

**CITY OF REDMOND  
DESIGN REVIEW BOARD  
November 7, 2013**

**Name:** Allez Sign Program

**Application #:** LAND-2013-01838

**Location:** 8397 158<sup>th</sup> Avenue Northeast  
Redmond, Washington

**Zoning:** SMT - Sammamish Trail

**Applicants:**

Applicant	Owner Representative
Steve Hintzke	Scott Hall
Island Dog Signs LLC	Pine Forest Properties
18342 Redmond Way	11980 NE 24 <sup>th</sup> St #200
Redmond WA, 98052	Bellevue WA 98005

**Staff Representative:** Carl D McArthy, Code Compliance Officer

**Applicants Request:** Approval

**Staff Recommendation:** Approval

**Exhibits**

**Exhibit A:** Staff Report

**Exhibit B:** Relevant Code Sections  
RZC 21.44.010 (G) (11) – Multiple Building Complexes and  
Multiple Tenant Buildings

**Exhibit C:** Allez Sign Program Text

Pages 1 - 10 Allez Sign Program Text

**Exhibit C:** Allez Sign Program

Page 1.0 Allez Sign Program Cover Sheet  
Page 2.0 Allez Site Plan/Sign Type Key  
Page 3.0 Allez Site Location Matrix  
Page 4.0 Allez Main ID Sign (East Elevation)  
Page 5.0 Allez Projecting ID Sign (East Elevation)

Page 6.0 Allez Projecting ID Sign Detail  
Page 7.0 Allez Leasing Office Blade Sign (East Elevation)  
Page 8.0 Allez Leasing Office Blade Sign Detail  
Page 9.0 Allez Retail 1 Signage (North Elevation)  
Page 10.0 Allez Retail 2 Signage (East Elevation)  
Page 11.0 Allez Retail Canopy Sign Letter Specifications

### **Background**

In the Redmond Zoning Code (RZC) Section 21.44.010 (G) (11) (Sign Requirements for Multiple Building and Multiple Tenant Complexes - attached), it states that: "Signs shall be based on a uniform sign concept approved by the Design Review Board which shall be known as the approved 'Sign Program.' All subsequent tenant signs must conform to the approved sign program."

### **Sign Program Proposal:**

Attached to this staff report are plans reflecting the property owner's desire to adopt a new sign program for the Allez property located at 8397 158<sup>th</sup> Avenue Northeast within the City limits of Redmond, Washington.

### **Issues/Comments**

The City has worked in conjunction with the applicant/sign professional regarding signage at the Allez property. The City believes that this proposal is appropriate for the current building architecture and site conditions, and meets the signage needs to the site.

### **Recommendation**

Based upon Redmond Zoning Code (RZC) Section 21.44.010 (G) (11) staff recommends that the Design Review Board approve the Allez Sign Program # LAND-2013-01838 as presented.

Carl D. McCarthy, Code Compliance Officer 425.556.2412 [cmcarthy@redmond.gov](mailto:cmcarthy@redmond.gov)

RZC 21.44.010 (G) (11) - Multiple Building Complexes and Multiple Tenant Buildings.

Signs shall be based on a uniform sign concept approved by the Design Review Board that shall be known as the approved "Sign Program." All subsequent tenant signs must conform to the approved sign program in addition to the sign review criteria defined in the Sign Program section of this chapter.