

**CITY OF REDMOND
DESIGN REVIEW BOARD**

January 5th, 2012

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, Joe Palmquist, Craig Krueger, Lara Sirois, Mike Nichols

EXCUSED ABSENCE: Scott Waggoner, Jannine McDonald

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

RECORDING SECRETARY: Susan Trapp, 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 David Scott Meade at 7:02 p.m.

PROJECT REVIEW

L110519, Redmond Town Center, Toys R' Us

Description: Renovation and addition of 1,000 square feet to existing retail store

Location: 7320 170th Street

Applicant: Ryan Noakes

Staff Contact: Steven Fischer, 425-556-2432 or sfischer@redmond.gov

Mr. Fischer noted that the item before the DRB, the Toys 'R Us/Babies 'R Us, is going into the former Larry's Market location in Redmond Town Center. The project was created a little over ten years ago. The principal change to this project is approximately a 1,000 square foot addition to this building, all on the front façade. The front currently has a modulated entry and large canopy. That will be built out towards the parking lot. Staff has worked with the architect and the applicant for several months in getting the project to the DRB in its current form. On the front façade, on the north side or left of the top elevation, there are a series of second-story canopies. Those are reminiscent of what exists there now. On the opposite, south end, there is a canted tower component in tile. That is an existing element, and was the grocery store dining area. It has rolling doors that can be put up like garage doors. That is not part of this particular project, as there is no change to that element at all. That element has been connected to the interior portion of the structure, and become a walled-off, separate entity that the owner of the Town Center will manage as a separate retail space.

The changes for this project involve a change in the front elevation, as discussed. There will be a change in the colors. There are a number of skylights being added to the roof of the building, which was encouraged with the previous applicant. There will also be increased mechanical equipment on the roof, as well. Staff is recommending approval. The conditions of approval are primarily those of a paint color. Staff is looking for approval of elevations, colors, and materials as proposed.

David Boccock from Redmond Town Center spoke on behalf of the applicant. He was supportive of the applicant coming on the property, which he sees as a benefit for the Center and all of Redmond. The sections of the building undergoing change will be beneficial, in his opinion. He has worked with staff to meet the criteria from the City set for this section of the Town Center property. Ryan Noakes with Progressive AE, the architect on the project, next spoke to the Board. He said the only new material is the composite metal panels that would flank the covered entryway as well as up at the cornice of the building. Other materials added will match the existing canopies, windows, and awnings. Also, at each side of the entry, there is a decorative grill that is a staple throughout the building, including the front dining area

mentioned earlier. The idea is to break the massing up, yet continue a running theme throughout the space. On the rear and side, new colors will be added, using the Toys 'R Us palette.

COMMENTS FROM THE BOARD MEMBERS:

Mr. Nichols:

- Asked about the Pacer White color shown. The applicant showed a sample board to the DRB to give the members a better feel for the colors.
- Mr. Nichols asked if the front entry would be cantilevered out. The applicant said yes, and noted the metal panels would be around that entry element.

Ms. Sirois:

- Had no questions about the project, but noted it was hard to tell in the renderings what is new and what currently exists there. She that is a good thing, in that the additions appear fairly seamless.
- Ms. Sirois says the project looks good. She is happy to see the separate retail space established with the rolling door.

Mr. Krueger:

- Had no major comments. He said some of the color changes around the sides are muted in comparison with the photos provided by the applicant. He added, however, that those sides of the building are rarely seen by the public and color was not a major issue there.
- Mr. Krueger said the design is well-thought out, and not out of character for the Town Center.

Mr. Palmquist:

- Says the former burnt orange color on the sides of the building could help the building out. He says the beige color is rather bland, and would like to see a wilder color, if possible.
- The applicant says all the colors are part of the corporate prototype for Toys 'R Us.
- Mr. Palmquist suggested using the gray color from the Toys 'R Us palette on the front to give some more pop to the building. The back, in Mr. Palmquist's opinion, was not a major concern. He thought the front color looked bland.

Mr. Meade:

- Agreed with his fellow Board members that the project looked seamless, as if it were part of the original project. He asked about the canopy color. The applicant said that color would be a lighter gray. The canvas awnings by the clerestory windows would be a different color of gray.
- Mr. Meade asked about the grill work on either side of the entry. The applicant said that grill would be glazed spandrel glass to match the design of the dining area above it.
- The two flanking elements adjacent to the entry arch are a beige color, the applicant says. The canted wall at the entry is a Pacer White color, which is also the color of the shoulders at the entry.
- Mr. Palmquist would prefer a darker gray color rather than the beige at the entry.
- Ms. Sirois asked if the anodized aluminum could be a brighter, livelier color. The applicant said the anodized aluminum is an element carried through the store.
- The applicant says the opening vestibule will have some colored LED lighting which can change seasonally. In spring, there will be pastel colors; around the holidays, red and green might be used.
- Mr. Noakes said the color choices presented were given to him by Toys 'R Us corporate; he also noted that landscaping covers much of the building.
- Mr. Meade asked if there was a problem in changing the color of the two flanking towers to a darker color. He was concerned about having a very white-colored entry area that would look washed out. Mr. Meade does not have a problem with the white entry, but would like to flank it with gray to help that entry area pop.
- Mr. Palmquist said using two colors very close in tone, as the applicant has suggested at the entry, would not look good. Mr. Meade agreed, and noted that a competing, contrasting color such as the darker gray in the corporate palette would help.
- The applicant said Toys 'R Us tries to use the darker gray color, in most of its stores, less often in the family of colors. Right now, that darker gray is just on the upper-floor awnings and decorative grills.

- Mr. Meade asked if there was any flexibility to add the gray where Mr. Palmquist had suggested. The applicant said he did not have much flexibility. He said it would be difficult to get Toys 'R Us corporate to buy into that idea.
- Mr. Fischer asked if there was another color that the corporate office would look at, that would provide at least some contrast at the entry. The applicant said he could run by a subtle color change, such as the beige, but not the gray. Mr. Meade said that would actually not provide a lot of contrast.
- Mr. Palmquist said he was okay either way on the color. He was merely trying to use the original building's color contrast design.
- Mr. Krueger asked if the main entry material, as well as flanking material, were made of the same material. The applicant said that was indeed the case, and the texture would be the same.
- Mr. Meade said that the design was bland, but acceptable to the DRB. He noted that it was exciting to have a new business in this site, and thanked the applicant for this application.

IT WAS MOVED BY MR. NICHOLS, AND SECONDED BY MR. KRUEGER, TO APPROVE L110519, REDMOND TOWN CENTER TOYS 'R US, WITH THE CONDITIONS OUTLINED BY STAFF REGARDING COLOR AND MATERIALS, ROOFTOP MECHANICAL SCREENING, PAINT, AND THE STANDARD INCONSISTENCIES CONDITIONS. MOTION PASSES (5-0).

PROJECT REVIEW

Bank of Washington

Description: Add corrugated metal siding to west (164th) side of building

Location: 16424 NE 79th Street

Applicant: Bob MacLssac

Staff Contact: Steven Fischer, 425-556-2432 or sfischer@redmond.gov

Mr. Fischer showed the Board the project, which involved the western façade of the building. The applicant wants to clad the façade, and a small return wall, with a metal siding. The structure is made of modular concrete, and was built in 1979. There were a number of holes built into that concrete. The applicant wants to clean that concrete up and give the building a modern feel. The applicant has recently added a new roof, and now hopes to add this siding. The siding is brown in color, and staff is recommending the project move forward with the materials and colors presented.

Bob MacLssac presented on behalf of the applicant, joined by project coordinator Ann Marie Launders. He showed the DRB a sample of the corrugated metal in the Desert Brown color proposed. He said other materials have been suggested, but he chose the corrugated metal and color due to its look and cost-efficiency.

COMMENTS FROM THE BOARD MEMBERS:

Mr. Krueger:

- Asked about the color of the metal roof, and how that connected to the siding. The applicant said the roof is a dark copper penny color. The fascia board on the project is green.
- The applicant added that there is three to four feet of landscaping in front of the metal wall, so the wall would only be about two-thirds exposed.
- Mr. Krueger confirmed that the concrete that wraps around the south elevation would remain as concrete, and remain the same colors as seen in the renderings.

Mr. Palmquist:

- Asked about the material, if it were vertical or horizontal, how it would be attached and how it would be stopping. The applicant said the metal would be vertical, and noted that downspouts and other mechanical elements would be covered by the wall.
- Mr. Palmquist asked if there would be exposed fasteners, and how the wall would be concealed. He wanted to know how the wall would stop when it hits the eave, the ground, and the corner of the building.
- The applicant is working with Allied Construction, which has provided some drawings showing a rounded edge to parts of the wall that would go right under the eaves. The sign on the building has been replaced with a racetrack-type sign up on the fascia with stretched lettering.

Ms. Sirois:

- Asked if, where the wall bumps back below the roof, where there is glazing, there would be some paint added. The applicant said no, in that the area in question will remain the white concrete color. That color will wrap up to the left of the windows.
- Ms. Sirois likes the color of the wall, but is not sure about the texture of the corrugated metal, which appears rural or industrial. She said, with a '70's, modern building, she would like to see a dressier material. She would like to see a smooth panel or a box-rib design, or even a standing-seam, snap-lock design.
- Ms. Sirois said the only concern with the snap-lock, if it wrapped down, would be that it might be too homogenous.

Mr. Meade:

- Asked why the applicant was introducing this metal material at all. He asked why simple paint was not used. He was concerned about starting something that could not be resolved.
- Ms. Sirois added that a coat of cement plaster would be another idea, if holes in the cladding are the problem.
- Mr. Meade confirmed that the material on the building was a Marblecrete product, which the applicant could put a scratch coat of stucco right over the top of.
- Mr. Meade said that Marblecrete is a dated material, which can be a challenge. But he says the design presented is not elegant enough. He likes the color choice, and has some foundation to it. And, the metal material could work, but not with the corrugated ribs.
- Mr. Meade encouraged coating the building and taking care of it that way. The applicant was hoping to update the building a little bit, and said not much would be added in terms of painting. The applicant has looked into slate or stone, which would be four times the price of metal siding.
- Ms. Sirois asked if the applicant had considered the stucco finish. She said that option could be very cost effective.
- Mr. Meade agreed, noting that it would take two layers of stucco. The applicant said that would not provide enough of an update and not enough pop. The president of the bank likes the metal concept, in that the metal material has been used on several of the new Bank of Washington buildings.
- Mr. Meade said the stucco would modernize the texture.
- He is concerned about the detail shown, which is furring strips against the wall and the corrugated metal attached to that with sheet metal screws. Once those fasteners are added, the bank would look like a barn or chicken coop.
- Mr. Meade said the standing-seam metal panel option gives the ability to hide the fasteners, and might be a good option.
- He added that how the metal turns the corner is probably more important than the material chosen. Resolving that metal back to the building, and finding an ending for it, is critical. The Board's goal would be to have that wall end on an inside corner so it is completely convincing that a new material has been added with a logical ending point.
- It appears, to Mr. Meade, that resolving the metal wall nicely at the window base would be difficult. He suggested using a combination of paint and metal to convince a visitor seeing the bank that the update has been done appropriately.
- Mr. Meade applauded the fact that the applicant is trying to upgrade and invest in this building, which is in a great location. He wants the applicant to do the work convincingly, so it does not detract from what the bank is.

Mr. Nichols:

- Added that he was also not a fan of the corrugation. A smooth panel would be much preferred, in his opinion.
- Mr. Nichols likes the color presented, and said skimming the surface over with plaster would give it a nice, smooth, uniform finish all the way across. The darker color would give the applicant the pop desired, and would help make the wall nearly flush with the fascia around the roof.
- He said adding a metal element would look funny extended from the wall.

Mr. Meade:

- Asked if the applicant had considered tile, over the top of the wall. The applicant said yes, a slate was considered. Mr. Meade said 12 x 12-inch porcelain tile could be an option, or a thin brick could be an option. The applicant said cost was the main impediment to that idea.
- Mr. Krueger asked if there was a set distance between the ribbing on the metal panels. Mr. Meade said the widest possible ribbing would be about 24 inches, with a mid-point deformation.
- The applicant showed the DRB the opposite side of the building with new signage and new paint. Nothing has been proposed on this side.
- Ms. Sirois says the snap-lock metal would look better than corrugated, but said using metal would be a big concern in relation to the building's strong design. She said the stucco would make the building look like it was designed that way from the beginning.
- Ms. Sirois says the metal has no context on the building, and would be difficult to create a good transition with metal.
- Mr. Meade noted that the applicant has made a lot of effort to make this building visible, but now, with adding the metal, the applicant is darkening up the building and taking some steps backwards.
- He said the metal is a rich-looking piece, but there is a limited range of colors, most of which are dark. He noted that with stucco, the color would be lighter.
- Mr. Meade would like to see a building with integrity that would be enjoyable for a long time. He noted that metal could be included on the project, perhaps into the interior or around the soffits or storefront.
- Ms. Sirois said that some bronze-anodized material, which is metallic-looking, could provide the look the applicant is looking for.
- Mr. Meade said the stucco work would cost less. Multiple colors could be added, too.
- Mr. Krueger said that if the applicant goes back to the bank president, the idea would be to note that the design should be driven by the rest of the building. The concrete material and slope have a certain character, and the ribbed panel simply doesn't fit.
- He says the stucco panel would fit better with the concrete elements of the existing building.
- Mr. Meade noted that this was an inherited building with a design that is out of step in Redmond. The building has more of an Arizona desert look.
- He would like to see the applicant investigate the design a bit more, and look at what might be possible around the window areas. Concealing the medallions with paint or stucco would provide some good bang for the buck in freshening up the whole building.
- Mr. Meade does not want the applicant to feel beat up, and he wants to give the project an approval. However, he wants to make sure that the DRB is giving quality feedback to create a timeless building with a design that speaks to the idea of security for people's money.
- He noted that the metal design does not look elegant or bank-like and has many challenges in installation. He said skim-coating the whole building, and adding some colors, would be a simple solution. Metal could be added in other smaller spots.
- Mr. Meade pointed out that other banks in town are using brick and stucco, which might provide some good guidance on design.
- Mr. Palmquist noted there were some possibilities for metal on the building, but factory-built termination details should be included. Corrugated metal would be acceptable with very narrow corrugation, as well. The current use of metal in the design simply looks like a barn.
- Mr. Meade noted that the metal design presented would be very difficult to do. He suggested using AEP Span, which is a quality factory product. "New Wave" would be one product type to consider. Horizontally-oriented, rather than vertically-oriented metal, might work better.
- Mr. Krueger asked how the metal would connect with the metal roof and its ribs. Mr. Meade said that idea of how the metal returns to the building would be critical.
- The applicant confirmed with the Board that metal might be possible, but a smaller profile would be needed and a better cap on the metal would be needed.
- Mr. Meade agreed, and suggested mocking up the cap detail to make sure it looked good before it was put in place. He said metal is not out of consideration, but he asked the applicant to go back to the bank president and see how important metal is to the look of the bank.
- He asked the applicant to spend more time to nail the design and be happy with it. The applicant asked if it would be required to come back if stucco was used. Mr. Meade said yes, and asked for a finish and color scheme at that time.
- Mr. Palmquist would also like to see the front corner of the building from several sides.

- Mr. Fischer summed up is that there is a concern about the application of the metal, how it would be applied, and specifically at the ends, the corner, the top and the bottom. The termination of the metal and the way it wraps around the corners are the big concerns for the DRB.
- Mr. Meade said he hoped the applicant felt the treatment from the DRB was fair. The applicant said it was fair, and he said he would take the recommendations back to the bank president and find some new alternatives. The DRB thanked the applicant for coming in.

PRE-APPLICATION

PRE110030, Vision 5

Description: Arts/Live Work Community; 5-story mid-rise; 1 building with 8 units; 97 SROS; 25,480 square feet

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

Applicant: Robert Pantley

Prior Review Date: 11/17/11

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

Mr. Lee noted this was the second pre-application for this project. Staff is concerned with the blandness of the materials used on this project and the lack of modulation. A new packet has been prepared, which looks a little better.

The applicant heard at the last meeting that the DRB liked the courtyard notion of the site. The urban, zero-lot line presence went over well, also. The color palette was acceptable, but there were concerns over the flat nature of the façade. The applicant has come back with a redevelopment of the elevations with more extensive modeling and rendering. He reviewed, for the Board members who were not at the last meeting, that this project is an artist's community providing affordable housing. It has eight dwelling units with micro-suites. Small spaces would be rented out, with larger common areas between them. Projects like this have been successful in Seattle. There is a blend of different art mediums involved, and the Arts Director for the City of Redmond is excited about the project. There is a heavy digital arts influence on the project, but it is not clear yet which art mediums will actually be on the site. The applicant says the building will provide an open, neutral palette for the artist's community living here. The focus is to create a LEED certified, affordable project. Not a lot of finishes have been added to the site, in line with sustainable objectives. The site will be flexible to allow for artist expression.

The site is organized with 85th to the south and 163rd to the east, near Village Square. There will be 70 feet of frontage, which is fairly narrow. Two artist's galleries will be on the ground floor. The residents can display their wares in this area and also work there, in view of the public. There are large entry doors into the garage, a European courtyard gesture. There are 48 parking spaces, and the applicant is asking for some design flexibility in that regard. A transportation management plan is underway to consider the density on the site. The large south-facing courtyard is a main feature of the project. Plantings and seating areas will dominate this open space. There are external stairs, with decks as extensions of open space. Modulation has been added in the courtyard area, as was requested by the DRB at the last meeting. The landscape plan has a planting plan, but the applicant says there will be some flexibility for large and small gatherings in the courtyard. The courtyard will have opportunities to be broken down into smaller spaces.

The main, most visually relevant elevations shown by the applicant were along 163rd and the south elevation. Along 163rd, the applicant has established a set of shoulders to ground and anchor the building along its flanks. The applicant has responded to the DRB's concerns about the warmth of the garage door gesture. That element will now carry through the project at the courtyard level. The overall sense is a strong pedestrian scale for the building. The pedestrian protection helps bring down the scale of this five-story building, which the applicant is very responsive to the street level. The glass glazing turns into the garage entry to create maximum exposure for the gallery space, and also to provide safety through better visibility for those coming in and out of the garage.

The applicant has made some modulations in the courtyard façade to answer the DRB's concern about the flatness of that space and brought in a roof hierarchy as well. For the north elevation, the applicant showed that it was completely blocked by trees, and might not need as much modulation. A similar

situation exists on the west side. Overall, the applicant says there is no substantial span of the building that is not broken up with some change in modulation. The applicant showed the DRB some color samples as well, with a neutral color to provide simplicity and some accent colors for excitement. The stairs are a double-primed red iron. The wood paneling would be a reclaimed cedar with a warm, wood-tone element. The applicant believes, overall, a rich palette has been created. From NW 85th, another set of trees will block much of the building as well. The applicant says this building sets a new tone in the area in terms of design context, but is heading in a good, modern direction.

COMMENTS FROM THE BOARD MEMBERS:

Mr. Meade:

- Says the project is very cool. He asked about the primary body material, which the applicant says was an exposed fiber-cement panel in a variety of colors.
- Mr. Meade asked how it was possible to use panels that large. The applicant says the panels will be broken down near the top of the building, with a goal of expressing the horizontal nature of the panels.
- Mr. Pantley spoke on behalf of the applicant, and told Mr. Meade that there was one wall of the building that might have a mural element, which is on hold at this point while that drawing is created.
- Mr. Meade asked about the garage door, which the applicant described as created of reclaimed lumber with a tectonic connection.
- Mr. Meade asked about some other material, noted as a lap siding. The applicant said that could be tongue-in-groove lap all around the project, with a horizontal orientation to break up the massing.
- Mr. Meade says the color palette is great, but he is hoping it carries on more throughout the building. The applicant says there are some orange accent options to break up the beige and concrete. He says he does not want to overcomplicate the palette.
- Mr. Meade says there is an opportunity for more color accent on the project, possibly in the recessed areas. Some spandrel green is in those areas, according to the applicant, with some white added as well around the window elements. Mr. Meade said that idea made sense.

Ms. Sirois:

- Asked if a fiberglass window in another color would be considered, to introduce another accent color. Her concern with the white vinyl windows is that they would fade quickly.
- Ms. Sirois asked if the residents would be sharing facilities like kitchens, which the applicant confirmed. She thought it was a great alternative for the applicant to consider.
- Ms. Sirois agreed with the argument from the applicant on the modulation, in that it might not meet the letter of the guidelines. But she says there is an expression of the structural frame that provides a strong massing.
- She likes the gallery space and mural idea, which she is excited to see later. She also likes the idea of using reclaimed lumber throughout the building. She likes the direction of the project.

Mr. Nichols:

- Says this is a cool project and appreciates the evolution of it from the last time the applicant spoke to the DRB. The wood and vertical elements are a great idea instead of hardy panel siding.
- Mr. Nichols likes the colors, but asked if the double-primed red iron stairs would rust. The applicant says the double-priming reduces those concerns. Mr. Nichols says there might be some risk for staining down the light-color façade where the stairs are.
- Mr. Nichols confirmed there would be no one using the roof area. There would be solar panels up there, potentially.
- Mr. Nichols says this is a great-looking project.
- Ms. Sirois confirmed that the storefront at the ground level would be aluminum. She asked if the egress stair would turn into some sort of feature, visually. The applicant said that would be the intent, to give some texture to the courtyard design.

Mr. Krueger:

- Asked about the holes in the podium, and if those were removed. The applicant said a planter has been built around the holes to obscure them. Some light will still come through.

- Mr. Krueger asked about the exterior stairs and their color, which the applicant explained was a warm red color.
- Mr. Krueger likes the wood panels and the tone of the stain proposed to be applied. He says the project is appealing, with a timeless look.
- Mr. Krueger asked about modulation, and how long a wall could be under the Code before modulation would be required. The project is 70 feet between the property lines, and Mr. Krueger says the applicant has done well in creating a central structure with the wings on either side.
- The applicant says there is a severe break at the middle of the building with the entry.
- Mr. Krueger says his only concern is the west façade and the lack of modulation there. He knows there are trees there, but he also knows trees will come down.
- The applicant says the west façade has been turned to minimize the amount of glazing, which created some larger blank areas. The frame and shoulder elements have been introduced here to break up the façade, however. Some reveals will offer shadow and relief on this side.
- The applicant says this façade is a response to the project's strong LEED objectives and the attempt to not have a lot of solar gain.
- Mr. Krueger asked if the first level, on top of the podium, would have doors or windows. The applicant said those were patio doors. Mr. Krueger said a horizontal element, perhaps a canopy, could break that up a bit.
- Mr. Krueger asked if more green color could be added around the white spandrels in the front of the building. Overall, though, he likes the project and the space provided for artists. He says this is a timeless design, and nicely done.

Mr. Meade:

- Says the lines of panel flashings should be reveals. On the south side, Mr. Meade confirmed that there are vertical lines between the concrete panels that line up with the vertical lines above. He says celebrating that verticality with reveals could help with a concept of modulation.
- Mr. Meade says he likes the concept of the building, but suggested the elegant wrought-iron balcony rail in the upper right corner of the project should be echoed on the four balconies on the front elevation.
- Mr. Meade says that could provide a signature of the building, and would mitigate, for him, some of the modulation concerns elsewhere.
- Mr. Krueger asked if those railings could project outward about two feet to activate those balconies even more. The applicant said that would be possible, but could make the design too busy.
- Ms. Sirois says she would want to make sure the railing element stays true to the austere, thin lines of the project.
- Mr. Meade agreed, and said this could be a timeless, long-term building. He is looking forward to the art installations of the project.

Mr. Palmquist:

- Likes what the applicant has done with the roofline since the last meeting with the DRB, and appreciates the improvements to the south elevation.
- Mr. Palmquist asked about the letters presented on the project, which the applicant said could echo the mural element, possibly. Mr. Pantley said those letters might be part of the mural approval that will come after the main approval on the project.
- Mr. Palmquist said one way to get more color on the project would be to add just a few panels of the red oxide metal element, in some areas that might not be expected. That might help add an artistic, quirky element.
- Mr. Krueger asked if the first person to lease on the site would have dibs on the artistic design.
- Mr. Lee asked about the attachment of the cement panels and the reveals. He is hearing the "timeless" comments made by the Board, but he wants to make sure the details are taken care of.

Mr. Meade:

- Says he is expecting to see tighter details in the next iteration of the project, including how the outside corners and joints would work with those panels.
- Mr. Meade would like some photographs, even, to get to a full agreement on how the project should look. He is hoping, when the applicant comes back, that the applicant will convince the DRB on how this project will be executed.

- Mr. Pantley asked what the DRB wanted to see. Mr. Meade responded that outside corners, panel joints, the reveals in the concrete, and the termination of the outside of the wood are the main concerns. Mr. Meade suggested using a thin metal framework on the wood element, possibly.
- Mr. Meade says that framework could conceal that edge, which Mr. Lee agreed would look sharp and rich.
- Mr. Lee says those details would be helpful, as well as photographs of what the design would look like.
- Mr. Meade said the project could come back for approval soon. The applicant thanked the DRB members for their time. Vision 5 is the name of the project, to reflect different visual art disciplines.
- The DRB thanked the applicant for a good-looking project.

DESIGN AWARDS PROGRAM **Continued Discussion**

Mr. Fischer presented the DRB with some ideas of what the Design Awards could look like, and showed some examples of winning projects from years past. He plans to show, later in the meeting, an 11-minute video that has a description of projects from 2000-2001, with narration derived from a selection of DRB member comments. The list of current projects the DRB has condensed down has now been photographed, for the most part. Mr. Fischer would like to pare down that list even further. In 2002-2003, the awards had a superior designation at the top, outstanding, and then an honored distinction. The superior designation went to Taluswood. Outstanding went to a Bon Marche building, a pedestrian bridge, Madden Elementary School, the transit center, and Woodbridge Townhomes. The honor award went to Daytona, off of 148th, the well house building behind the public safety building, Fred Meyer, an office building addition downtown, and the car wash off of Avondale.

Mr. Fischer then showed the video he mentioned earlier, which he narrated. The video explained how and why the awards were given out and how the DRB makes its decisions. The video showed the Safeco Data Center as a superior project. Frazier Court and Redmond Junior High School were noted as superior as well. Building Specialties, Larry's Market, Brown Street Square, and the Village at Overlake Station were recognized as outstanding. The honor designation went to the AT&T Wireless Building #5, Redmond Library, Rose Street Cottage, Willows Run Golf Course Starter Building, Audubon Elementary School, Cascade View East Office Building, and Microsoft St. Andrew's. The DRB reviewed the salient points of the list of projects considered in the video. There was a brief five-minute recess at this point as Mr. Fischer gathered more materials.

Mr. Fischer noted that the list of projects the DRB is trying to narrow down for the current award program includes about 50 to 70 sites. City Hall is one suggestion, which most of the DRB agreed was award-worthy. Redmond Court was next considered, which Mr. Meade thought was a "maybe," but not a top award winner, for certain. The rest of the DRB agreed. The Redmond Transit Center was next up, which includes a bus shelter and comfort stations for bus drivers. The DRB generally agreed that it was award-worthy. Veloce was the next project considered, and the DRB thought it could be award-worthy. Redmond General Insurance was a face-lift, and Mr. Meade said it was a "no." Cleveland West, or Red 170, was the next project considered. Ms. Sirois likes the signage; Mr. Meade says it is a yes. Mr. Palmquist says it was a better project than the Cleveland Building. Next up was Redmond Center, including Trader Joe's and other stores. Mr. Meade said yes, and Mr. Palmquist agreed. The next project was Starbucks, which Mr. Palmquist said was a good project. Mr. Meade said it was a great little building. The treatment center north of Anderson Park was next. Mr. Meade said this project should get an award, as it was a classic architect's project.

The Bella Botega Medical Office was next for consideration. Mr. Meade said the project had a good use of brick, and was a slam dunk. The Cleveland Building was next, which was not well-liked among the Board. The Park Place Apartments was the next consideration, which Mr. Meade said turned out to be a stunning project. Other Board members agreed. Redmond 44 was next up, a project near Redmond Elementary. Most Board members did not know where this project was located, and Mr. Fischer said he would take more photos of it. The Sierra Suites Hotel and River Park projects earned "yes" votes for awards from the DRB. The Ray Johnston-designed apartments were next, across from the hotel. Five architects worked on this project. Mr. Fischer said one or more of the buildings in the group of buildings

could be honored, or the group could be considered as a whole. The St. Jude Narthex was the next project considered, which the DRB said looked like a cool project for award consideration. The Redmond Presbyterian Church was next, which was a good example of tree preservation. Mr. Meade said it was a great-looking project. Redmond High School was next, and Mr. Meade said it was a great project. The 91st Street Condos were the next project on the list. Mr. Meade said it belonged in the "maybe" pile. The Pump Station was the next project listed; Ms. Sirois thought it was a "yes," but noted that the pump stations could be grouped together. Mr. Palmquist said it was a well-done project. The Washington Cathedral was next up. Mr. Meade said it was a "maybe," other DRB members offered some "yes" votes. Billy Townhomes earned a "yes" vote. The Playnetwork buildings were considered for the "honorable" pile. Pro Sports was next up, which got an overall "yes" vote.

At this point, Mr. Fischer said he was done with the photos he had. He said he would thin the list from the comments from the Board. He said he would be bringing in some Microsoft projects as well as the new Marriott Hotel. The Board suggested seeing PCC and Whole Foods in the future. Mr. Fischer said he would look into why those projects were overlooked on this list.

ADJOURNMENT

MOTION MADE BY MR. PALMQUIST AND SECONDED BY MS. SIROIS TO ADJOURN THE MEETING AT 9:59 P.M. MOTION PASSES (5-0).

MINUTES APPROVED ON

RECORDING SECRETARY