

MEMORANDUM

TO: DESIGN REVIEW BOARD

FROM: Dennis Lisk, Associate Planner

SUBJECT: LAND-2013-00342 – Redmond Hotel

LOCATION: 17770 NE 78th Place

DATE: January 16, 2014



This is the first Pre-Application meeting submittal for this project. The project site is a 2.6-acre parcel previously used by an aerospace manufacturer. This site is located within the Gateway Design District zone. Adjacent land uses to the west and south include retailers Kohl's and

Target, a parking lot directly to the north associated with Kohl's, and a fueling station across 178th Place to the east.

The proposed project is a new three-story, 130-room Hampton Inn & Suites hotel. The new hotel would occupy the east and north portions of the property in an L-shaped building. At this early stage of the project, the architectural elevations show the basic form of the building, but no details as of yet with regard to building materials and colors. The applicant's architect has indicated to staff that the current proposal reflects a prototypical Hampton Inn & Suites hotel, which is the desired design concept of the Hilton corporate brand.

Access to the site is proposed off of NE 78th Place, as well as a point in the northwest corner of the property. A parking lot is proposed in the south and west portion of the property and would contain 133 parking spaces. The applicant is requesting relief from the minimum parking standards and has provided a parking analysis to staff to try to show that the minimum required parking spaces under the Zoning Code are excessive to the hotel's needs. The perimeters of the existing property include a large number of significant trees, which would need to be removed to make way for the hotel and the associated parking lot. The applicant is proposing to retain at least 35 percent of the existing trees, mostly along the northern and western perimeters of the property.

Being that this is the first Pre-Application meeting, Planning Staff and the applicant will be interested in hearing the Board's thoughts about the design direction of the proposal. Planning Staff has the following comments regarding this first submittal:

1. Building Design –
2. Landscaping – Section 21.60.040(J) also states that parking structures shall have landscaping around the perimeter which corresponds to that used by the adjacent land uses and activities. In addition, Section 21.68.110(B)(3)(b) of the Zoning Code requires screening of vehicle use areas (including parking garages) from adjacent water bodies and shoreline trails. The Code states that such screening is intended to create a visual separation that is not necessarily 100 percent sight-obscuring. Existing plantings within the creek buffer already provide some level of screening. Staff will be exploring the extent to which further screening within the buffer, as well as on the garage may be necessary to comply with the Code.

Planning Staff is looking forward to the applicant's design presentation at the meeting, and is interested in hearing the Board's comments and directions for the next Pre-Application meeting.