CITY OF REDMOND DESIGN REVIEW BOARD

November 15, 2012

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, Joe Palmquist, Lara Sirois, Mike Nichols

EXCUSED ABSENCE: Craig Krueger, Scott Waggoner

STAFF PRESENT: Steven Fischer, Principle 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 7:03 p.m.

MINUTES

IT WAS MOVED BY MR. PALMQUIST AND SECONDED BY MR. MEADE TO APPROVE THE MINUTES OF THE OCTOBER 4, 2012 MEETING. MOTION APPROVED (2-0) WITH TWO ABSTENTIONS.

PROJECT REVIEW

L120407, Bear Creek Village

Description: Remodel of the Bear Creek Shopping Center

Location: 17246 Redmond Way

Applicant: Theo Manning
Prior Review Date: 10/18/12

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

Mr. Palmquist recused himself from this project review as he works for the applicant. Mr. Fischer noted that this project has been before the Board previously, most recently on October 18. At that time, the DRB was generally pleased with the project and requested that the applicant return with some modifications to Buildings A, B, and C. The applicant has proposed a new color scheme. Signage will be reviewed by a separate sign program, which will not be part of this project review. The applicant has made some changes since October, and staff is recommending the colors and materials presented should be incorporated in the project. The typical presentation and materials inconsistencies condition should be added. Staff is in favor of the project and recommends approval.

Architect Theo Manning presented on behalf of the applicant. He noted that the main changes were made to Building B and the north end of Building C, which the Board had the biggest issues with. The proposal involves a change in the color scheme to blend in with the nearby Ross store. On the north end of Building C, the applicant is proposing bringing the main color into the body of the building. The towers would be painted in a light color and the dark color would be used on the CMU blocks. One other concern from the DRB dealt with the visibility of the structure at the entrance. The applicant presented a series of pictures to the Board to indicate that the public would not be able to see the roof or any other structure that the applicant would not want to be seen.

COMMENTS FROM THE BOARD MEMBERS:

Mr. Nichols:

- Said the applicant addressed the concerns of the DRB. He liked the addition of colors proposed.
- Mr. Nichols said on Building B, the breaking up the colors definitely improved the façade. He noted that this side is not 100% visible from the street, but he said the proposal was far better than what had been suggested before.
- He had no objections and said the project looked good.

Mr. Meade:

- Asked the applicant if there would be any logic to bringing down a brown column of paint on the sides
 of the façade, which could make the tower seem more like a tower. The other DRB members said
 that would be a good idea.
- The applicant said that pattern could be accomplished.

Ms. Sirois:

- Agreed that the concerns of the DRB had been addressed in terms of breaking up the massing of the project.
- She was happy with the changes made.

IT WAS MOVED BY MS. SIROIS, AND SECONDED BY MR. NICHOLS, TO APPROVE PROJECT L120407, BEAR CREEK VILLAGE, WITH THE CONDITION THAT THE COLUMN PATTERN BE CONTINUED AROUND THE EAST AND WEST SIDES OF BUILDING B. THE STANDARD PRESENTATION AND MATERIALS INCONSISTENCIES CONDITION WILL ALSO APPLY. MOTION APPROVED (3-0) WITH ONE ABSTENTION.

PROJECT REVIEW

L120411. Redmond Value Village

Description: Interior expansions, update loading dock, and upgrade exterior facade

Location: 16771 Redmond Way

Applicant: Will Nelson

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

Mr. Fischer filled in for Mr. Lee to explain this proposal to remodel Redmond Value Village. This shopping center, in Downtown, has the old Burlington Northern railroad corridor to the south. To the east is a gas station and McDonald's restaurant. The railroad corridor is a future corridor for a Central Connector Trail. The designer and applicant have addressed most of the concerns expressed by the Board and staff from previous meetings. The outstanding issues from the past meetings relate to landscape materials and materials to be used for the trash enclosure, which can be dealt with in the conditions of approval. Staff is recommending approval of the project with regard to the colors, materials, lighting, and landscape plan with the following conditions.

The first condition is that a detailed landscape plan, including the sizes and types of plant materials to be used shall be submitted with the building permit application, and will be consistent with the plant materials and design theme of the Redmond Central Connector plans. These plans shall be reviewed and approved by City Planning staff. The second condition is that construction details for the trash enclosures shall be submitted with the building permits for the project and shall not include chain-link fencing with slats but more visually solid materials that are designed to be complementary to the building. These details shall be reviewed and approved by City Planning staff. The third and final condition is the standards presentation and materials inconsistencies condition.

Brooke Dayton Dittrich presented on behalf of the applicant, and noted that this project has been before the Board at two previous meetings. The applicant noted that there were some prior comments by the DRB dealing with the parapets above the general roofline and having them return. Initially, a flatter façade had been proposed. The applicant has addressed that in the new design with a new return that is two feet or longer in some areas. A second DRB concern dealt with a blank wall on the north elevation. The applicant has added a more structural element and more material in this area. A third question was about

the parapet or some other design feature shielding the mechanical area on the west side. The return on that side comes down even further in the new design, such that any of the mechanical area that could be seen from the road would be covered. The fourth concern of the Board, dealing with the trash enclosure and the recycling, has received some attention as well. The new proposal involves a more permanent CMU enclosure. It has metal doors and shields the trash area. The fifth concern of the DRB, landscaping, has been dealt with as well.

The applicant pointed out the mechanical area and the CMU trash enclosure on the new drawings. The enclosure would be six feet tall and painted to match the rest of the site. The landscaping will provide more of an organic edge with local vegetation. The shipping containers at the back of the side will have a CMU enclosure with an access door and two main doors for trucks. The CMU will be painted gray to match the rest of the building in this area. The landscaping currently has some run-down looking shrubs. The new landscaping will be about four feet high. The paint colors on the back of Building B now come all the way around the building. The applicant says the yellow color proposed appears to be more neon in the drawings than it actually is. Building B has some details to keep it slightly separate, but still tied in to Building A.

COMMENTS FROM THE BOARD MEMBERS:

Mr. Palmquist:

• Liked the project and said he was ready to approve it last time.

Mr. Nichols:

- Asked about the shipping containers and what they presently look like. The applicant said they were
 green and white. The applicant has talked about painting those containers the same color they are.
- Mr. Nichols asked if they could be painted the same color, but the applicant noted that the containers were color-coded. Mr. Nichols said a new coat of paint on the containers would be a good idea.

Ms. Sirois:

Said the project looks fine and had no other comments.

Mr. Meade:

Said the project is excellent and noted that this project has been around the horn a number of times.
 He asked for a motion from the DRB.

IT WAS MOVED BY MS. SIROIS AND SECONDED BY MR. PALMQUIST TO APPROVE L120411, REDMOND VALUE VILLAGE, WITH STAFF CONDITIONS NOTED ABOVE, INCLUDING THE STANDARD PRESENTATION AND MATERIALS INCONSISTENCIES CONDITION. MOTION APPROVED (4-0).

PROJECT REVIEW

L120454, Frito-Lay Truck Service Building

Description: New 30' x 48' pre-manufactured steel building (1,080 square feet) located in center corner

of the 2.35 acre site

Location: 17260 NE 67th Court

Applicant: Donald Wolter *with* Wolter Design Group Architects **Staff Contact:** Dennis Lisk, 425-556-2471 or dwlisk@redmond.gov

Mr. Lisk noted that this would be a distribution facility in southeast Redmond off of NE 67th Court. It is an industrial area with several industrial buildings at the west end of a cul-de-sac. The property abuts Marymoor Park to the west. The applicant is proposing a pre-manufactured service building, a metal structure that would be a bit more than 1,000 square feet. The applicant was in front of the Board in March of 2012 for a pre-application meeting, and this building was proposed to be on the northeast corner of the site. The building has since been moved over to an area with an existing covered shed for servicing trucks. For business reasons, the applicant felt better about consolidating the operation in this way. A landscape bed would be extended on the east side of the building to provide screening. Mr. Lisk said this was a straightforward proposal, but said there might be some issues. At the last meeting, the Board felt

that building should have a darker color, perhaps green. However, that was in another location, so perhaps the new location could affect that concept. The applicant is trying to match the color of the existing shed. Otherwise, staff is recommending approval of the application with the standard presentation and materials inconsistencies requirement.

Contractor Jay Cleveland spoke on behalf of the applicant. He noted that there was only bay on the site that could take the larger Frito-Lay trucks. The drivers felt they would be hitting the new building if they pulled into that bay. Thus, the building has been moved next to the service building, which is a small 24' by 35' pre-engineered building. The new building is proposed to be used for changing tires, oil, and other services on trucks. The landscaping would involve adding some trees to block the building. However, there would be a view of this building if a person were to pull deep into the cul-de-sac of the site. The applicant said he could paint the building whatever color the DRB would like to see. Brown has been suggested to match the smaller building closer to it. The applicant noted that the color of the main building was gray concrete.

COMMENTS FROM THE BOARD MEMBERS:

Ms. Sirois:

- Said she was fine with the color of the building being brown to match the other small building next to
 it. Asked about how far apart the two buildings would be.
- The applicant said they would be a foot apart. Ms. Sirois suggested the buildings should be far enough apart that someone could get between the buildings and clean them, possibly. The applicant said the existing building is open on the side next to the newly proposed building.
- Ms. Sirois said that was acceptable.

Mr. Meade:

- Asked about the fence on the site.
- The applicant said the fence already exists on the site. The doors to it would shut every night. New fencing has not been added.
- Mr. Palmquist said he was fine with moving the building as proposed.
- Mr. Meade asked about the storage containers on the site. The applicant said one container would be removed. The other one would store parts and would stay. Mr. Meade suggested painting it.

Mr. Nichols:

- Said the storage containers should be painted to match the brown shed. The applicant said that would be possible. Mr. Meade said that would look a lot more professional.
- Mr. Nichols said the storage containers, the small building, and the newly proposed building should all have matching colors. Ms. Sirois agreed. The DRB said brown was a fine color to use.

IT WAS MOVED BY MS. SIROIS AND SECONDED BY MR. PALMQUIST TO APPROVE L120454, FRITO-LAY TRUCK SERVICE BUILDING, WITH THE CONDITION THAT THE STORAGE CONTAINERS WILL BE PAINTED THE SAME BROWN COLOR PROPOSED FOR THE STEEL BUILDING. THE EXISTING SHED WILL BE CLEANED. THE STANDARD PRESENTATION AND MATERIALS INCONSISTENCIES CONDITION WILL APPLY AS WELL. MOTION APPROVED (4-0).

ANNOUNCEMENT

Mr. Fischer told the DRB at the last meeting that two soon-to-be new members of the DRB were on hand to observe the proceedings. Mr. Fischer and the Mayor have interviewed a number of candidates for two positions to be filled on the Board. The prospective members have met with the City Council, as well. On November 20th, the two new members will be sworn in. Ms. Sirois had said earlier this year that she would serve until the end of the year or until the positions were filled. Mr. Fischer noted that by the time the DRB got to its first meeting in December, two new members would be on board. That means that this meeting would be Ms. Sirois' last with the DRB. Mr. Fischer said he was sorry to see Ms. Sirois go and said she was a great addition to the Board. He said it was a pleasure working with her and he wished her well.

Ms. Sirois thanked everyone at the meeting and said she enjoyed her time on the DRB. She said that, if not for a baby on the way, she would not be stepping down. She said she would be very busy in February and driving to Redmond twice a month would have been difficult. She thanked the staff members. Mr. Nichols thanked her for volunteering her time. Mr. Meade said it was a pleasure working with her. He asked her to send some pictures of her child after he or she was born, and wished her well. Mr. Meade said it was a pleasure to serve with her, and Ms. Sirois thanked the DRB, which she said taught her a lot.

ADJOURNMENT

IT WAS MOVED BY MS. SIROIS AND SECONDED BY MR. PALMQUIST TO ADJOURN THE MEETING AT 7:45 P.M. MOTION APPROVED (4-0).

December 20, 2012	
MINUTES APPROVED ON	RECORDING SECRETARY