

MEMORANDUM

TO: DESIGN REVIEW BOARD

FROM: GARY LEE, SENIOR PLANNER

SUBJECT: LAND-2018-00869; LMC Marymoor Master Plan/Site Plan
Entitlement/Development Agreement; Pre-App meeting No. 1

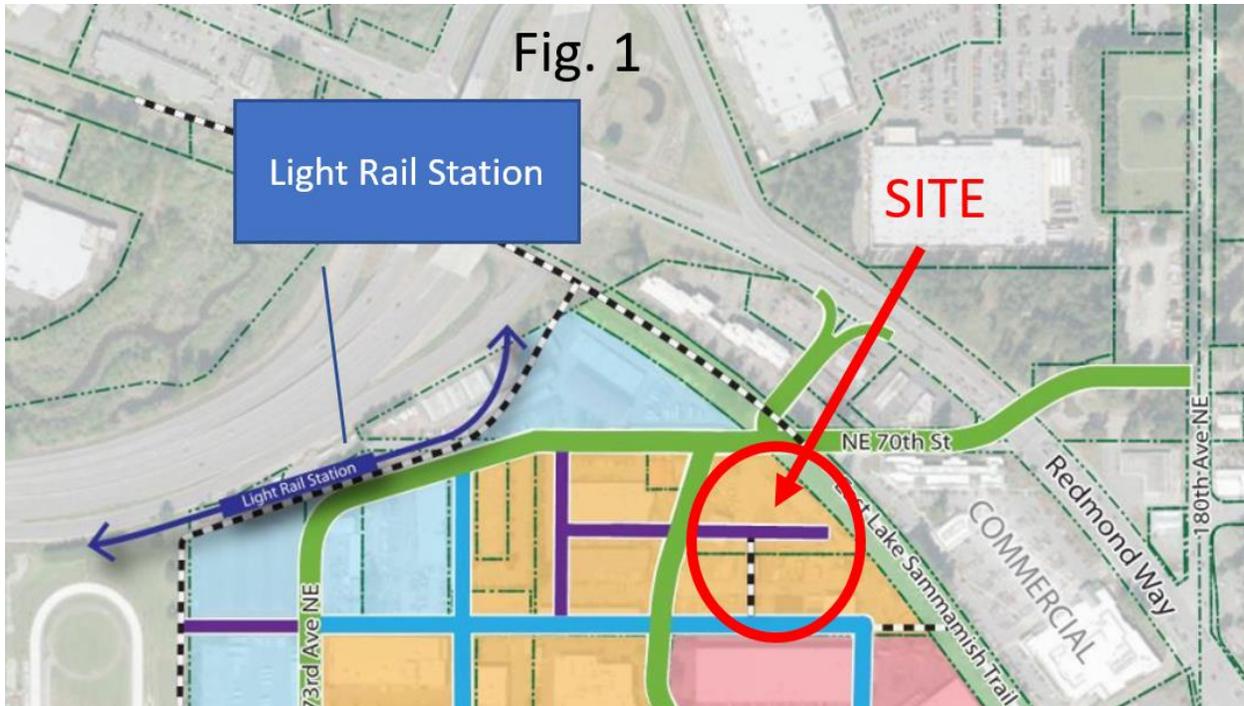
LOCATION: 17611 NE 70th Street

DATE: September 20, 2018

This is the first Pre-Application meeting for this project. This proposed development will also be the first major development in this neighborhood, which will include a light rail transit station within 1000 feet of the site, see Fig. 1 below. The proposal is to construct three residential buildings over ground floor commercial space facing three streets. Two of the residential buildings will be 5 stories tall and one of the buildings will be 6 stories tall. There is an east-west woonerf proposed between the north building, and the two south buildings. The development proposes approximately 433 residential units and 41,500 square feet of commercial space.

The site is approximately 4.9 acres in size and is bounded by NE 70th Street on the north, 176th Avenue NE on the west, future NE 68th Street on the south, and the East Lake Sammamish Trail on the east.





This development requires three separate Land Use applications; Master Plan, Development Agreement, and Site Plan Entitlement, being processed concurrently and ultimately being reviewed and decided upon through a public hearing before the City Council. The Design Review Board will be making a recommendation about the approval of the design to the City Council.

This first pre-application meeting is to learn about the applicant’s development concept, and to provide input regarding design issues the Board and Staff are interested in addressing through further design development.

The vision for the Marymoor neighborhood is that it transform into a moderately dense, mixed-use neighborhood that will be integrated with the future light rail station and the existing surrounding business uses. A major goal of the City is that this neighborhood be encouraged to transform, over time, into a cool/eclectic neighborhood – with a cool/eclectic identity. As such, and because this may be the first development in the neighborhood, the design of this development will set a tone and stage for future development.

In general, the building’s layout and massing are fine, however some additional road way dedication may be required along NE 70th Street.

Staff finds a few areas that will need attention and detail. Below is a brief identification of the issues and questions.

1. Service Areas: Where are the service areas, and how are they accessed, including large deliveries, move-ins, and emergency vehicles?

2. Architectural Concept: As a primary goal for this neighborhood is that it become a cool/eclectic place, the architecture, and/or some of the primary elements of the development, should exude eclecticism. On the contrary, the goal of the neighborhood is that it be different from the Downtown neighborhood in that it should be funkier, cooler, eclectic, and different looking than Downtown. The Redmond Zoning Code is silent on how these goals/elements are to be achieved. Therefore, much of this will fall to the Design Review Board to establish. Thus, these ideas need a great deal of attention from the Design Review Board.
3. Building Materials: With the goal of encouraging an eclectic neighborhood, exterior facades, materials, and their application will be of great interest in exploring and detailing.
4. Utility meter locations: As with service vehicles and access, exterior utility meter locations will be important to identify so that they do not become prominent features.
5. Ground water and Parking Garage: Temporary dewatering for the construction of the below grade garage may be an issue, as there are no simple conveyance systems for the discharged of the pumped ground water, at this time.

Planning Staff is excited about this project as it will begin the urbanization of this neighborhood, and set the tone for future development here. Staff is interested in hearing the applicant's ideas for cladding and architectural style for the buildings, as well as hearing the Board's comments on the design, and Staff's comments.