MEMORANDUM

TO: **DESIGN REVIEW BOARD**

Gary Lee, Senior Planner (425) 556-2418 FROM:

SUBJECT: LAND-2013-01305 170th Avenue Townhomes

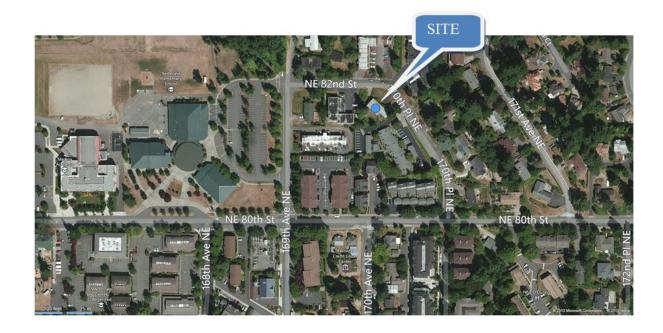
March 27, 2014 **DATE:**

REQUEST: CONDITIONAL APPROVAL OF SITE PLAN, BUILDING ELEVATIONS, LANDSCAPE PLAN, MATERIALS AND COLOR

PROJECT BACKGROUND

I. PROJECT LOCATION

8081 170th Avenue NE



II. PROJECT DESCRIPTION

The project entails the demolition of an existing single family home and the construction of seven (7) attached townhomes, in two building groups, on a 13,300 square foot lot. The site is located on the corner of 170th Avenue NE and NE 82nd Street. The two building groups will be approximately 3-1/2 stories tall, with three floors above the garage level.

III. SURROUNDINGS, ZONING, AND STANDARDS

Surrounding Uses, Character and Context

The site is less than a block from Redmond Elementary School, to the west. The site is located in a block that is zoned R-30, for multi-family residences of up to 30 dwelling units per acre. An 8-unit townhome project (Retreat East) was recently approved by the Board two lots west of this site. Across the street to the north are multi-family residential buildings.

Comprehensive Plan Vision

The site is located in an R-30 zone, just outside of the Downtown neighborhood. The Comprehensive Plan designation for the zone is Multi-family Urban. The intent of this designation is to encourage higher intensity multi-family residential development. It is envisioned that new development in this district be 3 to 5 stories tall. The maximum allowed height in the zone is 60 feet.

IV. DESIGN REVIEW BACKGROUND ISSUES

The Design Review Board reviewed this project at two pre-application meetings held November 21, 2013 and January 16, 2014. At the last meeting, the applicant presented more detailed perspectives, elevations and material concepts. The Board had a few clarifying questions and stated that it was comfortable with the project coming back for approval. Excerpts of the minutes are included below.

V. STAFF ANALYSIS

Staff finds the design of the project meets the goals and intents for the neighborhood. The design of the building is consistent with the goals and vision for the neighborhood. The materials, colors, architectural detailing, lighting, and landscape concept are satisfactorily designed, and have been revised to address previous Design Review Board comments. The development, as proposed, will be a nice addition to the neighborhood.

VI. STAFF RECOMMENDATIONS

The City of Redmond Planning staff recommends approval of the Building Elevations, Colors, Materials, and Landscape Plan with the following conditions:

1. Presentation Materials Inconsistencies

- a. Where inconsistencies between the floor plans and elevations are found after the Design Review Board has approved this project, the elevations approved by the Design Review Board at this meeting will prevail.
- b. If, after this Design Review Board approval, there are any inconsistencies found in the information provided for the elevations, floor plans, landscape plans, lighting plans, materials and color between the presentation boards and the 11" x 17" submitted drawings, the Design Review Board and the Redmond Planning Staff will review and determine which design version will be followed for Site Plan Entitlement and Building Permits.

Excerpt of 1/16/14 DRB minutes

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.