

**CITY OF REDMOND
DESIGN REVIEW BOARD
February 2, 2017**

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: Acting Chairman Craig Krueger, Kevin Sutton and Zoi Karagouni.

EXCUSED ABSENCES: Renard Mun, David Scott Meade and Henry Liu

STAFF PRESENT: David Lee and Gary Lee

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 Mr. Krueger at 7:03 p.m.

PRE-APPLICATION

LAND-2016-01756, Overlake Village Station

Description: Construction of light rail station

Location: 2801 152nd Ave NE

Contact: Geoff Owen with Kiewit-Hoffman East Link

Prior Review Date: 10/20/16

Staff Contact: David Lee, 425-556-2462 or dlee@redmond.gov

Mr. Lee stated that this would be the second review before the Board.

Ms. Supriya Kelkar took over the presentation and displayed a slide of the East Link segment which started at the International District, proceeded over lake Washington and ultimately to the Overlake Transit Center. The last presentation was in November, 2016 and the Design Review Board had given comments regarding adding more color, material selection, lighting and the art component. Ms. Kelkar introduced the project team; Mr. Andrew Eusel, Architect with McMillen Jacobs for the Overlake Station; Mr. Robert Kish, Landscape Architect with Hewitt; Mr. Leo Berk, Artist for bridge design; and Ms. Yuki Nakamura, Artist for the plaza but not present.

Mr. Eusel displayed a slide showing the property purchased by Sound Transit adjacent to SR 520 and 152nd Avenue in Redmond, and a future 28th Street project. The Master Plan was in development. There were four elements to the 28th Street project; first, a large open area left for future development; second, the City of Redmond plaza street, an urban street for both pedestrians and vehicles; third, the station plaza on a Sound Transit parcel supporting two entries and side platforms; and fourth, the paper clip which would be pedestrian and bicycle access from the plaza. The ramp paving for the paper clip would be a City of Redmond maintenance jurisdiction.

There would be four major material groups. Much of the ramp and noise wall would consist of block and smooth concrete. Railing material would be a stainless-steel print pattern with a similar portion in utility areas. The ramp would have plate aluminum railing with perforations and a unique look. Steel held up the canopy area in the ticketing area, a skeletal form of the center kiosk and a stick like element amidst the guard rails. The standard color from Sound Transit would be used, dark blue to stand out from concrete and for sun effect. Color in a rich chroma and saturation would be used for the two kiosks, and two examples of other Transit Center colors were displayed. The canopy was steel enamel. Feedback on colors was desired from the Board.

Mr. Kish highlighted planting images, and hoped to treat planting as a unifying and simple, contemporary massing which would relate to the hardscape layout. Materials would be simple, keeping in mind maintenance and sustainability. The entire station would be designed with a high efficiency irrigation system. Inspiration came from Bell Street in Seattle in regard to safety and accessibility. The suggested concept was to use a series of bands in different treatments, cast in place integral color concrete with slightly different finishes. Two band color schemes were being considered; three warm grey tones, and three cool grey tones, both sealed and sand blasted. One band of three could be a precast concrete paver. A 2' wide tactile warning strip on both sides would be placed along Plaza Street per City of Redmond guidelines. Site furnishings would be standard per the Overlake Village Plaza Concept Guidelines. Bike racks and bike lockers were being developed. Plants were being vetted with the City of Redmond; one species of street trees along the corridor, a broader spreading of tree types in the Plaza; a small tree or large shrub to screen a trash enclosure, and required enhanced shrubs in the six-foot range.

Mr. Kish continued that from the south to north of the station, a parallel banding formation would be present. Wider bands would occur closer to entry points to provide direction. The lighting designer was working with street light locations. The pedestrian experience, either from drop-off or from the sidewalk, would be an easy experience.

Mr. Eusel explained the south end of the platform, a fully enclosed trash enclosure, developed to 30%; a third-party collection access and service vehicle access to communications had been added; and the bike program had been better defined. The elevation of the station was displayed. The ramp did not show lights but a crisp and clean form leading to the bridge was the focus. The exterior bridge finishes would be improved and dark blue coloring would not distract drivers. The owner and contractor have supported two lighting schemes; Option A, using a small LED fixture in the guardrail in individual pods on both sides with easy change out. The glare from pole lighting would not be present. Option B was pole lighting, with good distribution of light but with maintenance issues as far as requiring a ladder to change out bulbs. This portion would be a City of Redmond maintained project. Staff preference was Option A.

Mr. Eusel continued to describe slide images. The installation between two kiosks by Ms. Nakamura was shown shadowed, and integration with Mr. Berk would occur. The door to the enclosure faced away from the development. Two hues were proposed with translucent glass, dark blue and green. A Sound Transit brushed random, orbital stainless steel panel would hold electronics for doors.

Mr. Kish commented that a great deal of seating area was to be provided.

Mr. Kurt Kiefer, Project Manager with the Sound Transit Art Program, clarified that the project of Ms. Nakamura would not be located in the same space as the project of Mr. Berk on the pedestrian bridge. The project of Ms. Nakamura would be a series of sculptural forms that would be both works of art but also functional for sitting and other interaction. A sample of this work would be shown at the end of the presentation. Both projects had been presented to the Redmond Arts Commission which accepted them.

Mr. Berk, pedestrian bridge artist, proposed a landscape mural referencing both the tech industry surrounding the bridge and northwest forests, specifically using the aesthetic of early pixelated video games. A main component would be 1,000 aluminum extrusions on each side of the bridge, a custom profile from floor to ceiling and from end to end. This would allow natural lighting to enter, air flow and a unique and immersive art project inside. A six-inch-deep aluminum fin would be painted on the interior with the art work image with 2" stripes and five different shades of green. When viewed from one end of the bridge, the pixels would form four landscape images. The spacing of aluminum fins would be 6" on center and allow for views out onto the roadway for orientation, and the fins would also serve the functional purpose of a guard rail. The angle of the fins would be oriented so that on either end of the bridge, anyone on the bridge and ramp could be seen for safety.

Mr. Kiefer concluded the presentation by displaying slides of other art projects of Ms. Nakamura.

Mr. Krueger asked for clarification on what was being asked for from the Board, and Ms. Kelkar replied that feedback on colors, paving materials and lighting was requested.

COMMENTS FROM THE BOARD

Ms. Karagouni:

- Commented that the project was coming along very well.
- Looked forward to seeing more in landscape design and what had been presented was promising.
- Stated a preference toward the green color.
- Said that her preference was for Option A lighting.
- Appreciated the interactive art concept for practical reasons.
- Stated a preference for cooler tones against natural greenery on the site.

Mr. Sutton:

- Preferred the guard rail lighting, Option A.
- Also preferred warmer paving colors to differentiate from the rest of the standard sidewalk.
- Did not have strong preference to color as long as it was bright.
- Commented that the perforated panel might continue rather than stop.

Mr. Krueger:

- Commented that the design was a work of art in itself.
- Appreciated the concept for the bridge.
- Stated a preference for green.
- Favored the guard rail lighting, Option A.
- Stated a desire for more texture in the paving material.

PRE-APPLICATION

LAND-2016-02100, Redmond City Center

Description: Two 9-Story towers to be built in phases:

Phase one: 239 units and 29,000 square feet of retail

Phase two: Has a residential/office option and a complete residential option

Location: 16135 NE 85th Street

Applicant: Oscar Del Moro *with* Cosmos Development Company

Architect: Robin Murphy *with* Stricker Cato Murphy Architects

Prior Review: 12/05/13, 01/23/14 & 03/05/15

Staff Contact: Gary Lee, 425-556-2418 or glee@redmond.gov

Mr. Lee stated that this pre-application was a different version of the previously approved City Center project presented approximately one year ago, the new proposal to add mezzanines and units. The primary difference would be in height.

Mr. Murphy, Architect, stated that a 9-story building could not be built with wood frame and was required to be non-combustible. As non-combustible materials are very expensive, a larger and more improved project that worked better with the cost of construction was proposed.

Mr. Murphy explained the Site Plan. The concept was an Italian plaza, an inviting community space taking advantage of 20% of the site. Tower A was a U-shaped building facing south with residential mezzanines starting at level 5, and Tower B was a U-shaped building facing west with all residential space and no retail space. Previously, Tower A was to be 102'6" inches tall, and the new proposal was for a height of 147'. Tower B was initially to be 100' tall and the new proposal was for a height of 159'. Not stories but mezzanines would be added, resulting in the dwellings occupying a smaller footprint with more volume and light.

Mr. Murphy explained due to the high-water table in Redmond, additional parking stalls were added by extending the lower parking plate rather than going deeper. The project approved previously had included 369 parking stalls, and the new proposal included 409; if including tandem stalls, the total would be 436. There were no material or color changes from the initial approved proposal. Staff had asked the Architect to examine a corner element further in regard to how the building met the ground. Particular attention had been paid to public circulation through the site. Slides comparing the initially approved concept and the new and improved proposal were displayed and details described.

Mr. Murphy explained that the project would most likely take four to six years to complete and so phasing would be implemented. Phase one would include the podium, or the parking garage and base. Subsequently, Tower A and then Tower B would be constructed. The client expressed concern as to whether the demand for 100,000 square feet of office space would be present in four to six years, and the Board was asked to consider that Tower B be allowed to become a residential building with retail at the base. Previously, both towers offered 303 residential units, and the new all-residential option would result in 416 residential units.

In summary, the three options requiring feedback were; Option A, to raise both buildings by adding mezzanines; Option B, to take the office component out of Tower B replacing this with residential; and a variation of Option B, per a client request, to possibly add a Tower B interior amenity area in place of the current courtyard.

Mr. Krueger asked Mr. Lee to explain how heights were regulated in Redmond, and Mr. Lee explained that height was regulated by the number of stories and not by feet. The zone allowed eight stories in general and one additional floor for modulation. Mezzanines could be included in the stories. Mr. Krueger asked if height was regulated by Codes and Mr. Lee replied in the affirmative.

AUDIENCE MEMBERS

Ms. Kelly Dean asked if the two paths would remain public as far as a non-resident of the building feeling comfortable walking through, and Mr. Murphy replied that Redmond Planning Guidelines required that a connection be provided through the site, north to south and east to west. The goal was to achieve a feeling that the area was not private but open and inviting. Restaurants and the Skate Park nearby also drove the goal. Ms. Dean commented that the retail idea was very good.

COMMENTS FROM THE BOARD

Mr. Sutton:

- Asked if setting back the eastern portion had been studied. Mr. Murphy replied that all land use requirements had been met, and privacy between towers was achieved through Redmond separation requirements. As a way to mitigate the block look, a story could be added but not square footage. New exiting issues had been resolved.
- Clarified that the question was regarding the east side specifically, and that the west side was developed well. Mr. Murphy replied that white alucobond panels would be used on the vertical elements projecting from the grey. The differential was being reinforced with the color. The east side was not as modulated as the west so that sunlight could come into the project as much as possible.
- Commented that the Architect had done a nice job of scaling down as much as could be done, but a remaining concern was that adjacent sites may be developed in the future, adversely affecting the current lighting. Mr. Murphy commented that the façade was for separation but also for vehicular circulation.

Ms. Karagouni:

- Commented that removing balconies was smart.
- Preferred that Tower B become residential with lower level commercial or mixed use space. Mr. Krueger commented that the office space could become an invasion of residential private space due to becoming so open to the public and that some screening might be considered. Mr. Murphy replied that residential versus common space would be separated with screening and vegetation.

Mr. Krueger:

- Asked that shadow studies be shown at the next presentation, as winter solstice shadows could be a concern.
- Asked that the east elevation be enhanced, possibly without affecting the overall massing of the building and for a perspective of the southeast corner.
- Appreciated the separations, access and modulation.

Mr. Lee concluded by stating that the next step would be to bring the presentation back to the board after further analysis.

PRE-APPLICATION

LAND-2016-01438, Blackbird

Description: New building with approximately 152 residential units

Location: 7600 159th Place NE

Contact: Brandon Deal *with* Deal Investments

Prior Review Date: 10/20/16

Staff Contact: Gary Lee, 425-556-2418 or glee@redmond.gov

Mr. Lee reported that this was the third pre-application meeting. An issue remained regarding the bland concrete finish on the ground floor garage and alternative finishes would be presented. An opinion from the Board regarding the elevation of Juliet balconies facing the site also needed comment.

Mr. Kiker reviewed changes made including the lobby being pushed from the middle to the northeast corner and the addition of two live-work units. The interior amenity room was relocated to the third level, and the courtyard would become a mix of private patios and common open space.

Ms. Keist, landscape architect, commented that the landscape had retained the similar streetscape presented previously. Clear improvements had been to clarify five street trees centered on the building façade and to simplify the streetscape within the right-of-way zone for greater clarity of public and private spaces. The lobby corner space would now provide more of a usable zone while not conflicting with fire requirements. The rear setbacks would be treated with planting along the building perimeter. The courtyard, with a mix of amenity areas and private space, would provide higher profile materials including decking pavers, trees in cast planters and different seating.

Mr. Kiker explained that a marquis had been added to define the enhanced repositioned lobby on the northeast corner as a more public area. Slides showing various perspectives were presented. A requested deviation was to reduce from the required 10' to 5' or 6 ½' in the rear yard setback.

Regarding balcony options, the preference was for Juliet balconies covering only the operable portion of the sliding doors. Ceiling heights would be 8'5". A second option had been a 2' wide balcony, again only covering the operable portion of the door or to extend the a 2' balcony across the full length of the door. Staff believed that the second option was too heavy and less subtle. A third option was remove the balcony completely. The punctuation of the black rectangles gave the building side more interest, however.

Concrete patterning was another area requiring discussion. Adding some reveals but using form ties as the texture was the preferred option.

COMMENTS FROM THE BOARD

Ms. Karagouni:

- Liked the concrete application, and the proposed warmer materials of wood would be more approachable in more populated areas.
- Commented that the first balcony option of a railing only over the operable part of the door was preferred for minimal effect. Floor to ceiling windows were good.

- Commented that the courtyard looked great.

Mr. Sutton:

- Agreed with balcony option of just the railing.
- Asked if the landscape could extend further than the fire lanes, and Mr. Kiker replied that parking was the issue.
- Expressed concern around the height of the concrete wall, and commented that board form had built-in imperfections. Desired results could be difficult to achieve with concrete.
- Asked if the Superior Design solution referred to the back façade or the entire project, and Mr. Kiker replied the entire project.
- Expressed concern about the bottom of the building, and hoped to see another option for the concrete in future projects.
- Commented that otherwise, the design was very nice.

Mr. Krueger:

- Asked if sliding glass doors would be replaced if the option three for no balconies was chosen, and Mr. Kiker replied that casement windows would then replace the sliding glass doors. Mr. Krueger expressed a preference to not have Juliet balconies for a cleaner and straightforward look. If Juliet balconies were chosen, however, Mr. Krueger agreed that the balcony should cover only the operable portion of the sliding glass door.
- Liked the proposed concrete with ties for a clean look, as opposed to more texture. Applying something to the concrete, or extending the horizontal canopy might be subtle options to add shadow.
- Did not have a problem with the setback.

Mr. Kiker reviewed the color board and materials.

AUDIENCE MEMBERS

Sam's Tavern – no comment

Ms. Dean commented that having the sliding doors at the same level as the sill window appeared odd and asked if the design was normal, and Mr. Kiker replied that the balcony was not a deck.

Mr. Lee would ask for approval when the project was brought back to the board.

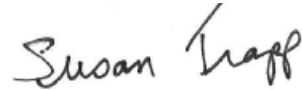
Mr. Lee introduced a color approval needed for the former Canyons Café, now Sam's Tavern. Mr. James Snyder, the owner, was present to speak to the board. Mr. Snyder commented that proposal was to paint the building a grey exterior color in order to update and revitalize the energy of the location, separated from the shopping center. Mr. Krueger asked that the red displayed on the building be painted over. The board approved of the new grey color for the exterior.

ADJOURNMENT

IT WAS MOVED BY MR. SUTTON AND SECONDED BY MS. KARAGOUNI TO ADJOURN THE MEETING AT 9:50 P.M. MOTION CARRIED (5-0).

March 2, 2017

MINUTES APPROVED ON

A handwritten signature in black ink that reads "Susan Trapp". The signature is written in a cursive, flowing style.

RECORDING SECRETARY