

**CITY OF REDMOND
DESIGN REVIEW BOARD**

July 3, 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: Joe Palmquist, Craig Krueger, Kevin Sutton

EXCUSED ABSENCE: David Scott Meade, Mike Nichols, Scott Waggoner

STAFF PRESENT: Steven Fischer, Manager; Dennis Lisk, 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 Vice Chair Joe Palmquist at 7:04 p.m.

PRE-APPLICATION

LAND-2013-00342, Redmond Hotel

Description: New construction of a three-story/130 unit hotel

Location: 17770 NE 78th Place

Applicant: Dale Sweeney *with* Dale Sweeney Designs

Prior Review Date: 01/16/14

Staff Contact: Dennis Lisk, 425-556-2471 or dwlisk@redmond.gov

Mr. Lisk noted that this was the second pre-application for this project, which was last before the DRB in January of 2014. It is a proposed Hampton Inn and Suites project on a 2.6-acre property in the Gateway Design District between Redmond Way and Union Hill Road on the east side of Redmond. It is near the Kohl's and Target retail center in that area. The project is a three-story, 130-room hotel. It is an L-shaped building on the property set off of NE 178th Place. It will have about 133 parking spaces, which is slightly below what would be required under City Code, but the applicant has provided a parking analysis to answer any concerns about that. The building design has advanced quite a bit since the first pre-application. The applicant now has more of a complete form and massing to the building. The applicant will show some different materials and colors at this meeting. There are a few design issues, including a building modulation and articulation concern. In general, staff is pleased with what the applicant is showing. The main public-facing elevations of this building do a good job of providing modulation required by the Code. The staff wants to make sure the projections of the building meet Code standards.

The elevations show a building that has a combination of different materials with stucco on the upper levels and brick, masonry, veneer, and concrete on the lower level. Staff is generally pleased with the materials and wants to hear more from the applicant about the plan for them. There is a concern about the elevations on the entrance side and the opposite side facing the street to the east. There is a section that shows four pillar forms that rise up and end. Staff thought it would be interesting to explore connecting those pillars at the top so they are not just going into nowhere. Staff would also like the applicant to take a close look at the porte-cochere feature at the front entrance to the building. It is a curved form, and given the shed forms of the roof projections, staff wants to know what a shed form would look like for the porte-cochere entrance. Staff would also like to consider the Code requirement that a continuous flat roofline should not extend more than 100 feet without some kind of modulation. Staff would like to check the measurements of the rooflines to make sure the building conforms to the Code. The applicant has provided some photos of other Hampton Inns around the country which have influenced the current design.

Dale Sweeney presented on behalf of the applicant. The majority of the building is oriented towards the street, and the building hides most of the parking areas behind it. The applicant reviewed the site plan and design, including where the rooms, pool, and other amenities were located. He showed other examples of Hampton Inns around the country. The design for this Redmond project is consistent with other Hampton Inns with regard to lines and street orientation. Brick and stucco, along with a shed roof, provide the Hampton Inn look. There is a translucent roof on the porte-cochere. There are a few color options to explore with subtle differences, which the applicant showed to the DRB. With regard to the concern over roof modulation, the applicant noted that the modulation requirements have been met along the roofline. Mr. Cho, speaking on behalf of the applicant, asked Mr. Lisk about the concern he had over the columns presented. Mr. Lisk said his idea to provide a top to the columns was one option, and might make the feature stronger. Mr. Sweeney asked if a high brick wall could be an idea. Mr. Fischer said staff had been discussing popping out this area further and creating a step back between floors two and three. Windows could be inset or could be flush with the wall. A small cornice could cap those columns and then dead end that element into the inside corner on either side. One column in the design seems to sit by itself.

Mr. Krueger asked about the thought behind the columns, which do not seem to have a function to them. The applicant said the idea was to provide some character to the building. One of the columns could be eliminated, because a portion of the building pops out already in the current design. The applicant said the column could help break up the horizontal façade. The pilasters behind the porte-cochere help break up the massing as well.

Landscape architect Paul Dix from Aspen Design Group spoke to the DRB next on behalf of the applicant to discuss landscaping. He noted that there were some challenges with the tree retention plan due to street improvements on the northeast side of the project. The other challenge is the layout of the parking lot, which removed a lot of the existing fir trees on the lower right portion of the site. Since the last meeting, the applicant has redesigned the parking lot slightly to allow the trees to remain in place as much as possible. Only a couple trees have been taken out from the lower right corner in the new design. The dumpsters have been shifted to a new location such that the landscaping is just under the threshold of tree retention.

The landscape plan will replace the street trees removed with new Autumn Blaze maple trees. The interior parking lot landscape will have large canopy shade trees to try to achieve 50% coverage of the asphalt in ten years. Larger oak and maple trees should be able to achieve that fairly quickly. There is some perimeter site buffer around the parking lot, including some existing fir trees from the tree retention effort. Overall, the project will have a Pacific Northwest native plant palette with some adopted ornamental plants that do well in this climate in addition to some drought-tolerant material in the islands that don't require a lot of water. Throughout the site, there will be a liberal use of rockscape areas including boulders and other rockery. Mr. Lisk noted that the applicant will need to file a tree exception request for this project to go below the 35% tree retention requirement. He would like to find more ways to save trees on the site, if possible. The Planning Director will make the final decision on the tree retention plan, and this is still a live issue. Mr. Krueger asked about the setback from 178th. The applicant said the building is pushed up against the setback as close as it can go, as was encouraged by the City. Mr. Lisk said having buildings like this closer to the street is preferable, according to City design standards for commercial development. Mr. Krueger said the building will stand out, in that regard, but it will also stand out in that many trees will have to be removed.

COMMENTS FROM THE BOARD MEMBERS:

Mr. Krueger:

- Expressed some anticipation about the tree removal and how the building would be exposed along 178th. Mr. Lisk said the current trees are very mature and look nice. However, he noted that when a project like this comes along, it becomes an opportunity for the City to improve the street frontage. He understood the impact of losing the trees, however.
- Mr. Krueger asked about the shrubs and ground cover between the sidewalk and the main building. The applicant said there would be a small strip of lawn on the sunnier side of the building. Mr. Krueger asked if there would be a way to elevate some green elements at the street level.

- Mr. Lisk asked if the planting areas could be wide enough for trees. The applicant said that was possible, including some vine maple trees. A trellis or green screen could be added, potentially. Mr. Krueger said that might help with the privacy of occupants along the street side. He liked the changes to the project, and said it was commendable that the applicant was close to the City tree standards.
- Mr. Krueger asked about the colors and how they match up with the renderings presented. He liked the choices presented, overall. The applicant said the colors would be consistent with other Redmond area designs. Mr. Lisk said staff would like some guidance on the color scheme from the DRB.
- The applicant showed the DRB a brick color and a brown color and some of the proposed contrasts in the design between those two colors. Other hotel color palettes were presented by the applicant to give some ideas to the DRB, as well.
- Mr. Krueger said he liked the third color option and the bolder colors presented. He liked the fact that there was a different brick used, different from the traditional brick seen in other buildings around Redmond. There is a stark contrast between the white and the red in this color scheme which he appreciated.

Mr. Sutton:

- Agreed that color option three was the best. Mr. Sutton had a concern over the red color and he wanted to see a sample of that. The applicant said that could be provided at a later time.
- Mr. Sutton agreed with the earlier discussion about the pillar elements. Rather than pillars, Mr. Sutton would like to see a brick mass element. If there are pillars, they should all come up to a two-story level. The floating, singular column referred to earlier should be removed, in his opinion.
- Mr. Sutton recommended some changes to the columns around the porte-cochere, and said the canopy over those columns should be extended. He recommended raising the brick elements throughout the design up to the second story.
- Mr. Sutton would like to break up the use of color on the other two main facades to add some modulation. He agreed that the porte-cochere should have a shed roof element to match the others in the project.
- He noted that a tree or two could be gained by removing a patio element proposed near the street side of the site.

Mr. Palmquist:

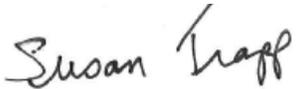
- Agreed with Mr. Sutton's comments about the modulation of the building. Mr. Palmquist said looking at the brick as a massing element instead of pillars would be preferable. He said the language of the brick on the building could use some refining, especially around the bump out.
- Mr. Palmquist was okay with having different vertical levels of brick on the building, which will add some modulation. He said, however, the modulation could be toned down a little bit to make the design less busy.
- He said the porte-cochere design did not bother him, in that with many contemporary design, shed roofs and barrel roofs are used on the same buildings. He said the applicant should consider exploring the shed roof concept, but he did notice that several Hampton Inns use a barrel roof.
- With the colors, Mr. Palmquist liked the first and third color schemes presented, not the second and fourth. He said the color contrast is better with the first and third schemes. Beyond that, he said the project looked good. He would like to see material boards at the next meeting with the applicant as well as some elevations to indicate how the question of the pillars would be resolved.
- Mr. Palmquist asked about a step back on the building that appears on the 178th side in one of the color schemes and does not appear to resolve itself. He asked the applicant to try to include a return in that part of the design. The applicant said that element does include a return all around the building in some other drawings. Mr. Palmquist said the step back may be just a drafting error within the color scheme in question.
- Mr. Krueger asked about the shed roof extensions on the building and how they would fit into the design. The applicant noted that the elevator tower is the reason behind one of the extensions, and the others were simply added to make the design consistent and add modulation.
- Mr. Fischer said that staff is always looking to make roofs more interesting, especially in the shed roof situation. The roofs may be up a little too high. Mr. Krueger said the design may draw too much attention to the pop-up elements included in the roof.
- Mr. Krueger said the roof could have a better consistency in its design without including the narrow pop-up elements.

- Mr. Palmquist said the pop ups were not added consistently throughout the building. He liked that there was some room on the roof to play with the design a bit, including making some changes in the shed roof. He wanted to make sure the design did not look like many other buildings in Redmond.
- He suggested creating some different roof heights for the project to help tone down the design and answer Mr. Krueger's comments.
- Mr. Lisk asked that the applicant should provide more detail on the west elevation and its modulation at the next meeting on this application.
- The applicant asked if the design of the curved porte-cochere with the shed roofs would work with the design. Mr. Palmquist said that this was a modern element that could work on the project. Mr. Lisk said staff could moderate its critique of the porte-cochere now that the true size of it is understood. He said staff could agree with Mr. Palmquist about this part of the design.
- Mr. Palmquist said adding a shed roof here instead of a curved form would create a large design element that might stand out too much. He said a curved form roof would create a good modern design.
- The applicant asked about the columns and how they should be raised or lowered. Mr. Fischer said the idea was to bring the columns up to two stories on both sides of the building. Mr. Palmquist agreed that was the case, but said the DRB could still accept a slightly different design as well.

ADJOURNMENT

IT WAS MOVED BY MR. KRUEGER AND SECONDED BY MR. SUTTON TO ADJOURN THE MEETING AT 8:02 P.M. MOTION APPROVED (3-0).

**August 7, 2014
MINUTES APPROVED ON**


RECORDING SECRETARY