

**CITY OF REDMOND
DESIGN REVIEW BOARD
February 4th, 2010**

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, Chairperson, Heather Tomlin, Vice Chair, Joe Palmquist, Sadia Hasan, Janey Gregory, Lara Sirois, Scott Waggoner

STAFF PRESENT: Gary Lee, Planner

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 meeting was called to order by the Chairperson of the Design Review Board, David Scott Meade, at 7:00 P.M.

MINUTES

MOTION MADE BY MR. PALMQUIST, AND SECONDED BY MS. GREGORY, TO APPROVE THE MINUTES FROM THE DECEMBER 3RD, 2009 MEETING. MOTION PASSES (4-0) WITH THREE ABSTENTIONS.

PROJECT REVIEW

L100011, Evergreen Clinic @ Bella Bottega

Description: Demolish existing 12,500 SF retail building and build new 4-story, 52,820 SF medical office building (add 1 floor to previously approved 3-story medical office building under file #L090367)

Location: 8980 – 161st Ave NE

Applicant: Gary Merlino *with* Bella Bottega LLC

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

Mr. Lee is the planner on this project. He told the Board this project is an addition of one floor in between the top and bottom floors of a previously approved project, file #L090367, called Bella Bottega Office Building. This new project is a modification to that approved project, which was approved on October 1st, 2009. The DRB approved the project at that time with one condition, which was that the applicant should consider adding some up-lighting to the building along the street front. Staff is recommended approval of this project, as before, as submitted, with that one condition remaining. That recommendation has been added because Mr. Lee has not seen the lighting that in the site plan.

Pat Logan presented on behalf of the applicant. Mr. Logan showed the location of the project, which held a retail center in the past. The building is 24' below grade, at 90th Street and Redmond-Woodinville Way. The project has some challenges, as it is located in the corner of the lot. The owner approached the applicant about developing a medical office on this site. The building is in the same location, but it is raised up, over a level of parking. Each floor is slightly bigger, expanding from 13,000 SF to 16,500 SF per floor plate. There are a few levels of shoring walls with nice vegetation. The parking is open to those shoring walls, and the first level of the medical clinic has been raised to catch some natural light. The applicant is aware this is a gateway into the City, which is why a parapet has been added, on the advice of the DRB previously.

The new proposal is the same as the old proposal, essentially. Materials like brick, glass, and metal panels have not been changed. More detail has been added at some of the cornice areas. There is a granite base at the bottom of the building, and pre-cast concrete on the columns. There are some green screens in the garage area. Basically, the old building has been raised 15'. Some detail has been added to the top of the project. The site plan shows the same usage for the building, regarding the lobby space, electrical rooms, and an urgent care clinic. A mechanical unit has been added to the roof in the new plan,

but the applicant says it is well hidden. The original parking area remains, and the landscape plan is essentially the same as well. A green perimeter of ivy and green screens is in the design, and up-lighting has been added to that part of the project. Up and down-lights have been added to the face of the building.

The elevation of the existing building has not really changed with the addition of the new floor. The applicant has added some new wood elements to the detail at one band near the top of the building. That projects out about a foot, and should provide some balance for the cornice design. The DRB had previously asked to make the corners of the building more prominent, and this is how the applicant has responded. Mechanical engineers had to move some units to the roof, but they were able to get rid of some condensers at grade that would have made a fair amount of noise. The applicant noted that up-lighting has been added to every pilaster on the building, to answer staff's concern about that issue.

COMMENTS FROM THE BOARD MEMBERS:

Mr. Palmquist:

- Thinks the applicants did a good job in revising the project, while keeping the items the Board had recommended in the past.
- Has no problems with the project, and supports it.

Ms. Gregory:

- Thinks the applicant did a great job.
- Asked about the front elevation, and the large size of the sign there. She asked if a smaller sign might be considered. The applicant admitted that was a good point, and that sign could be changed.
- Ms. Gregory asked about the banding on the metal front piece, and why the spandrel element was abandoned on the second level. The applicant says the spandrel was taken out to let more light in. He noted the glass on the higher levels would be opaque, to help with privacy in waiting spaces and offices. He would like some latitude with the material in that area.

Ms. Tomlin:

- Likes the project a lot, especially the additional story, which adds to the presence of the building on the corner.
- Appreciates the additional detail around the vertical elements at the top of the building.

Mr. Waggoner:

- Likes how the scale is improved at the intersection, and likes the additional details as well.
- Asked about the urgent care clinic. The applicant noted that this clinic is just a step above urgent care, and would have an ambulance parking area around the back of the building to pick up patients who would need to get to the hospital quickly.
- The applicant says more family care doctors would be in this facility, but some urgent care providers would be in the clinic as well.
- Mr. Waggoner noted that the exterior of the building did not indicate urgent care; the applicant admitted some additional signage might be needed.

Ms. Sirois:

- Agreed with other Board members about the added story.
- Really likes the cornice on taller vertical elements, and would not mind seeing more of that around the building rather than pre-cast. The applicant said he would take that under advisement.
- Ms. Sirois asked if a different color brick might be used between the pilasters and windows to emphasize that as a different surface. The applicant noted that there was a 2" projection in that material.
- Ms. Sirois asked if some different cladding treatment might be added where the vertical circulation was involved. She says the brick in the elevator tower area appears abrupt; she recommended a continuation of the metal cladding.

Ms. Hasan:

- Echoed the other Board members' comments about liking the changes made.

- Asked about the ambulances coming to the facility; the applicant confirmed patients would be brought from the facility, not to the facility with ambulances.

Mr. Meade:

- Asked about the cornice in the brick area. The applicant showed Mr. Meade the material, and how it would be a little larger than indicated in some of the drawings. The applicant noted the material was lightweight, and could be replaced more easily than pre-cast concrete.
- Mr. Meade asked about the finish on the pre-cast concrete, and what the transition would be between it and the brick. The applicant says it would be a light color with an acid-etch finish, to give it a smooth and nicely defined look. It would be a smooth transition to the brick, as well.
- Mr. Meade also supports the additional floor, and says the scale of the building just looks better. He appreciates the corner presence, as well, as a good gateway piece.

Ms. Gregory:

- Asked if the wood element could be added to the overhang at the main entry. She likes the rich material, and wonders if it could add something to the project in that space. The applicant said he could consider that.
- Ms. Sirois commended the applicant for bringing the mechanical element in the vertical tower. The applicant said that move helped the interior design as well.
- Ms. Gregory asked if a small reveal could be added where the windows are, and the applicant agreed that could happen.
- Mr. Waggoner asked about window washing, and the applicant says most of that could happen from the ground. Some ropes might be tied off the roof, if necessary.
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MOTION MADE BY MS. GREGORY AND MR. PALMQUIST, AND SECONDED BY MS. TOMLIN, TO APPROVE L100011, EVERGREEN CLINIC @ BELLA BOTTEGA, WITHOUT STAFF RECOMMENDATION 1, WHICH THE APPLICANT HAS ALREADY ADDRESSED. STANDARD INCONSISTENCIES RECOMMENDATIONS 2 AND 3 WILL BE APPLIED. THERE WILL BE AN ADDITIONAL RECOMMENDATION TO ADD A REVEAL BETWEEN THE FIRST AND SECOND FLOOR UNDERNEATH THE WINDOWSILL ON THE PRE-CAST CONCRETE TO ADD A HORIZONTAL ELEMENT. MOTION PASSES (7-0).

ADJOURNMENT

MOTION MADE BY MS. HASAN, AND SECONDED BY MR. PALMQUIST, TO ADJOURN THE MEETING AT 7:40 P.M. MOTION PASSES (4-0).

MINUTES APPROVED ON

RECORDING SECRETARY