

## MEMORANDUM

**TO:** DESIGN REVIEW BOARD

**FROM:** Dennis Lisk, Associate Planner

**SUBJECT:** Esterra Park - Blocks 4 & 7 Mixed-Use Residential, File #s LAND-2013-01227 and LAND-2013-01228

**DATE:** April 17, 2014

**REQUEST:** CONDITIONAL APPROVAL OF SITE PLAN, BUILDING ELEVATIONS, LANDSCAPE PLAN, MATERIALS AND COLORS

### I. PROJECT LOCATION

The project sites are two separate parcels located to the north and south of the future intersection of 152<sup>nd</sup> Avenue NE and NE 27<sup>th</sup> Street in Overlake Village. Block 4 is a 1.59-acre parcel located to the north of NE 27<sup>th</sup> Street, while Block 7 is a 1.59-acre parcel located to the south of NE 27<sup>th</sup> Street.

### II. PROJECT BACKGROUND

This project was last before the Design Review Board on January 23, 2014.

**Project Scope:** The applicant, Avalon Bay Communities, proposes to construct two new mixed-use residential buildings, both of which will be served by multi-level underground parking garages, and will also include associated landscape and infrastructure improvements. These projects will be the first two residential buildings constructed as part of the new Esterra Park master-planned redevelopment of the former Group Health hospital property in Overlake Village.

**Project Description:** The building proposed for Block 4 is a 242,015 square-foot, six-story structure, with 221 residential units mostly within five levels above a ground floor containing 7,541 square feet of retail and amenity space. There will be three levels of underground/structured parking for 372 parking spaces for both residents and retail users. Vehicular access to the building will come from two garage entrances, one located on the north side of the building at NE 28<sup>th</sup> Street and another on the south side of the building at NE 27<sup>th</sup> Street. Finally, the building will include a landscaped courtyard facing onto the future park across the future 153<sup>rd</sup> Avenue, offering both private and common open space areas for residents.

The building proposed for Block 7 is a 216,188 square-foot, six-story structure with 261 residential units. On the ground floor of the building along 152<sup>nd</sup> Avenue will be 7,523 square feet of retail space. There will be three levels of underground/structured parking for 372 parking spaces for both residents and retail users. Vehicular access to the building will come from two garage entrances, one located on the north side of the building at NE 27<sup>th</sup> Street and another via a private access drive on the south side of the building. Finally, the building will include a landscaped courtyard facing out onto NE 27<sup>th</sup> Street, offering both private and common open space areas for residents.

### **III. SURROUNDING USES, BUILDING CHARACTER AND DESCRIPTION**

In general, the surrounding area includes a mix of multi-family residential, commercial, and office uses. To the north, within the Esterra Park site, will be the location of a future hotel. To the south is an existing shopping center, as well as the Village at Overlake Station affordable housing community. To the west, across 152<sup>nd</sup> Avenue is the PS Business Park property, a collection of one and two-story office buildings. To the east of the two proposed buildings will be the future Capstone park and a future portion of the Capstone master plan area anticipated to develop with additional multi-family residential uses. As the first new residential buildings within the Capstone Master Plan site, these two buildings will help lead off the redevelopment of Overlake Village as an urban center.

### **IV. DESIGN REVIEW BACKGROUND ISSUES AND ANALYSIS**

The Design Review Board reviewed both these projects at four pre-application meetings on September 19, 2013, November 7, 2013, January 16, 2014, and January 23, 2014. The Board conducted an extensive review of the overall design character of the proposed new buildings, building orientation and context, building modulation and articulation, colors and materials, and landscape plans before giving its preliminary approval of the current design.

During its review, the Board examined several design issues which affected the overall site and building design. These items included:

#### **1. Building Details, Materials & Colors**

The applicant has requested Administrative Design Flexibility for relief from RZC 21.62.030(F), which limits the use of fiber cement building materials. The applicant proposes to utilize fiber cement panels as part of the overall building material palette for both buildings. The applicant proposal attempts to address the intent of this standard by providing other high-quality and durable building materials in large portions of both buildings, especially along the sides of the building facing 152<sup>nd</sup> Avenue and NE 27<sup>th</sup>. At its last pre-application meeting, the Board expressed their satisfaction with the materials and color palette chosen for the building.

*Staff Comment: The applicant has satisfied the Administrative Design Flexibility criteria to demonstrate that both of the buildings provide distinctive and superior design and that the overall intent of the building materials design standard has been achieved.*

#### **2. Landscape Plan**

The Board has generally been pleased with the landscape plans for the site.

*Staff Comment: Staff is satisfied that the landscape plan for the proposed development meets the requirements of the Overlake Village 4 zone and the City's landscape design standards.*

## **V. STAFF ANALYSIS**

The City of Redmond Planning Staff prepared a design checklist (see Attachment) which is derived from the City's design standards. Staff analysis is provided under the "Comments" column.

The staff recommendations below are based on the design checklist. Wherever a design guideline is checked with an X, Staff determined that the project has satisfactorily met or exceeded the requirements of the guidelines.

Staff finds that the proposed buildings meet the goals and intents of the Overlake Village 4 zone and comply with the City's site development requirements and design standards.

## **VI. STAFF RECOMMENDATIONS**

The applicant has applied for Site Plan Entitlement Permits for both buildings, which requires approval by the Design Review Board and the Technical Committee. The Technical Committee gave its preliminary approval of the project at its April 9, 2014 meeting.

The City of Redmond Planning staff recommends that the **Design Review Board** approve of the Building Elevations, Floor Plans, Colors, Materials, Landscape Plan, and Lighting Plan for the proposed Esterra Park Block 4 and 7 mixed-use residential buildings, with the following conditions:

1. Presentation Materials Inconsistencies
  - a. Where inconsistencies between the floor plans and elevations are found after the Design Review Board has approved this project, the elevations approved by the Design Review Board at this meeting will prevail.
  - b. If, after this Design Review Board approval, there are any inconsistencies found in the information provided for the elevations, floor plans, landscape plans, lighting plans, materials and color between the presentation boards and the 11" x 17" submitted drawings, the Design Review Board and the Redmond Planning Staff will review and determine which design version will be followed for Site Plan Entitlement.

### **ATTACHMENTS:**

**Esterra Park Blocks 4 and 7 Mixed-Use Residential Buildings – DRB Submittals Design Standards Checklist**

cc: Derek Bottles, Avalon Bay Communities  
Jason Lamb, Ankrom Moisan Architects