

## MEMORANDUM

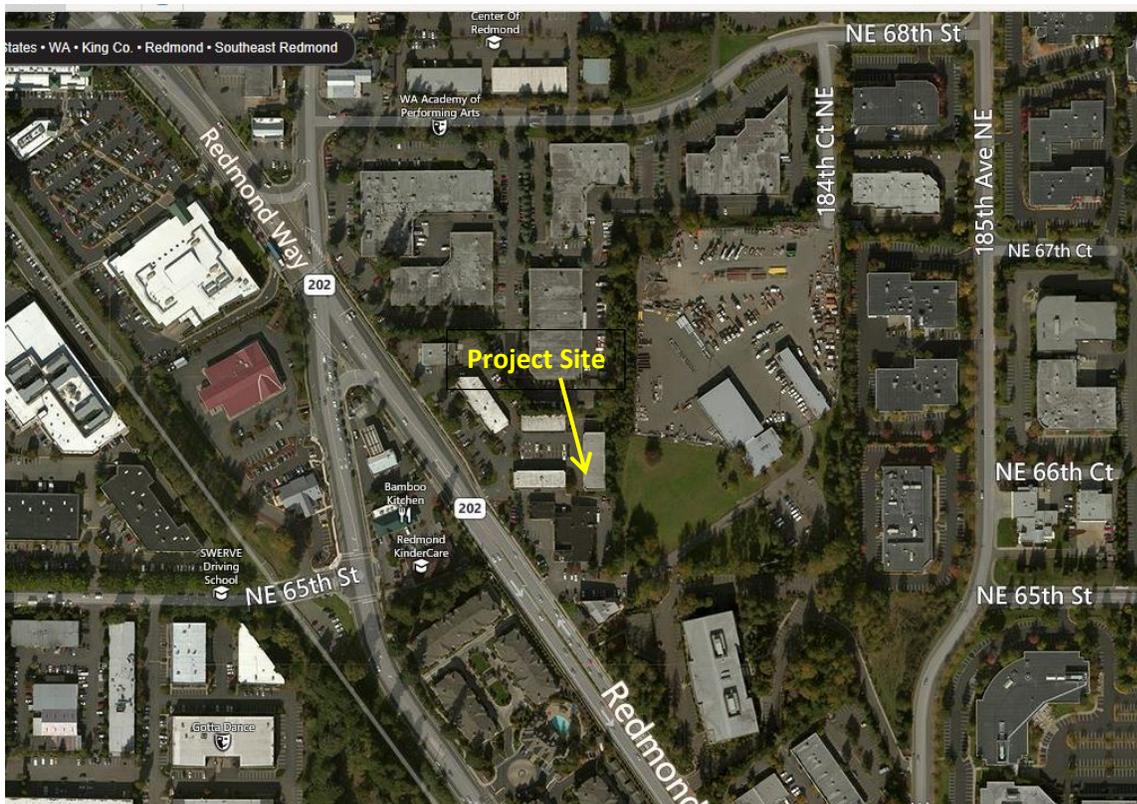
**TO:** DESIGN REVIEW BOARD

**FROM:** Dennis Lisk, Associate Planner

**SUBJECT:** LAND-2014-00072 – Nelson Mini-Storage

**LOCATION:** 18026 Redmond Way

**DATE:** February 20, 2014



This is the first Pre-Application meeting for this project. The project site is a 2.58-acre parcel of land in Southeast Redmond, consisting of four existing buildings with a variety of commercial and retail uses. The site is located within the Manufacturing Park (MP) zone and is part of an overlay zone that allows additional retail and commercial uses not otherwise permitted in the MP zone.

The proposed project will involve the demolition of two existing buildings, a partial demolition of a third existing building, and the construction of a new four-story, 82,000 square foot mini-storage building in the southeast corner of the site. The new mini-storage building will be sited in the location of one of the demolished buildings and will use an existing retaining wall of that building for a portion of the east wall of the new building. A portion of the existing parking area will be lost in order to site the new building; however, most of the existing parking areas for the balance of the site will remain unchanged.

Within the MP zone it is possible for the maximum floor area ratio to go from a base level of 0.5 to 1.0 through the City's Green Building/Green Infrastructure incentive program. The applicant is choosing to use this program by providing a 4,000 square foot area of green roof on the building, as well as a dedicated parking space for a low-emission vehicle. The plans for the building show that the proposed green roof would be located along the south portion of the roof. As the project progresses, Staff would like to see a detailed landscape planting plan for the green roof.

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 Modulation – In general, the proposed building design is headed in the right direction. Staff likes the projecting feature along the western façade, which helps to modulate what would otherwise be a long façade. Staff would like to discuss with the applicant and the Board whether or not there could be any other means to add modulation to the west façade, in order to comply with the design standard in RZC 21.60.040(B)(2)(b)(iii), which requires buildings facing public streets to provide a minimum of 40 percent façade modulation. Staff would also like to discuss if there are any opportunities to add more interest to the long portion of the west façade that consists of vertical green metal panel, perhaps through additional glazing or other architectural treatments. Finally, staff would suggest using a different color than the green for the trim along the top of the building and between the stone base and metal panel. A third neutral color would help to set the trim pieces off and provide a unifying element to the overall design.
2. Landscaping – The applicant has provided a preliminary landscape plan that shows existing and proposed landscape areas, but does not yet provide detail on plantings that are proposed either for the green roof or around the building and parking lot. It appears that most of the existing landscaping on-site is proposed to remain in place. Staff would like the applicant to consider if there are any opportunities to upgrade existing plantings to refresh the site for the new building.