

**CITY OF REDMOND  
DESIGN REVIEW BOARD  
March 27, 2014**

NOTE: These minutes are not a full transcription of the meeting. Tapes are available for public review in the Redmond Planning Department.

**BOARD MEMBERS PRESENT:** David Scott Meade, Craig Krueger, Kevin Sutton, Scott Waggoner

**EXCUSED ABSENCE:** Joe Palmquist, Mike Nichols

**STAFF PRESENT:** Steven Fischer, Manager; Gary Lee, Senior Planner; Dennis Lisk, Associate Planner; Heather Maiefski, Associate Planner

**RECORDING SECRETARY:** Susan Trapp with Lady of Letters, Inc.

The Design Review Board is appointed by the City Council to make decisions on design issues regarding site planning, building elevations, landscaping, lighting and signage. Decisions are based on the design criteria set forth in the Redmond Development Guide.

**CALL TO ORDER**

The Design Review Board meeting was called to order by Chair David Scott Meade at 7:00 p.m.

**MEETING MINUTES**

**IT WAS MOVED BY MR. WAGGONER AND SECONDED BY MR. SUTTON TO APPROVE THE MINUTES OF THE FEBRUARY 6, 2014 MEETING. MOTION APPROVED (3-0) WITH ONE ABSTENTION.**

**IT WAS MOVED BY MR. KRUEGER AND SECONDED BY MR. WAGGONER TO APPROVE THE MINUTES OF THE FEBRUARY 20, 2014 MEETING. MOTION APPROVED (2-0) WITH TWO ABSTENTION.**

**PROJECT REVIEW**

**LAND-2014-00016, AT&T Wireless SB1731 Hotel Sierra**

**Description:** New wireless communications facility on the rooftop of an existing building. The proposed equipment is to be screened from view and will not exceed the maximum height allowed of 15 feet.

**Location:** 7765 – 159<sup>th</sup> Place NE

**Applicant:** Bill Powell *with* AT&T Wireless

**Prior Review Date:** 03/06/14

**Staff Contact:** Heather Maiefski, 425-556-2437 or [hmaiefski@redmond.gov](mailto:hmaiefski@redmond.gov)

Ms. Maiefski noted that this was the second time this project had been presented to the DRB. The last meeting on March 6 yielded extensive discussion about the antenna shroud proposed on the park-facing side of the building with regard to view corridors. Staff had several concerns about the changes to the building. Ms. Maiefski reviewed the site plan with the DRB, and noted that the applicant has considered another alternative. The DRB had asked the applicant to take some pictures of the views of the building from a few different locations along Redmond Way, and the applicant has done that.

Bill Powell presented on behalf of the applicant. He said that he has not changed his proposal, and noted that his original application does not block mountain views, which was the primary concern of the DRB. The DRB had asked the applicant to lower the antennas on the park-facing side, but the applicant said there was no blocking of mountain views, and there was no reason to lower the antennas on the park-facing side or relocate the antennas. The applicant said the two options presented were not equal. Functionally, the original option works better from a technical standpoint, and the applicant believes that it looks better, as well, from an architectural standpoint. The applicant said the first option was still the best, and after his research, he believes this original option does not block any mountain views.

## **COMMENTS FROM THE BOARD MEMBERS:**

### Mr. Waggoner:

- Asked if both ends of the building would look the same in the first and second options.
- The applicant said he would like both ends of the building to look the same. He noted that if option two was the choice going forward, the other end of the building would still have a full-height antenna. That is why the applicant prefers option one and did not want to change his proposal.
- Mr. Waggoner asked about the height of option two. The applicant said the height of the antennas would be lower, and they would have to be attached on the façade of the building in order for that height difference to happen.
- The applicant said building on the façade would create constructability issues. It would be difficult to get to the antennas and more difficult to install them. From an appearance standpoint, the applicant does not believe the second option offers any advantages.
- Mr. Waggoner confirmed that with option two, the antennas would be on the face of the building above the windows and hidden from view. The applicant said either option would hide the antennas from view.

### Mr. Krueger:

- The applicant asked if the photos he provided matched what the DRB was looking for. Mr. Krueger said the correct viewpoints were selected, and he has looked at the views of this site personally.
- Mr. Krueger wanted the applicant to recognize that it was not just mountain views that were important, but the idea that the proposal did not fit with the building. He disagreed with the applicant that the first option was better. Mr. Krueger felt option two was incredibly better than option one.
- Mr. Krueger said option two was an improvement on the building's western face, and is not a protrusion from the roof, which he believes is the case with option one. He said he could live with the protrusion on the east side of the building, which is not viewed in the same way as the west side.
- Mr. Krueger said he could not support option one if it was the same as what the applicant presented at the last meeting. He could approve option two. The applicant said he wanted to be clear that the project involves screening equipment, not an effort to make a building pretty. He did want to keep within the character of the building, however.
- Mr. Krueger said the goal of the DRB was to make sure the project fits in and is appealing for people in the City of Redmond. He did not believe that option one works for this building. He thought it disrupted the design and modulation happening on the west façade. He thought option two was a great solution.
- The applicant noted that the building behind the Hotel Sierra has some equipment screening that is massive in comparison. He asked if that was approved by the DRB, and if the whole roof should be screened. The applicant said the antennas he wants to add with option one do not take away from the character of the building.
- Mr. Krueger said he did not agree, and thought the balance and harmony on the west side of the building was disrupted with option one.

### Mr. Sutton:

- Said that the original option does not appear to be any more egregious than anything existing on the site. Mr. Sutton said he could probably get behind either option.
- If option one was selected, he would prefer to see a darker color used to help the antennas recede a little bit. Beyond that, he said it had been demonstrated to his satisfaction that the first option works.

### Mr. Waggoner:

- Agreed with Mr. Sutton in terms of the photos demonstrating that either option does not extend high enough to obscure the mountains from several main viewpoints.
- However, Mr. Waggoner agreed with Mr. Krueger that the second option appears to look less like an elevator overrun or a penthouse dropped on the building. He said the second option integrates better into the façade of the building. The side walls that align with the edges of the bay windows on the west elevation create a better design, in his opinion.

- He said it was clear from the applicant that extra height would provide a better signal, but he said the second option integrates into the building mass better and does not extend as far, independently from the rest of the roofline, as option one does.
- The applicant asked if Mr. Sutton's suggestion of a darker color would be acceptable to keep option one on the table. The applicant said the two options were not equivalent. He would like to find ways to make option one better, and was open to change. The applicant said he was not trying to say he would not change, but asked if color or style changes for option one would be acceptable.
- The applicant said he was trying to be flexible, but the drop in height would make a difference, and mounting these antennas on the face of the building would create an engineering challenge. He would welcome some changes to option one as a possibility.
- Mr. Waggoner said a change in the roofline would help option one, but that would tend to pull down the height of the antenna screening, which could impact some technical issues. The applicant said a darker color, used on the roof elements of the building behind the Hotel Sierra, could be used.
- Mr. Waggoner noted that this building was very controversial when it was built with regard to its height and potential blocking of views in Redmond. He asked Mr. Meade if there has been any residual frustration about this development being in place.

Mr. Meade:

- Said he did not know if there had been any negative feedback about this building. Staff did not have any information on that issue.
- Mr. Meade said major changes to the shed roof would have to be constructed to match up the slope in such a way that would blend the antennas better into the project. Mr. Sutton said changes in color would be helpful. Mr. Waggoner said taking a cap off the top of the roof would be a good idea. Mr. Krueger said both of those options were discussed last week.
- Mr. Waggoner said taking off the cap would help make the roof flush with the walls around the perimeter of the building. Mr. Meade and Mr. Krueger asked if expanding the sides of the bay would help make the project align with the modulation below the roof.
- Mr. Waggoner said that with option two, a person could tell the project is the same width as the two protruding windows, as the lines come down and butt up to it. Option one appears to have the same width if the corner line of the screen wall could come down. He said it was hard to tell if that screen wall would break through the roof overhang.
- The applicant asked, if he could keep the full height, if he could bring the front of the antenna screen across the façade. He said that would be an additional cost, but he said that would be acceptable.
- Mr. Krueger said he would be afraid of the height of the screen. He liked option two because it was lower in height and kept within the overall building form.
- The applicant said this was a case of compromise. The Code says the height limit is fifteen feet above the roof, which the applicant is trying to match while also matching the character of the building. He would hate to lose any more height unless there was a compelling reason to do so.

Mr. Meade:

- Said that if the width of the bay matched the shed form, and if a darker color were used, that could work. The applicant said the Code would not allow him to build higher.
- Mr. Meade suggested dropping the sides of the screen wall where the lower roof is. The applicant said the two sides of the building are not the same. He said the screening could slope back on one end, but not on both ends. Mr. Meade said the west-facing side was his only concern.
- The applicant said that change in slope could happen on one side, but that was not his ideal situation. One set of antennas could move to the other side, which would allow for the slope Mr. Meade is asking for.
- Mr. Krueger said that option could help make the project look like more of a part of the building. He said widening it out to the width of the bay will make it seem less vertical and more horizontal at the west end. He asked to see the renderings with or without coping at the top. Darker colors would be good to look at, too.
- The applicant had hoped to resolve these design issues at this meeting tonight. Mr. Meade asked about the screen wall on the site and if it could go any taller. The applicant said the code would not allow that. Mr. Meade said if the coping form was sloped further, that could help obscure antennas and still remain within the Code height limits.

- Mr. Meade suggested that the applicant should slope the screen wall to match the shed form and also match the width of the protruding larger bay below. A darker color should be used, as well. The Board was supportive of those changes, and Mr. Meade said the Board could approve the project with the condition that those changes would be implemented and that staff would review them.
- Mr. Krueger said staff would need to see that form from several perspectives to see how it impacts the views around the building. He said that could work, however. Mr. Meade said staff could come back to the DRB and ask for more guidance, as part of the decision-making process.
- The applicant clarified the DRB's requests with regard to using a darker color and matching the screen wall's width with the width of the bay below the project. That would help the entire project, visually, push back a bit. Mr. Sutton asked about the coping. Mr. Meade said it should be the same color. This way, the project's form would relate better to the building and its massing.
- The applicant said those ideas made sense to him, and he would have his architect draw up some plans accordingly. Ms. Maiefsky said she and other staff members would review it.
- Mr. Sutton said he was not convinced about the coping of the structure and its color. Mr. Krueger said staff would look at that coping and the color and consult again with the DRB about it, as needed.

**IT WAS MOVED BY MR. KRUEGER AND SECONDED BY MR. WAGGONER TO APPROVE LAND-2014-00016, AT&T WIRELESS SB1731 HOTEL SIERRA, AS PRESENTED AT THIS MEETING, USING THE APPLICANT'S OPTION ONE, WITH THE FOLLOWING MODIFICATIONS TO THE ENCLOSURE AT THE WEST END OF THE BUILDING OFFERED BY THE BOARD:**

1. **THE STRUCTURE WILL BE WIDENED OUT TO THE SAME WIDTH AS THE BAY ON THE WEST SIDE.**
2. **THE STRUCTURE WILL HAVE A PITCHED ROOF SLOPING DOWN TO THE EAST, MATCHING THE SLOPE OF THE EXISTING SHED ROOFS.**
3. **THE STRUCTURE WILL MAINTAIN THE FORM THAT THE EXISTING BUILDING HAS AND THAT IS CONTAINED WITHIN THE APPLICANT'S OPTION ONE.**
4. **STAFF WILL REVIEW COLOR OPTIONS FOR THAT COPING BASED ON THE REVISED PHOTOS FROM THE DIFFERENT PERSPECTIVES THAT WERE OFFERED, OR CONSIDER REMOVING THE COPING.**

**MOTION APPROVED (4-0).**

#### **PROJECT REVIEW**

##### **LAND-2013-01305, 170<sup>th</sup> Place Townhomes**

**Description:** Demolition of an existing single family home and the construction of seven (7) attached townhomes, in two building groups, on a 13,300 square foot lot.

**Location:** Corner of 170<sup>th</sup> Place NE and NE 82<sup>nd</sup> Street

**Applicant:** Dan Umbach *with* Daniel Umbach, Architect, LLC

**Prior Review Dates:** 11/21/13 & 01/16/14

**Staff Contact:** Gary Lee, 425-556-2418 or [glee@redmond.gov](mailto:glee@redmond.gov)

Mr. Lee said that this project has been before the DRB for two pre-application meetings. At the last meeting, the DRB said it was ready for approval. It has been revised to meet the concerns of DRB and staff. Staff is recommending approval, but wanted to review a slight revision to the site plan. The driveway is now wider, so the building is shifting towards the street a little bit. With that, an administrative design flexibility deviation would be required, as the building will project into the front yard. Staff is recommending approval of that deviation into the front yard setback.

Dan Umbach presented to the DRB on behalf of the applicant. The driveway is now 20 feet wide, which nudges the building over five feet into the front yard setback. The amount of deviation allowed into the yard was three feet, thus necessitating the administrative design flexibility deviation. Otherwise, there were no design changes to the project compared to the previous iterations the DRB has seen.

## COMMENTS FROM THE BOARD MEMBERS:

### Mr. Krueger:

- Asked about the new site plan and what appears to be the loss of a planter on the west edge of the driveway. Mr. Lee said there was some landscaping there, but that was sacrificed to get a minimum driveway width. There will be screening on the side of the driveway.
- Mr. Krueger asked if not having the planter still allowed the project to meet Code, and Mr. Lee confirmed that was the case. The applicant said any trees removed will be replaced elsewhere on the site, as needed.

**IT WAS MOVED BY MR. WAGGONER AND SECONDED BY MR. KRUEGER TO APPROVE LAND-2013-01305, 170<sup>TH</sup> PLACE TOWNHOMES, AS REVISED AND PRESENTED AT THIS MEETING, WITH THE ADDITIONAL SETBACK DEVIATION INTO THE FRONT YARD AND THE STANDARD STAFF CONDITIONS FOR REVIEW AND FINAL APPROVAL. MOTION APPROVED (4-0).**

## PROJECT REVIEW

### LAND-2013-01464, Capstone Overlake Village Block 3 Office

**Description:** One six-story office building with four levels of underground parking.

**Location:** 155<sup>th</sup> Ave NE & NE 27<sup>th</sup>/28<sup>th</sup>

**Applicant:** Andy Paroline *with* Paroline Associates

**Prior Review Dates:** 09/19/13, 11/07/13, and 01/23/14

**Staff Contact:** Dennis Lisk, 425-556-2471 or [dwlisk@redmond.gov](mailto:dwlisk@redmond.gov)

Mr. Lisk said this was the Block 3 office building on the old Group Health Hospital property in Overlake Village. This was the fourth time the DRB has looked at this project. This is a new six-story office building that is 215,000 square feet. It will include a large landscaped and hardscaped pedestrian plaza along its south side. There will be a landscaped and hardscaped driveway into the building on the west side from NE 28<sup>th</sup> Street, which will eventually lead to four levels of underground parking. The Board has looked at many design considerations, primarily building modulation and the treatment on the south and east sides of the building. The applicant has requested administrative design flexibility to achieve a certain look. The DRB was supportive at the last meeting with regard to going forth with that direction. The pedestrian plaza was also discussed at the last meeting. The DRB would like the applicant to get the balance right between hardscape and landscape along the south edge. Staff is prepared to recommend approval of this project to the DRB.

Patrick Gordon with ZGF Architects presented on behalf of the applicant. He recapped the development of the design over the last several months. Building 3, at the corner of 156<sup>th</sup> and NE 28<sup>th</sup>, has a lantern element that is consistent with the way the project even with some new developments. On the south elevation, there are elements of glass and fins. The DRB had a concern that the material would not be mirror-like. The applicant said the material will be transparent such that the activities inside the building will be visible from the outside. The material will be reflective, but not mirror-like. At 155<sup>th</sup> and NE 28<sup>th</sup>, on the lower floor entry to the site, the lantern system will be used again. This is the top of the hill climb portion of the urban path, and the applicant believes the building will frame the full block length of the gateway element of the path. The fin elements on the building are a milky white, translucent glass. They do not jump out as strong elements, but really create reflectivity and interest in the building. The other facades are made of slate tile. The applicant showed the DRB samples of that tile. There is some variation in the tile color, yet the use of so much of the tile creates a monolithic design concept as well.

The windows are not just strip windows. There is a metal trim around each of them that highlights them and creates some shadow line. The applicant presented the landscape plan, which incorporates the DRB's comments to strike a balance between hardscape and landscape. There is a 30-foot dimension of paved area rather than just a sidewalk on the site, giving the indication that pedestrians are going into an area that is more urban than suburban. Trees have been planted on the site as well. The applicant has been through the budget reviews and technical reviews, and the project has not been compromised in terms of materials or details. The primary materials on the building are the curtain wall, which is glass with

some spandrel portions. The slate material is a shingle which will have some overlap. The base of the building will have a textured concrete skirt where it is visible, mainly on the north side of the building. The slate is a Spanish material that would not fade. It has been used on the University of Washington campus in Seattle.

**COMMENTS FROM THE BOARD MEMBERS:**

Mr. Sutton:

- Said he was supportive of the project in the past, and continued to be.

Mr. Krueger:

- Asked about the dimension of the horizontal lines on the project with regard to the shingles and how they overlap. The applicant said the shingle would rotate, providing a minor overlap. The exposure will be about twelve inches. The shingle will be placed in a vertical position.
- Mr. Krueger said the project looked fantastic and he could not wait to see the south elevation. He said the project was very exciting, especially with the lantern element and the southwest entry. He liked the landscape and its urban and suburban feel.

Mr. Waggoner:

- Said the project looked great. Mr. Waggoner said the detailing was fantastic and the scale was great.
- He liked the landscape plan that was shown, including the pedestrian areas. The covered pedestrian zone around two sides of the building will be great for users of the site coming from transit locations.

Mr. Meade:

- Said this project would be awarded some sort of Redmond design award when it is finished.
- Mr. Meade said this was a beautiful project, and said the DRB was really pleased with the way it was executed. The entire project was controversial at beginning, in terms of the whole parcel, but Mr. Meade said this building was far beyond what the DRB had hoped for. He was very pleased with what the applicant had done.

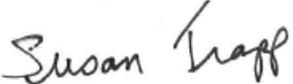
**IT WAS MOVED BY MR. SUTTON AND SECONDED BY MR. KRUEGER TO APPROVE LAND-2013-01464, CAPSTONE OVERLAKE VILLAGE BLOCK 3 OFFICE, WITH STANDARD CONDITIONS FOR INCONSISTENCIES. MOTION APPROVED (4-0).**

Mr. Fischer noted that the Planning Department is looking for a design professional to serve on the Design Review Board, and that the position is open for the next 30 days. The DRB will not meet April 3.

**ADJOURNMENT**

**IT WAS MOVED BY MR. KRUEGER AND SECONDED BY MR. WAGGONER TO ADJOURN THE MEETING AT 8:00 P.M. MOTION APPROVED (4-0).**

**May 15, 2014**  
**MINUTES APPROVED ON**

  
**RECORDING SECRETARY**