CITY OF REDMOND DESIGN REVIEW BOARD

September 15th, 2011

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, Lara Sirois, Joe Palmquist, Scott

Waggoner, Janine McDonald, Mike Nichols

EXCUSED ABSENCE: None

STAFF PRESENT: Steve Fischer, Principle Planner; Dennis Lisk, Associate Planner

RECORDING SECRETARY: Susan Trapp of 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.

PROJECT REVIEW

PRE110023, Avalon at Redmond Place

Description: Exterior paint and general maintenance

Location: 8935 – 160th Ave NE

Contact: Ilan Kantor with Avalon Bay Communities

Applicant: Robin Freeman with two9design

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

Mr. Fischer noted that this project is north of the City's parking garage, between the City Hall property and 90th Street. It is also bounded by the Sammamish River and 160th Avenue NE. This is a group of eight buildings with 220 units of housing. This is a repainting project. Mr. Fischer presented four base colors and a trim color. The staff report also mentions that there is a mockup painted on Building F; some photos have been provided. Staff wanted the DRB to consider how the applicant would transition from one color to the next and how trim color would be applied. Staff has referred to a portion of the Code in its report regarding colors. High-quality, natural material and colors are recommended by staff so as to integrate the building's many design features. The colors should be complementary. The Code says softer, more muted tones are desired, but brighter colors may be approved if deemed contextually appropriate. Accent colors are encouraged enhance and highlight building design. With that in mind, staff is recommending approval of the application with the colors submitted. Staff would like to encourage the Board to work with the applicant on how the colors are applied.

Robin Freeman spoke on behalf of the applicant. She noted that these were large buildings, and the applicant is trying to get rid of white trim pieces around the corners and windows. The idea is to update the design and consolidate all the pieces. The applicant is suggesting a dark trim to push it back into the recess. Some lattice elements will be painted the body color to reduce their impact. There are two main body colors with brown tones. The accent colors are yellow and red. The applicant has tried this color scheme on another project with some success in Lynnwood; the owners of that project wanted to replicate these colors for the Redmond project. In some cases, the accent color will wrap around a corner and become a larger element. Overall, the goal is to clean this project up with the colors presented. One challenge is that the buildings were not built exactly as the drawings would indicate, so the applicant will be physically inspecting the building to see where trellis and trim have been added, among other items. There will be no outside paint transitions, so the applicant will write on each wall what the color should be. The decks will be a darker color.

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Mr. Meade commented that some of the color combinations appeared a bit heavy. The applicant responded that she has tried some other color combinations, but has not liked them. Mr. Meade suggested not painting the diagonals, but rather concentrating on vertical and horizontal elements. The applicant said there were several issues of that nature that would have to be dealt with on site. Mr. Meade appreciated the applicant's attention to the idea that a color would not end on outside corners. He says the last time the DRB approved this project, that colors on the corners issue was a condition he placed on the application. Somehow, that condition was lost when the painting actually happened. The applicant noted she would personally oversee this matter. The corner boards would be painted the body color. The verticals will all be the body color, as well. The chimney and rooftop appurtenances will all be the dark trim color. The roof is currently a dark brown.

COMMENTS FROM THE BOARD MEMBERS:

Mr. Krueger:

- Noted that he lives about a half-mile from this project, and thinks this will be a tremendous improvement.
- The applicant says this is a color combination that has worked before and can work again.
- Mr. Meade asked for a motion on the project.

IT WAS MOVED BY MR. KRUEGER, AND SECONDED BY MR. NICHOLS, TO APPROVE THE PAINT SCHEME PRE110023, AVALON AT REDMOND PLACE, WITH THE STANDARD CONDITIONS RECOMMENDED IN THE STAFF REPORT. MOTION PASSES (7-0).

PROJECT REVIEW

L110367, Overlake Village Zone 4

Description: Redevelopment of Group Health Overlake Hospital property

Location: 2464 152nd Ave NE

Applicant: Mike Hubbard with Capstone Partners

Prior Review Date: 08/05/10, 10/21/10, 11/18/10, 03/03/11 & 04/07/11 **Staff Contact:** Dennis Lisk, 425-556-2471, dwlisk@redmond.gov

Mr. Lisk noted that this is the Group Health Master Plan development application, a multi-phase plan for a site in the Overlake Village property that is currently vacant. The applicant is proposing a development on the site, taking place over the next several years, which would create a mixed-use, transit-oriented community. About 1.4 million square feet of the project will be commercial property; about an equal amount of square footage will be residential, with 1,400 units minimum. A small amount of retail would be provided for along 152nd Avenue NE. A 2.67-acre public park, in the middle of the site, would be created as well.

The applicant has met with the DRB several times over the last year regarding elements of this Master Plan. At the last meeting in April, the applicant had a near-final draft of the Master Plan document. In general, the Board was pleased with the vision established in the Master Plan. The DRB had requested the applicant to provide more context at the introduction of the plan as to how this project relates to the overall vision of Overlake Village. The DRB also asked for an appendix that would have more specific details about the plan and its consistency with the City Zoning Code, especially with regard to impervious surfaces, landscaping, and the bonus incentive program. Mr. Lisk says the applicant has addressed those concerns of the Board. According to the Zoning Code, because this project is so big, the process has to involve a Master Plan. A development agreement will be approved in tandem with the Master Plan, but the DRB's role as a recommending body will be to make a recommendation to the City Council, which will be the final decision-making authority on this project. Mr. Lisk is asking for that recommendation from the DRB at this evening's meeting. Staff says the applicant has ironed out most of the remaining issues on this project, save a few technical details. Staff is recommending that the Board recommend approval to the Council.

Lee Roberts from CollinsWoerman spoke to the Board on behalf of the applicant, Capstone Partners. The general goals of the project have evolved in tandem with the City's Master Plan for the Overlake Village neighborhood. The goals include increasing housing, with 1,400 units at the very least provided on the

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site. The plan is for a broad mix of commercial, office, hotel, and retail space with a convention center and a transit-oriented site, with new rail and bus rapid transit planned right next to the project. The goals for this zone of Overlake Village include encouraging compact mixed-use development and emphasizing the unique topography of the site. The City is doing a lot of work planning in this area, as well, with the light rail station and some road work on NE 24th. The applicant is working to coordinate with a pedestrian street grid that has been planned for this section of Overlake Village in the future. The park planned for the middle of the site will be the heart of the development, and will connect with the City's urban pathway system and the surrounding area. The idea is to accommodate for the vehicle traffic around and through the site, but not to impede pedestrian access.

By Code, there could be twelve-story towers on any of the developments on the site. As a way to control those building areas, the Master Plan shows how the towers would be separated from each other and how they would impact shading on the park, which was a concern for the DRB at the last meeting. The final design and construction of the park will be a public, City process. Infrastructure and phasing of infrastructure has been based on the belief that the sites that will develop first are commercial on the east and north of the site. Then the residential areas will come in along 152nd. When an applicant applies for a permit for development, a number of infrastructure developments would be triggered as well. Commercial projects will be a big driver behind the overall development of the site. In contrast, the goal for the residential projects along 152nd is to get moving quickly, so those are not tied to extensive infrastructure development. Mr. Lisk added that there are several offsite mitigation projects, including street and utility improvements, as well as contribution to neighborhood projects, that the applicant will be responsible for as part of the Master Plan.

Mr. Roberts displayed how the project would displace its site-wide requirements for items like landscaping, for example, into each parcel of the site. That should help developers considering the site to realize exactly what they are in for. Mr. Meade asked about the density on the site, and if it were transferrable. The applicant said that was indeed the case, and that in general, 10% to 20% of any requirement can be transferred in this manner. Landscaping and impervious surface requirements of the City, Mr. Lisk pointed out, have a Code requirement: the Master Plan must show how those requirements could be met on a site-wide basis. Setting up the parcel-by-parcel grid on the site was not a requirement for the applicant under the Code, but has helped create a useful document for future developers. The applicant added that the roadways on the site comply with City traffic standards and take into account traffic density as well. The Master Plan has a conceptual plan for utilities; the utilities will be fully designed when each parcel is actually developed.

Tree mitigation is another thorny issue for the site. The original idea was to retain as many existing trees as possible. Through the planning process, the applicant has not found a way to protect any of the existing trees on the site, due to extensive grading work. The trees will stay in place as long as possible before development begins. The applicant has negotiated with the City, such that any significant or landmark tree taken down on the site will be replaced with a number of trees and/or shrubs. The City will identify about ten acres of public land for a mitigation site. The first mitigation effort will involve planting 1.000 trees and about 900 shrubs. For every significant tree taken down, three trees will be planted. along with twenty-eight shrubs. For every landmark tree taken down, six trees will be planted along with fifty-six shrubs. Group Health is committed to maintaining those trees and replacing anything that dies off within three years of the planting. This tree plan took a while to negotiate with the City, but the applicant says it is a deal that makes sense to all sides. The applicant asked the Board for a recommendation to the City Council. Mr. Lisk noted that he will meet with the Council the week after this meeting to give Council members a heads-up on any new issues arising from this project. There will be a public hearing at the Council's October 18th meeting to get more input. The applicant will make a presentation at that meeting. The Council will most likely act on this proposal late in November, with the hope of wrapping this project up by the end of the year.

COMMENTS FROM THE BOARD MEMBERS:

Mr. Meade:

- Asked about the tree mitigation strategy, and how and where the ten-acre site would work. Mr. Lisk
 noted that the ten acres would most likely be split between four or five sites. The hope is not to
 involve too many sites, which would disperse the value of additional trees.
- Mr. Lisk says the priority would be to have these trees in the Overlake neighborhood or other neighborhoods nearby, if possible. The Idlewood neighborhood might be a good candidate for tree planting, in Mr. Lisk's opinion.
- Another potential site would be the new Sammamish Valley Park at Willows Road and 116th. Substantial amounts of the ten-acre requirement could be accomplished at that site, though a lot of grading needs to be done. The park project has not yet been funded by the City, either, which could present a challenge. There is no final plan yet for where these trees will go.
- Mr. Meade asked about the new trail system near the rail system, and if trees could go along that path.
- Mr. Lisk said that could be an option. The priority is to keep these trees in areas that are under City
 ownership, but there are some private property options where there are native growth easements that
 could work.

Mr. Nichols:

- Asked about the sustainability requirements, and if the applicant would consider some electric vehicle charging stations on the site's base infrastructure.
- Mr. Nichols noted that the only bike lanes are on the main connector, and asked if more cycle-friendly roadways could be added.
- The applicant pointed out the project's bike plan to Mr. Nichols, and said the lanes were put on the main road because it is the only through road on the site.
- The applicant says the other streets are 25 mph roads, and deemed safe for bicycles. The applicant
 was not sure if the urban pathways around the project could be used for bikes or if these were just
 pedestrian trails.
- Mr. Lisk added that the streets follow the profile of what will be the new grid on the other side of 152nd, a profile that does not necessarily include bike lanes.
- Along 152nd, there is a City plan for a new kind of bicycle facility: a cycle track. That would create a bike lane separate from the road and separate from the pedestrian pathway, as well. This would potentially help slower cyclists who are concerned about riding in car traffic.
- Mr. Nichols realized the smaller streets were not wide enough for bike lanes. He asked about how the utilities on the project would be paid for, such that the first few developers do not end up paying a bigger bill than those who come in later.
- The applicant responded that the commercial properties would indeed pay for most of the utilities.
 The first permit pulled would trigger the infrastructure improvements, and the first few parcels sold would most likely cover those infrastructure costs.
- In general, Group Health is acting as a middleman to spread those costs over the rest of the parcels.
 The brunt of that work will end up on the commercial parcels, in that more money will be coming from those properties.
- Mr. Nichols says the City will want to spend more time on this issue to make sure it is a fair and
 equitable deal for everyone. The applicant agreed, and noted that a lot of time has been spent on this
 issue already.

Ms. Sirois:

- Asked about connectivity on the site, specifically with bike lanes. She wants to make sure the lanes
 are not stopping and starting. She brought up the idea of a bike boulevard to make a road more
 family-riding friendly. Bicycle parking in parking garages would be a good plan, in her opinion.
- The applicant noted that most of the buildings on the site would be LEED certified, which would include bicycle-friendly infrastructure. He noted that bicycle boulevards could be allowed through the permitting process.
- The applicant noted that the commuter market is going toward increased bicycle use anyway, so additional constraints are not really being put on the parcels.

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- Mr. Lisk added that the new Zoning Code now contains bicycle parking requirements, long-term and short-term, for a variety of different land uses.
- Regarding connectivity, the applicant showed that the site has integrated with Redmond's overall bicycle plan.

Mr. Krueger:

- Asked if the recharging stations Mr. Nichols mentioned would be a requirement for this project.
- Mr. Lisk said he did not believe there were any code requirements for electric vehicle charging. He did say there could be opportunities for that in the future, and he will talk more with the applicant about that as a recommendation.
- Mr. Krueger pointed out that other sites, such as Children's Hospital, are installing these kinds of charging stations.

Mr. Waggoner:

- Says he likes how this project has developed, and appreciates the applicant's stamina in seeing it through. Mr. Waggoner likes how the applicant has incorporated the Board's comments in the development of this project.
- He likes the flexibility and guidance of this project for developers in the future. He says between this
 master document and later reviews, the applicant should be in good shape and the City should have
 a fantastic project when it is finished.
- Mr. Palmquist echoed Mr. Waggoner's statements, as did Ms. McDonald. All the Board members said they were ready to approve the project.

Mr. Meade:

- Says the work, time, and care put into this design really shows in this final presentation. He noted that the DRB has been supporting this project all along. He cannot wait for the building to begin.
- Mr. Meade says this is an exciting opportunity for the City and Group Health to do something extraordinary. He appreciates the way the applicant has been sensitive with the tree requirement, and says everyone should be satisfied with the approach taken to that issue.
- In fact, Mr. Meade is excited about spreading around the "green wealth" of trees via this project. He would like provide a recommendation to City Council. Mr. Fischer noted that this project was just like others the Board has reviewed; in this case, however, staff is asking for a recommendation of the Master Plan as presented tonight to the City Council.

MOTION BY MS. MCDONALD AND SECONDED BY MR. WAGGONER TO RECOMMEND APPROVAL OF THE MASTER PLAN DEVELOPMENT TO THE CITY COUNCIL FOR L110367, OVERLAKE VILLAGE ZONE 4, WITH ALL STAFF RECOMMENDATIONS. MOTION PASSES (7-0).

ADJOURNMENT

MOTION MADE BY MR. NICHOLS AND SECONDED BY MS. SIROIS TO ADJOURN THE MEETING AT 8:09 P.M. MOTION PASSES (7-0).

November 17, 2011	
MINUTES APPROVED ON	RECORDING SECRETARY