

MEMORANDUM

TO: DESIGN REVIEW BOARD

FROM: GARY LEE, SENIOR PLANNER

SUBJECT: LAND-2013-01989; Redmond City Center; Pre-App meeting No. 1

LOCATION: 16135 NE 85<sup>th</sup> Street (former Downtown Post Office site)

DATE: December 5, 2013

This is the first Pre-Application meeting for this project. The proposal is for two 8-story mixed-use residential buildings, with approximately 168 units in Building 1 (phase 1) and another 189 units in Building 2 (phase 2). Phase 1 will include the construction of the garage and podium for both phases and approximately 20,000 square feet of retail space. Phase 2 will include the 2<sup>nd</sup> residential building and approximately 5,000 square feet of retail space.



This is a unique project in that it is seeking to achieve three additional floors as a bonus for the provision of 20% of the site area in on-site usable open space in the form of plazas/arcades that are accessible to the public. Through this provision the proposed plaza spaces should be designed as attractive, comfortable, and interesting places for the public to traverse and enjoy being in.

As this is the first pre-application meeting, the intent of this meeting is to see and hear about the applicant's development concept, and to provide input regarding design issues the Board will be interested in addressing through further design development.

There are some technical/site planning issues that need to be identified and resolved with City Staff, including Fire/Emergency Access, location and design of required Mid-Block Pedestrian paths that run along the east and west sides of the site, and vehicular access to the development. Planning Staff finds that this could be an exciting and interesting project. Planning Staff would like to encourage a reduction of the building height along the street, and is interested in hearing the Board's comments and directions for the next Pre-Application meetings.