked if a third color, for the trim, might provide more contrast on the site. The applicant said he would consider that.

PRE-APPLICATION

LAND-2014-00168, Nordstrom Rack

Description: New two-story Nordstrom Rack & four-story parking structure

Location: Redmond Town Center

Applicant: Joe Donahou *with* DDG Architects

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

Mr. Lisk said he would be filling in for Mr. Fischer on this project, which was being presented to the DRB for the first time. This would be a new Nordstrom Rack store at Redmond Town Center. It would be located in an existing parking lot behind the Macy's store. A new parking garage would be added on the north side of the building, as well. The applicant is proposing a new prototype for Nordstrom Rack stores, which is a substantial concrete tilt-up structure. SWISSPEARL panels have been proposed as well as other building materials near the entrance of the building, which is on the southwest corner. Mr. Lisk said locating the entrance at a corner is a positive aspect of the overall design. Staff has raised a few issues for the Board to consider, including the store's overall connection to Town Center. This site is more toward the perimeter of the main shopping area and between the main portion of the mall and its "power center" to the east. Town Center has a lot of brick, and staff wants to see this project could embrace that look, somehow. Staff likes the suspended awnings element on the site. Staff would like the DRB to consider how the tilt-up concrete design fits in with the rest of Town Center. Staff would like the garage to have more landscape screening. Other parts of Town Center may be a model for this project to follow in terms of that screening as well as the articulation of the garage façade.

Eric Cope spoke to the DRB on behalf of the applicant. Steven Hansen was also present to represent the ownership group. The applicant said a massing study has been completed on this site, which has helped attract Nordstrom Rack to this area. He said he understood the comments from staff about not sharing enough materials with the Center, but noted that the project was still in its very early design stages. The building will serve as a transition from the Bed, Bath, and Beyond store to the east and the main center of Town Center. The hope is to give the Nordstrom Rack project its own identity while also tying in with the rest of the mall. The applicant wanted to have some good energy at the corner entry element. Nordstrom Rack has a new design element with a "ribbon" look that should make the entrance stand out. The applicant said the materials could be amended and added to. A tilt-up design has been proposed based on the project having two stories. SWISSPEARL panels, in lighter and darker colors, have been used in the design.

From a site planning perspective, a lot of parking has been displaced. That parking need has been handled with the new parking garage to the north. Twenty or thirty more stalls than what is required has been included. This is a two-story retail building that is about 40,000 square feet in size. The hope is that people park at the Rack and shop there and at other Town Center stores. The entry on the southwest will pull customers from the west. Covered awnings will be installed on the site right next to the sidewalk to entice people in as well. The applicant would like some guidance about the east end of the building. A loading area has been proposed here, which is the least traveled area of the Town Center. Existing curb and gutters are on the site, but a lot of new sidewalk would be added. The applicant would love to keep the existing street trees on the south side of the project. The roads on the site are owned by the building owner, but the property to the south is not owned by the ownership group, which could present some complexity. The hope is to match the streetscape of this project with the rest of the mall. The building would be parallel to Macy's and would remain consistent in terms of its walkways.

On the east side of the site, the applicant would like to have a mid-block connector for the sidewalk linking it across to the east rather than having pedestrians in conflict with the truck loading area. It is unclear how often trucks would visit the site, but the applicant said typically, these trucks would not be visiting in the middle of the day. With regard to landscaping, the applicant said there were a number of trees and shrubbery on the north side of the site, which should provide a good buffer. To the east, there is enhanced landscaping with new trees as an effort to screen the parking garage. To the west, new landscaping has been added as well to add a buffer between the project and the loading zone for Macy's. The applicant is looking for help with what is going right and what can be done better. He would also like to understand how the parking garage could be further modulated. Mr. Lisk said Mr. Fischer could get back to the applicant on that specific issue. Mr. Lisk said there may be some specific screening requirements

for garages in Town Center, and he would have Mr. Fischer follow up on that point. The applicant said some quick-growing trees might be most appropriate for this area.

The applicant asked how much individual character this building could have. Mr. Lisk said it was understood that Nordstrom Rack was trying to establish a new look to its buildings. However, Town Center has a very distinct look. The applicant said if brick needed to be added in some portions of the building to fit it into Town Center that could be possible. Plenty of weather protection would be added to the site to draw people from the Rack into the main shopping mall. The hope is to create a European walking street connecting the Rack to the rest of Town Center. The applicant said Redmond is growing up into a modern, more pedestrian city, and he hoped this was represented with this proposal. He said this application is an attempt to bring in some new blood to Redmond Town Center.

COMMENTS FROM THE BOARD MEMBERS:

Mr. Waggoner:

- Appreciated the comments about the brick, and said that whole walls of brick were not necessarily required for this proposal. Mr. Waggoner recommended creating some vertical articulation on the walls to provide some modulation, and said the applicant could echo other elements of Town Center other than brick.
- He said the building and the parking garage should fit in with the campus. Mr. Waggoner said the garage was very exposed to 76th, and this area could use more articulation in the spandrel panels or column treatments. The applicant said he would look into that.
- Mr. Waggoner said the applicant should pay close attention to the lighting used in the garage as well to soften up the look of the building. He said there would be a lot of options for the applicant to consider, in that Town Center has a lot of design elements the building could emulate. The applicant said some brick panels or storefront windows could be used on parts of the project.

Mr. Nichols:

- Confirmed the location of the SWISSPEARL panels and the concrete elements. Mr. Nichols asked about the coping up at the parapet. The applicant said it would be a foam pre-formed cornice.
- Mr. Nichols asked about the canopies around the perimeter. The applicant is proposing the use of a steel frame with glass panels. He does not want to use fabric awnings.
- Mr. Nichols asked about the canopy on the west elevation. The applicant said that was weather protection linking the garage to the store, and that element could add some modulation to the site.
- Mr. Nichols said the loading area would be a challenge, and whatever could be done to avoid the look of a wide expanse of wall would be appreciated. The applicant said it might be possible to add some details from the rest of the building in the loading dock area.
- Mr. Nichols and the applicant said the landscaping in this part of the project could help mitigate some of the articulation concerns as well.

Mr. Krueger:

- Liked that the applicant was considering adding more brick elements to the project. Mr. Krueger said there might be an opportunity to use some brick along 168th. He said the parking structure should tie in well with other parking structures at Town Center, and he would like to see more details on that at the next meeting on this project.
- Mr. Krueger asked if the applicant had considered flipping the building from east to west, and putting the loading dock next to Macy's loading dock. The applicant said he was trying to reduce the distance between the Rack and the activity center of the mall, and said he would consider that option. That idea could impact the covered walking paths, however.
- The applicant said the current design appeared to be the most efficient, but he would consider Mr. Krueger's suggestion. The applicant said parking could be a concern with that suggestion.
- Mr. Krueger said he was glad the landscaping would be kept in place around the parking garage. He liked the progress of the project so far.

Mr. Palmquist:

- Had an opposing view in that he liked the fact that the loading dock was not right next to Macy's. Mr. Palmquist said the project could allow for a nicer pedestrian experience with the layout the applicant has proposed. Mr. Palmquist suggested putting more parking on the side of the project, not near the entrance.
- Mr. Palmquist asked if there was a way to incorporate the loading dock into the parking garage. The applicant said he had tried that many times, but there was an issue with vehicle turning radius that made that idea very difficult. The applicant was hoping the addition of landscaping could provide a good buffer for the garage.
- Mr. Palmquist asked about the mid-block pedestrian connection. The applicant said that part of the plan was in place to keep pedestrians away from the area where trucks come to the Nordstrom Rack. Mr. Palmquist suggested turning the path with a 45-degree angle. The applicant said that was a good idea.
- Mr. Palmquist said most of the energy on this project should be focused on the pedestrian connection on the south side of the site. That should help tie the Rack in with other parts of the mall. Mr. Palmquist also suggested enhancing the pedestrian connection across the north side of the applicant's parcel. The applicant said that was a good idea as well.
- Mr. Palmquist said some weather protection and street trees could add to the pedestrian experience on the north side. Right now, this part of the mall feels like a no-man's land, in his opinion. The applicant said he would work with neighboring businesses to add to the pedestrian connections between stores. Some local and national tenants are planning to move into the mall.
- Mr. Palmquist said the applicant should consider the connections out of the parking garage, too, for shoppers who buy some items, drop them off at their cars, and then continue shopping elsewhere.
- He noted that adding a small office with a window at the base of the garage could help add to the pedestrian experience in that area of the site, or even more windows wrapped around the garage. The applicant said he would look into that idea, though it might impact the budget for the project.
- Mr. Palmquist asked about how the applicant would use brick elements. The applicant said a combination of 60% brick, 30% concrete, and 10% wainscoting might be appropriate. Mr. Palmquist said just using brick accents would work out well for this project. The applicant accepted that idea, but noted that his building would still be tilt-up concrete, much like the nearby REI store.
- The applicant said he wanted to give his building some character and make it something to attract people into the mall. He thanked the DRB members for their comments. The applicant said he hoped to have this project built and have the landscaping planted by April. He wants to create an outdoor, European mall-type of experience.
- Mr. Lisk urged the applicant to get the Rack committed to the project. At that time, the applicant should come back to the DRB with a more formal proposal.

ADJOURNMENT

IT WAS MOVED BY MR. NICHOLS AND SECONDED BY MR. KRUEGER TO ADJOURN THE MEETING AT 9:09 P.M. MOTION APPROVED (4-0).

MINUTES APPROVED ON

RECORDING SECRETARY