

**CITY OF REDMOND
DESIGN REVIEW BOARD
November 17th, 2011**

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 (Vice Chairman), Craig Krueger, Scott Waggoner, Mike Nichols

EXCUSED ABSENCE: David Scott Meade (Chairman), Lara Sirois, Jannine McDonald

STAFF PRESENT: Steve Fischer, Principal Planner; Gary Lee, Senior Planner

RECORDING SECRETARY: Susan Trapp, Lady of Letters

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 7:03 p.m.

MEETING MINUTES

IT WAS MOVED BY MR. KRUEGER AND SECONDED BY MR. WAGGONER TO APPROVE THE MINUTES OF THE SEPTEMBER 1ST, 2011 MEETING. MOTION PASSES (2-0) WITH TWO ABSTENTIONS.

IT WAS MOVED BY MR. NICHOLS AND SECONDED BY MR. WAGGONER TO APPROVE THE MINUTES OF THE SEPTEMBER 15TH, 2011 MEETING. MOTION PASSES (4-0).

PRE-APPLICATION

PRE110030, Vision 5

Description: Arts/Live Work Community; 5-story mid-rise; 1 building with 8 units; 96 SROS; 25,480 square feet

Location: 8550 163rd Avenue (NE 85th Street at 163rd Avenue)

Applicant: Robert Pantley

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

Mr. Lee noted that this is the first pre-application meeting for this project. This is a mini-suites development for an artists' community. Parking dimensions could be tight, but Mr. Lee is hopeful the applicant can solve that problem through an engineering study from a transportation engineer or through the use of a TMP, Transportation Management Program. Mr. Lee says the number of suites provided in this application would still be possible without the exact parking dimensions.

Mr. Pantley spoke as the applicant and noted that this was for the arts community. The City has an IPZ, an Innovative Partnership Zone to promote jobs and incubator companies in interactive media and digital arts. The idea was to expand this concept to the arts community, which has been discussed with Mr. Lee. The concept has been expanded to include fine arts, film, and photography, which is where "Vision 5" comes from. The goals are to create an affordable environment where people can live, work, and have enterprise sales of their products. That is accomplished through mini-suites that are \$495 - \$745 per month in price, including utilities and Internet service. This is in a small-rise environment. The retail is meant to be Redmond's first community art gallery, such that the artists will be able to show their work. The Arts Commission is interested in this project, and the applicant is discussing the involvement of fine arts vs. computer work, and how south sunlight might affect individual units with those types of work.

Mr. Pantley wants some of the impact fees used specifically for the site to make the street design beautiful. The applicant would design and manage that landscaping for free, but parts of the old asphalt would be torn out and the applicant would be reimbursed for the hard costs. The parks impact fees for artwork could apply to this site as well as on 85th. The applicant says this is all built on the foundation that this would be the first LEED Platinum community in Redmond. The applicant says the goal is to create something in line with the Board's budget priorities, which include a sense of community and connection. The applicant wants a safe place to live, learn, work, and play. The applicant says that he does not know all the details of the needs of the arts community yet, but he does understand the fundamentals of the mini-suites. He wants to see what the City wants to do with the art gallery and how much they want to be involved in with the community, perhaps creating a non-profit to run some aspects of it. The applicant is open, and wants to have this site open in time for the City centennial in 2012.

Jay Janette, architect, next spoke on behalf of the applicant. He noted that the idea is to create a dynamic street front with an urban, active, and animated feel that is a quality experience for the user. High-quality, affordable housing is another goal, as well as creating a partnership with the arts community that creates a unique mix of residents, lifestyles, and uses not typically seen in a mixed-use residential development. The artists' galleries on the street front are meant to be a venue for the artists to show their wares, to give them workspace, and to provide an alternative to a retail storefront where retail might not work. The applicant believes this is a synergistic use that creates a unique experience at the street level, with a built-in demand from the artists' community. The storefronts wrap into the garage areas. The retail will include 46 spaces, with tandem and single spaces, with the possibility of mechanized stack lifts.

Upstairs, the courtyard level takes one to an opening in the building façade, a relief. There is a community room at this level, with people possibly working on their arts. The idea is to provide space to work for all artists. A south-facing courtyard is on this level for relaxation. Trees are growing up from the parking garage to provide some natural light. There are two large dwelling units, basically, in which there are multiple sleeping rooms. There are 12-13 rooms per dwelling unit arranged around the common area. Generous windows provide natural light for the 500 square foot efficiency units. The users in these units may live elsewhere in the city. The units have a small shower, toilet, refrigerator, sink, and microwave. The units range from \$150,000 to \$325,000; they are basically studio apartments without kitchens.

The applicant says because this is such a narrow site, the design of the outdoors is simple regarding rhythm, scale and massing. The pedestrian experience is of high quality, with plenty of overhead protection. The building has been broken down into a one-third, two-thirds experience to mitigate its five stories. The grand gesture at the entry referred to earlier comes from the idea of an old European carriage entry that goes into a courtyard area. The facades are broken up with a variety of materials and palettes, including lap siding and panel siding, as well as windows. The organization of the design, in the applicant's view, is efficient and simple. The artists who live here will define what this space will be.

COMMENTS FROM THE BOARD MEMBERS:

Mr. Nichols:

- Asked about the lower level, for pedestrians, and what material would be used. The applicant said structural concrete would be used.
- Mr. Nichols asked about the carriage doors, and the applicant said it might have a reclaimed wood element to provide a Northwest character, with some industrial metal as well.

Mr. Krueger:

- Asked if five stories were allowed without any TDR's, which the applicant confirmed.
- Mr. Krueger asked about the setbacks. The applicant said they were zero setbacks, with zero lot line development. There are some upper level setbacks for the residential zone, 10 feet off the back side and 7 feet on the flanks, with some exceptions where there are no windows.
- Mr. Pantley noted that solar heat would be provided as part of the LEED Platinum designation.
- The applicant added that public art might be included on this site as well.

Mr. Nichols:

- Asked about the heating of the space, and if radiant heat would be used. The applicant confirmed that in-floor radiant heat would be used. Tudor Manor has a similar system. This building will have a lot of south sun, which will help the building maintain hot water and heating through the solar system. During colder weather, there is a gas tankless water heater for back up.
- During hotter weather, the applicant says the plan is to provide some solar fans to pull hot air from the building.

Mr. Krueger:

- Asked about the other LEED Platinum elements. A rain garden has been included. There will be landscape and planting on the main deck, with green roof and edible garden elements.
- The applicant noted that LEED Platinum ranking is difficult to achieve, with a lot of recycling and infiltration issues to deal with. Mr. Pantley noted that his own home is LEED Platinum, and saw his heating bill cut by two-thirds last winter due to that designation. His water heating bill was cut as well.
- Mr. Pantley said that the DRB urged him to put solar panels on Tudor Manor, which he is now very thankful for.
- Mr. Nichols asked about the height of the parapet on the building. The applicant said it would be a shallow parapet to maximize volume. It is more of a truss deck; no people would be on the roof.
- Mr. Krueger noted the ceiling height would be 13 feet for the artists units.
- He asked how many cars the lift held; the applicant said that number was two per stall. There are some tandem, narrow stalls in some cases. They are reserved tandem spaces, which has worked out well at the Tudor Manor project, according to Mr. Pantley.

Mr. Waggoner:

- Asked about the character images on the exterior, and any possibility of the use of wrought iron. The applicant said the pedestrian level was more a pedestrian-scaled environment with overhead protection and storefronts.
- The hardware detail at the entry, the applicant says, would be more in line with the gesture of the garage door, with something tectonic and Northwest-related. Mr. Pantley added that this is an artists' community, and the powerful door element will be present, even when the doors are open.
- Mr. Waggoner asked about the gallery sizes. The applicant said they would be close to about 400 square feet apiece and a thousand square feet total. Mr. Lee has prompted the applicant to add more space in this area.
- Mr. Waggoner asked about the block or masonry used. The applicant said, for sustainability reasons, structural concrete would be used on the parking garage. That would also highlight the sustainable aesthetic, right at the base of the building, with wood framing.
- The concrete, the applicant says, will most likely have some rustication with a two-inch reveal and shadow lines. The idea is to create some timelessness to the building as well.
- Mr. Krueger confirmed that the overhead projections were allowed over the pedestrians. The applicant added that the City encouraged him to use that design. Mr. Lee noted that the projection should not be completely over the right-of-way. Mr. Pantley noted that it was a little bit of a setback. Mr. Lee said going over into the right-of-way would be allowed.
- Mr. Waggoner asked if the applicant considered combining all the art gallery space into one. The applicant considered that, but noted that there were two artistic communities in this space. Fine arts and electronics could work together, but separate spaces would be needed for art and computers.
- The applicant said the north elevation has not been completed. He is looking for some input from the DRB to see if this project is going in the right direction. The applicant added that the site is surrounded by trees, and could use some guidance as to how to deal with those wooded areas that could block the view of some elevations.

Mr. Krueger:

- Asked if retail space would be allowed in this area. The applicant confirmed that, and noted the artist's space was deemed a commercial space, which was a requirement.
- Mr. Pantley noted that some non-profit groups or other firms might move into this commercial area, as well, in the future.

- Mr. Waggoner confirmed that this project was at the five-story height limit. It could go higher with lofts, but the idea was to keep the project in scale, according to the applicant. The Parks and Arts Commission noted at a recent meeting that there is a need for space for artists in Redmond.
- Mr. Waggoner asked if more headroom could be added to the outside of the building to provide more articulation. Mr. Lee noted that there was no height limit in terms of feet, simply the number of stories.
- Mr. Nichols asked for a breakdown of the landscaping around the building. The applicant explained the intent to provide green space, a generous sidewalk for pedestrians, and rain garden elements. The applicant said the goal was to create a beautiful street, even beyond his storefront.
- The applicant said a lot of landscaping was along 163rd using street trees and other elements.

Mr. Palmquist:

- Noted that one member of the DRB not present tonight, Ms. McDonald, had recommended using hanging baskets or window boxes, which could help the artists' community personalize the space. The east elevation could be a good place for that, and the applicant said that would be a great idea.
- Mr. Palmquist ran through several comments Ms. McDonald sent in. She asked about vehicular maneuverability in the garage. She noted that the sidewalk is forcing pedestrians up against the building with a blind corner.
- The applicant said that there is an urban solution in that the storefront on that corner has glass walls, which provides visibility. He asked if the columns on the project should be narrowed to increase sight distance.
- Mr. Nichols noted that this is an urban solution that might need some beepers or other warnings for pedestrians. Mr. Lee added that this is a dead-end street that should not have too much traffic. The applicant noted that there was almost no traffic southbound in the morning around this site, according to his transportation studies on the project.
- The applicant added that the City wanted to keep the existing curb, which predicated much of the placement of the sidewalks and the car/pedestrian interface on the project. The applicant wanted to make this a very pedestrian-friendly area.
- Mr. Palmquist asked if the entry could be a one-way width, where driving would be blocked in some way, perhaps through a pattern in the concrete. Mr. Palmquist wants to make sure pedestrians and cars are separated, and the applicant agreed to look into that.
- Ms. McDonald, in her written comments, noted that she liked the courtyard size. Mr. Lee noted that some administrative design flexibility would be needed for that courtyard size, and asked the DRB members if they were comfortable granting that.
- Mr. Palmquist said he would be comfortable with that, in that the courtyard is to the south and has exposure to the southwest. The building would never block the sun, except early in the morning in the summer.
- The rest of the DRB agreed the courtyard size was acceptable as presented.

Mr. Waggoner:

- Likes the concept of the proposal to put art in downtown Redmond. Architecturally, he would like more articulation on the street side, perhaps through a roof element similar to the courtyard side or a planter along the top of the concrete podium with trellises and vines.
- On the south elevation, Mr. Waggoner would like more articulation, perhaps with some projecting balconies to create some accents and shadows. The applicant noted that operable windows would be used on this site. Mr. Waggoner suggested awning-type windows to help break the wall planes, too.
- Ms. McDonald had a critique about flat walls in her written comments, as well.
- Mr. Palmquist said the applicant could come back for approval at the next meeting, but the DRB would need to see a wall section or some sort of detail of how relief on the walls would be provided. That could include shadow lines, as well. A blown-up elevation could be an option, too.
- Mr. Palmquist is concerned on the south elevation that the east side would be seen most often by walkers or drivers. He would like to see another element in that corner. Windows are prohibited due to the lot line, but the applicant said something artistic could be placed there.
- Mr. Palmquist said a billboard-type theme would not be a bad idea in this area, and each artist could be provided a space to work with. Mr. Pantley asked if the DRB would be open to an approval that would provide that element design at a later date once it was given to the applicant by the artists.
- Mr. Palmquist said that the elevation portion in question is small enough that it meets all the requirements of City Code. He would not mind having that allowance for the artists' design idea.

- The applicant said some carving in the stone could be a possibility in that spot, as well. One quote that might be carved would be, "Vision is the art of seeing what is invisible to others," by Jonathan Swift.
- Mr. Waggoner said the quote would look good carved into the side of the building, somehow. The exact details would come later, according to the applicant.
- Mr. Krueger likes the colors, as well. He said the east elevation garage doors will be in the shadows, and asked the applicant to bring some of the forms and colors in that area, as well. He likes the south courtyard.
- Mr. Palmquist said the colors in the courtyard should be warmer.
- Mr. Waggoner suggested some up-lighting on the vertical lines on the exterior on the building might be a good suggestion, as well. The applicant is still working on materials, and the possibility of awnings.
- Mr. Waggoner noted there may be a push to provide some shade for some artists. A translucent glass with some shading might be a possibility for an awning, which would be art itself. The steel frame for the awning would be fine.
- Mr. Nichols added that this was a creative concept with good colors. He agreed that more articulation could be added to the facades, and he looked forward to more development of the landscaping plan. He said it was a very promising project.
- Mr. Krueger asked about the structural engineering of the concrete. The applicant said that is something his engineer is looking at. Fire officials have approved it, however.
- The DRB thanked the applicant for his time.

MEETING CLOSE

IT WAS MOVED BY MR. NICHOLS AND SECONDED BY MR. WAGGONER TO CLOSE THE MEETING. MOTION APPROVED (4-0).

DISCUSSION ITEM: DESIGN AWARDS PROGRAM

Mr. Fischer brought up this item, and noted that Mr. Waggoner was part of a previous design awards program. Mr. Fischer said the City has done three of these awards, with the most recent one in 2005. In the past, staff and the DRB put these together. For various reasons of budget or workload, Mr. Fischer has not worked on these for the past two years. As the Code rewrite process has taken up a lot of staff time. There is a desire to have this program and to allow the Board to make the announcement to the architect in question. This award would not be applied for. It would be chosen by the DRB. In the spring of 2012, the DRB will host an awards program for projects going back to 2004 through 2011. There are several projects in this time period from then until 2011, but Mr. Fischer noted that if there were no award for a certain year, that was acceptable. The best projects simply would be the best projects, with no requirement for a certain amount of awards for any given year.

The awards range from superior to outstanding to honorable mention. Beforehand, there was little criteria that staff or the DRB worked with. Over the years the DRB did develop criteria, and those criteria have been provided to the current DRB. A project must do the following: raise the bar for other projects, show a great site plan, display creativity and innovation, provide a sense of permanence, contribute to overall quality of public space, or create a successful retrofit and adaptive reuse. Mr. Fischer showed the DRB a list of each project from 2004 to 2007 that was finalized. Staff has now completed this list up to October of 2011. A refined list of entries, as chosen by staff as possibly award-worthy, will be provided to the DRB at a later date. More entries may be added, based on DRB member recommendations.

In the near future, Mr. Fischer hopes to have a focused list for the DRB of deserving developments, as well as a finalized list of criteria. He asked the DRB to review the list of projects presented at this evening's meeting. He noted that in the process, notices would be sent to the award winners if they had a superior, outstanding, or honorable project. The award goes to the project, the property owner, the architect, and the landscape architect in some cases. The DRB would comment on the projects, and Mr. Fischer would record them and translate them into a written, narrative program. That program would become part of a video that Redmond TV and Mr. Fischer would put together. Announcements would go out, a date would be set, and an event would happen with the Mayor and City Council, with recognition

given to the DRB members. The chair of the DRB will speak as well as the Mayor, and the aforementioned video would run. At that point, a series of awards would run. There would be a reception at the beginning and end. Mr. Fischer says it is a nice production and a nice way to recognize contributions to the community. Property owners are spending a lot of money to improve the community, and this is the City's way to thank them. Staff does the legwork, but the DRB would make the choices.

Mr. Krueger asked about visiting the sites. Mr. Fischer noted that in the past, he would take photos of each project on the list. However, if the DRB could keep its choices to the focused list, that would be very helpful. Therefore, Mr. Fischer wants to get that focus from the DRB so photos could be taken quickly and efficiently, and a slide show could be presented. The DRB members said the idea sounded reasonable, but suggested adding a sustainability element to the criteria. Mr. Palmquist said beyond that, the list of criteria provided was good.

Mr. Palmquist asked about how many awards might be provided. Mr. Fischer said the number could vary. There are twelve projects on the focused list from staff; if the Board wants to recognize all twelve that would be acceptable. However, figuring out how worthy a project is can be a challenge. Mr. Palmquist said that he could consider two or three projects on the list provided as worthy. He also added that maybe, to lessen the stress on staff, these awards could be chosen over a three-year period. Mr. Fischer said the Council and Mayor would like to see this happen every year. Mr. Nichols noted that some years would not have deserving projects. Mr. Palmquist would like to bring it up to Council that perhaps every other year would be a better range for award selection, so as to create a bigger field to choose from. If it were a boom time, that range could be shortened, but for now, two years seemed reasonable to the DRB. Mr. Fischer noted that this award concept was well-received by everyone involved, from the City to the developers. Mr. Krueger noted that several schools might be included on this list. Mr. Palmquist noted that Ms. McDonald, in her written comments, had suggested breaking up the list of buildings into types of buildings, but he did not believe there were enough buildings to create that separation.

Mr. Fischer said the projects recognized in the past have been smaller, such as in the East Hill area of Downtown, where some old homes have been renovated into offices. The project does not have to be huge to be recognized. Mr. Krueger said some sculpture or park could be recognized, as in some of the substations the DRB has reviewed. Mr. Fischer noted that a project would have to be something the Board has seen and approved. Public buildings can be included as well, and have been in the past. Mr. Fischer will send out more information to all the DRB members, even the ones not at this meeting, as to what he is looking for. He also wants the DRB to look at this list and what might be award-worthy. Beyond that, a discussion would begin with staff, photos would be taken, and decisions would be made for award winners. Mr. Fischer wants decisions by February to get the rest of the program together.

ADJOURNMENT

MOTION MADE BY MR. NICHOLS AND SECONDED BY MR. WAGGONER TO ADJOURN THE MEETING AT 8:40 P.M. MOTION PASSES (4-0).

December 15, 2011
MINUTES APPROVED ON

RECORDING SECRETARY