CITY OF REDMOND DESIGN REVIEW BOARD

April 4, 2013

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: Joe Palmquist, Kevin Sutton, Craig Krueger, Mike Nichols, Scott

Waggoner

EXCUSED ABSENCE: David Scott Meade, Arielle Crowder

STAFF PRESENT: Steven Fischer, Principle Planner; Thara Johnson, 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 7:02 p.m.

PROJECT REVIEW

LAND 2013-00494, Emerald Heights

Description: Main dining room remodel including small building expansion of 1,264 square feet

Location: 10901 – 176th Circle NE

Applicant: Chris Lee with Rice, Fergus, Miller, Inc.

Staff Contact: Thara Johnson, 425-556-2470 or tmjohnson@redmond.gov

Ms. Johnson noted that this project was before the DRB in early January 2013 as a pre-application. This would be an expansion of an existing 7,900 square foot dining room. By adding 850 square feet to the main dining room that is located in the central Building B. That building currently houses a common area for residents, administrative spaces, meal center, and main kitchen. The exterior design strategy for the dining expansion is based on similar improvements on other parts of the Emerald Heights campus, including the fitness center and the multi-purpose building, which were approved by the Board in 2011 and 2012. The applicant says the dining space would be a visual extension and expansion of the fitness center and the multi-purpose building. At the January pre-application, the DRB asked for changes to the fireplace element. The applicant has provided revisions to answer that concern. The Planning staff is recommending approval of the building elevation, colors, materials, and the lighting plan.

Jeremy Southerland with design firm Rice Fergus Miller spoke on behalf of the applicant. He noted that this project is the third piece of redevelopment around a new courtyard planned for the site, defined on one end by the fitness center and on the other end by the multi-purpose building. The dining expansion completes the courtyard, which is helping the whole campus come together. At the last meeting, the DRB spoke about the fireplace element, which is being used as a break between the new and old design concepts on campus. The applicant has pulled the scale of the fireplace down to a more pedestrian level. There is now a step in the fireplace that uses some bronze metal, akin to the hood of a kitchen stove. The applicant is hoping to create more visual interest with this element, but bring it down to a more pedestrian level. The siding colors presented are pulled directly from the fitness center and multi-purpose building. The applicant says this new proposal should help tie all the new development on the campus together.

COMMENTS FROM THE BOARD MEMBERS:

Mr, Krueger:

Asked about the windows on the site. The applicant said that they were storefront windows. The
configuration of the mullions is related to the mullions on some existing windows onsite.

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- Mr. Krueger asked about the courtyard and the landscaping plan for it. The applicant said the landscaping will be added on as an addition/modulation to the permit for the multi-purpose building, and will be built in two phases.
- The applicant continued that the expansion of the dining area has to be finished in order to complete the upper terrace, which is where a lot of landscaping would be installed. There is a two and a half foot grade change right along the sloped ramp where the water feature is.
- The northwest half of the courtyard would be built directly following the multi-purpose building project. As soon as the dining room expansion is complete, the upper terrace would be built.
- Ms. Thompson noted that the applicant chose to break up the courtyard remodel and the landscape design from the dining room expansion due to the timing and project schedule noted above.
- The applicant is hopeful that by the time the dining room is done, the whole courtyard would be complete. That would happen by late summer of 2013.
- Mr. Krueger said he liked the courtyard design and wanted to make sure it was moving along. He
 asked if the DRB would be reviewing the design of the landscape plans. Ms. Johnson said that would
 occur only if the courtyard landscaping was part of an overall project requiring DRB approval.
- The applicant said that the courtyard will be a very exciting element. A water feature would be used, which would drop water under a pedestrian bridge on a ramp and into a lower pool. Classes in the fitness center could spill out onto the courtyard. A trellis element and fire pit would be installed in courtyard too, allowing for plenty of impromptu social interaction among the residents.

Mr. Nichols:

- Said the applicant listened to the concerns noted by the DRB at the last meeting. He said the fireplace looks great and the renderings look right in line with what the DRB had asked for.
- Mr. Nichols said the project looked great and he had no concerns about it.
- Mr. Krueger asked about the fencing or screening that runs along the upper portion of the courtyard, which Mr. Nichols was concerned about at the last meeting.
- The applicant said that fence would be part of the landscape plan, and behind the fence would be a service yard. The idea is to provide a screen to block the sight and sound of trucks coming in and out. A thick, eight-foot tall wood wall would be used here. Landscape screening would be provided in front of that wall.
- The applicant said he has been very attentive to the screening between the service yard and the courtyard area, which is a prime feature of the site. However, this part of the project is under the landscape plan. The wood wall will have a gate for a fire lane to allow access to the main courtyard.

Mr. Palmquist:

 Said the applicant has been a pleasure to work with through all three projects seen by the DRB. He said he would entertain a motion for approval.

IT WAS MOVED BY MR. KRUEGER AND SECONDED BY MR. WAGGONER TO APPROVE LAND 2013-00494, EMERALD HEIGHTS, WITH THE STANDARD STAFF CONDITIONS CONTAINED IN THE STAFF REPORT. MOTION APPROVED (5-0).

ADJOURNMENT

IT WAS MOVED BY MR. NICHOLS AND SECONDED BY MR. SUTTON TO ADJOURN THE MEETING AT 7:16 P.M. MOTION APPROVED (5-0).	
MINUTES APPROVED ON	RECORDING SECRETARY