

MEMORANDUM

TO: DESIGN REVIEW BOARD

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

SUBJECT: Value Village Center Remodel – File # L120411

DATE: April 18, 2013

REQUEST: APPROVAL TO MODIFY PREVIOUSLY APPROVED PLANS

PROJECT BACKGROUND

I. PROJECT LOCATION
7950 170th Avenue NE.



II. PROJECT DESCRIPTION

This request is for a modification to previously approved plans that were reviewed and approved by the Design Review Board November 1, 2012.

III. STAFF ANALYSIS

After completing more detailed cost estimating for the construction of the previously approved plans, the applicant has determined the major corner elements that were previously presented could not be accommodated in their budget. Thus they have been modified to save on construction costs, and some other design elements have been refined as well to achieve additional savings.

Staff has been working with the applicant and designers to move them in a design direction that is still acceptable, with the changes they are proposing. They have revised the two interior corner elements that are most visible in the site to be more affordable. Although the new design is not as impressive as originally approved, the new proposal is an acceptable and attractive improvement over the existing treatment. The roof line has been simplified from the previously approved plans, as well as some of the detailing of the façade materials, but the overall effect of the new design is still a vast improvement to the existing style of the shopping center. Staff is supportive of the proposed changes.

VI. STAFF RECOMMENDATIONS

The City of Redmond Planning staff recommends approval of the revised Building Elevations and Materials as presented, with the following standard conditions:

1. A detailed landscape plan, including size and type of plant materials to be planted, shall be submitted with the building permit application, and shall be consistent with the plant materials and design theme of the Redmond Central Connector plans. These plans shall be reviewed and approved by Planning Staff.
2. Construction details for the trash enclosure shall be submitted with the building permits for this project and shall not include chain link fencing with slats, but more visually solid materials that are designed to be complimentary to the building. These details shall be reviewed and approved by Planning Staff.
3. 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.