

## MEMORANDUM

**TO:** DESIGN REVIEW BOARD

**FROM:** Steven Fischer, Development Review Manager

**SUBJECT:** Nordstrom Rack at Redmond Town Center

**DATE:** February 20, 2014

### PROJECT BACKGROUND

**Location and Zoning District:** Block 5, Town Center Mixed Use. This is located just east of the existing Macy's.

**Project Scope:** The proposed project includes a 40,000 square foot Nordstrom Rack and a four level parking structure with 269 parking stalls.

**Project Description:** The existing site currently contains 181 surface parking stalls and associated landscape islands. The applicant proposes to construct a 40,000 square foot retail building (Nordstrom's Rack) and a four story parking structure with 269 parking stalls. A small 20 parking stall lot is also proposed for ADA parking at the southwest corner of the site. The building entrance is located at the southwest corner of the new building. The building loading dock/receiving area is placed to the east on 168<sup>th</sup> Avenue NE away from the pedestrian focus of Town Center.

The exterior of the new retail structure is proposed to follow the latest Nordstrom Rack prototype. The exterior façade is proposed to be clad in a light tone swisspearl material above a darker toned swisspearl field. These materials are then accented by vertical banding that anchors the stacked Nordstrom Rack sign logo. Suspended awnings provide pedestrian weather protection for customers. The remainder of the retail structure and the garage is proposed to be painted tilt-up concrete.

**Design Review Board Issues:** This is the first pre-application meeting for this project and the applicant is proposing the use of swisspearl which is a very nice material and was used on the new mixed use project across from City Hall.

Staff encourages the members of the Board to examine the following design issues:

- 1) Site Plan: How can the pedestrian connection/experience between this project and the main portion of Town Center be strengthened?
- 2) Design: The proposed design does not relate to any of the other structures within Redmond Town Center. How can the design and use of materials be improved to make this structure have a better fit? The use of brick or other materials used within Town Center could be incorporated into the design
- 3) Design: The use of the suspended awnings is a good design feature which is used throughout Town Center.
- 4) Design: Along the South, West, and East elevations there is a dark square under the suspended awnings. Is this just a change in color or represent a display window? How can the pedestrian experience be enhanced along the front of the building? The Macy's building provides an excellent pedestrian experience.
- 5) Materials: Extensive use of painted tilt-up concrete within the building is not in keeping with Town Center. Pre-cast concrete is an allowed material in this design area of Town Center. Staff is concerned about the extensive use of this material, especially considering that concrete will be used on the adjoining parking structure. (See Sheet Conceptual Building Elevations – bw)
- 6) Design: The iconic ribbon element needs to be explored further. What type of material is proposed to be used? Will it be illuminated?
- 7) Parking: The master plan states that parking structures are to be wrapped with commercial buildings or screened with landscaping treatment. The standards go on to state that "where structures are not wrapped with commercial buildings or screened, they blend in with the adjacent commercial buildings through similar articulation and modulation of facades." The landscaping that has been provided is not adequate nor is the structure provided in keeping with the surrounding commercial buildings. Please see the North side of the existing parking structure off NE 76<sup>th</sup> Street. Here the garage is recessed and landscaped so that the garage becomes a background feature.