MEMORANDUM

TO: DESIGN REVIEW BOARD

FROM: Dennis Lisk, Associate Planner

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

PRE-APPLICATION MEETING #2

LOCATION: 18026 Redmond Way

DATE: April 17, 2014



This is the second 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 ministorage 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. Staff is still awaiting a detailed landscape planting plan for the green roof.

At the first Pre-Application meeting the Board discussed a couple of design considerations for the project:

- 1. Building Modulation RZC 21.60.040(B)(2)(b)(iii) requires buildings facing public streets to provide a minimum of 40 percent façade modulation. The proposed design was not quite in compliance with this at the last pre-application meeting. The Board suggested that the stair tower at the southwest corner of the building be widened to meet the modulation standard. The applicant has incorporated this suggestion into the revised design.
- 2. Green Roof The Board was happy with the proposed green roof, but was concerned with the fact that, from most angles of view, it would not be a visible feature. The applicant does not appear to be proposing any changes to the green roof or the parapet around the building to make it more visible to public view.
- 3. Colors & Materials At the last pre-application meeting, staff suggested 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. The applicant has indicated their willingness to do this, but the current plans still show the green trim.

RECOMMENDATION

Staff is generally pleased with the design direction of the proposed mini-storage building, but would like more detail on the green roof landscaping, as well as to see a darker trim color, as previously requested. If the Board is ready, Staff would recommend that the applicant be allowed to proceed to approval once a formal application is submitted.