

**CITY OF REDMOND
DESIGN REVIEW BOARD**

February 2, 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

EXCUSED ABSENCE: Scott Waggoner, Jannine McDonald, Mike Nichols

STAFF PRESENT: Steve Fischer, Principal Planner; Gary Lee, Senior Planner;
Dennis Lisk, Associate 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 7:05 p.m.

PRE-APPLICATION

PRE110008, Penny Lane Townhomes

Description: Four new townhomes, 3-story, wood framed with sprinklers, approximately 8,450 gross square feet, built green 5-star

Location: 7950 170th Ave NE

Architect: Daniel Umbach

Applicant: Tim Walsh

Prior Review Date: 12/15/11

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

Mr. Lee noted that this is the second pre-application meeting for this project. He said the architect has done a good job in addressing the comments made at the last DRB meeting. Mr. Lee had an issue with the short fence in the front of the project, but after looking at it more closely, he believes that the landscape plan provides a lot of softening of the fence. He would like the DRB's input on that fence issue. Staff believes this project is ready for submission as a formal application, but he would like to hear from the DRB and the architect.

Daniel Umbach, the architect, spoke on behalf of the applicant. He said that he has addressed the concerns of the Board in his revised design. The masonry that the DRB was especially concerned about has been eliminated. Cedar siding, installed flat, has replaced that masonry. The roof overhangs have been increased to about three or four feet, which is also different than the original. The roof was not made thicker, which was discussed before by the Board. The applicant said the roof is a factory-built unit, and there are certain standard dimensions to those components. Another concern of the DRB dealt with the south elevation and the variety and articulation of it. To answer that concern, the applicant has wrapped the base material all the way around the south side and included a roof canopy over the south-facing windows.

In answer to a comment from the DRB about distinguishing the individual units with color or materials, the applicant noted that the north and south units are split in the middle and that the distinction is made by a color change on the sides. The applicant did not want to change the overall design of the units, but two accent color palettes have been proposed. The corner unit will use the green and red colors. The recessed portions on the north side will use another color. The applicant spoke to the DRB's question about the continuous fencing around the base of the units. The landscaping should now provide most of the screening. The fence is 42 inches high to provide some screening around the patio, but most of the

screening will be from landscaping. Individual honey locust trees have been proposed as well for each unit, south of the patio space. Shrubs and ground cover will be placed around the units, using mainly drought-tolerant ornamental plantings.

COMMENTS FROM THE BOARD MEMBERS:

Mr. Krueger:

- Liked the building and the changes that have been made with materials. He liked the massing before, and still does.
- Mr. Krueger liked the subtle changes in the colors presented and thinks it has a good street side view.
- His only issue is with the elevation on the right-hand side of the project, along the alley as one would enter off the street. He said it appears really strong and differential. He liked the front elevation, which shows a subtle change in pattern with the colors presented.
- Mr. Krueger said the new overhang and canopies over the windows help break up some of the wall massing. But he would rather see the dark green color pop out on the street side elevation. Overall, he would like the project to move to final design.
- The applicant agreed that the elevation Mr. Krueger was commenting on had some sharp distinctions. He said the design was logically consistent with the colors provided. He would not be opposed to softening that elevation, however.
- Mr. Krueger liked the north elevation, which is very small. He noted that two colors might not even be needed on that elevation.

Mr. Palmquist:

- Echoed Mr. Krueger's concerns about the change between the two units, which to him, appears a bit contrived. Mr. Palmquist said that area could use more design work between now and the next meeting with the DRB.
- Mr. Palmquist said the east and west elevations were much better-looking, as Mr. Krueger noted.
- Mr. Palmquist said improving that color change was his main concern. He was not sure if the applicant was trying to get some symmetry across the north-south axis, but said some work could be done there.
- He asked about the solar panels shown on the roof, and if the roof were at a proper angle for solar panels to work well. The applicant said his technical advisors have told him these panels would be possible on a low-slope roof.
- Mr. Palmquist wanted to make sure the panels did not come back to the DRB with more of a saw tooth design, which would totally change the project. The applicant assured him that would not be the case.
- Beyond that, Mr. Palmquist liked what the applicant has done. He made the comment about the roof being thicker last time, but he said if the light and dark colors are used to contrast each other on the roof area, that would accomplish what he was looking for. He is generally supportive.

Ms. Sirois:

- Is really pleased with the project and liked the wood cladding. She said the changes made, for the most part, are really good.
- She agreed with Mr. Krueger and Mr. Palmquist about the two colors mashed up against each other on the north and south elevations. She suggested doing that combination on the east and west elevations, where there would be a fin to stop the two colors.
- She also asked about the south elevation. If it were all one color, it could come all the way to the ground and interrupt the wood panels as a different massing element.
- The applicant had that type of design at the last meeting. He said he brought the wood around to add another texture to the south elevation. He agreed that it might be more logical to bring that color all the way down to the ground.
- Ms. Sirois said keeping the one color on the bump-out, rather than two, might be stronger.
- She liked the skinny windows on the corner where one type of cladding transitions to the next.
- The applicant said it might be possible to use the panel, as suggested, but then repeat a darker color at the base to show cladding all around the project.

- Ms. Sirois said simpler may be better on this site; she would be hesitant to make it too busy with different cladding patterns and colors. Otherwise, she said the project is looking good and noted that the roof overhang made a difference.

Mr. Meade:

- Said he was good with the color as it was presented, but he would accept some adjustment, too, as suggested by his fellow DRB members.
- Mr. Meade agreed with Ms. Sirois' suggestion of stopping the wood element at the garages, and perhaps adding a band at this point.
- He said the direction taken since the last meeting showed some good refinement, and said the applicant was more than capable of pulling off a good design with this building.
- Mr. Meade asked about the L1 entry walk, which is at an angle and has a landing that overlaps to the next unit. The applicant said that was a detail that has changed many times; he suggested bringing it all up and level out rather than having steps.
- Mr. Meade said going past the wing wall with the landing could be confusing. He suggested deleting that section of the design to eliminate that confusion. Beyond that, Mr. Meade said the project was ready.
- Mr. Meade added that the fences have become more of a screen wall. Mr. Lee added that the fences have been softened up with landscaping.
- Mr. Lee said that this project was ready to come in when the applicant was ready to submit a formal application. The DRB members agreed.

PROJECT REVIEW

PRE110032, Brookfield Veterinary Clinic

Description: New 5,528 square foot veterinary clinic with paved parking for 24 cars on a previously undeveloped urban site

Location: 6651 East Lake Sammamish Parkway

Applicant: Katerina Prochaska *with* PKJB Architecture

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

Mr. Lisk said the Board may recall that this project was reviewed and approved about a year ago, but for a different site. Originally, it was proposed for the Discount Tire site on the Home Depot property. In the intervening time, the applicant decided to relocate to the site proposed at this evening's meeting, which is adjacent to the Les Schwab store off East Lake Sammamish Parkway. The building proposed is about the same size as what was proposed last year, about 5,500 square feet. But due to the shape of the property, the building shape has changed from a long, linear building to a square type of structure. The project would include some changes to the existing parking lot, where the property line is shared with Les Schwab. There would be a new parking area to the south of the building and new landscaping added all around the perimeter and throughout the site. The design of the building, as was seen last time, is a Northwest lodge style. There is a lot of glazing proposed around each side of the building.

Mr. Lisk said the applicant has done a good job of addressing the need for articulation with the modulation of the facades, using color and material changes around the building to vary its look and feel. The roofline has some modulation, as well, that provides articulation across the building. The preliminary landscape plan will comply with Code standards. The applicant will meet the eco-score requirement in the Code, according to Mr. Lisk. He said that the current project is very consistent with what the Board has approved in a different site. With the landscape plan generally compliant with the Code, staff is recommending the DRB to allow this project to move forward and come back for an approval when the prep process is complete and a formal application is submitted.

Architect Katerina Prochaska spoke on behalf of the applicant. She noted that the building is along a busy road, and has a north-south orientation, with an entry to the south. The primary parking is also at the south. There is some parking on the north side for clinic employees, and a loading area on that side as well. Some improvements have been made to the parking area adjoining the property next door. The building is designed to separate services for dogs and cats, and has medical facilities on its north side. Natural daylight comes into that north side without the solar gain the south side would have. The orientation of the building tries to take advantage of the sun and increase energy efficiency. Simone

Oliver, a landscape architect, noted that the landscape plan meets the twenty points of the eco-score with a naturalistic palette of native plants with some drought-tolerant ornamentals and perennials. The applicant added that the northwest corner has some artificial turf that will be behind a fence for the dogs that are in the kennel in the clinic. A covered patio area for employees has been added to the site with a simple, open trellis.

The applicant noted that each side of the project has enough interest that there really is no back side to it. The exterior has a stone base with simple lap siding above it. Shake siding has been added in parts of the project, as well. The materials and colors were presented to the DRB, with a lighter color proposed under the eaves and a darker color at the windows. The applicant is exploring LEED qualification for this project, as well. The timbers will have a natural stain to highlight their beauty. Overall, the applicant said the building fits in with Redmond. She is hoping to remove the clinical feel of the building for clients.

COMMENTS FROM THE BOARD MEMBERS:

Mr. Krueger:

- Asked about the notch in the southwest corner in the property and if it were a storm drain. The applicant said there was indeed a drain.
- The landscape architect said it was a bio-filtration swale that goes all the way up to the north of the site, parallel to the west property line. But that is not part of the site property for this project.
- Mr. Krueger asked about the entrance and exit that comes in from the south end, and if it were too close to the intersection for people coming out and trying to get over to East Lake Sammamish Parkway.
- Mr. Lisk said there was an existing curb cut, which would be used for left and right turns out of that driveway.
- Mr. Krueger asked the applicant for some renderings of the color schemes at the next meeting. He asked about some green coloration that he remembered on the siding from the last application. What he is looking at in the new design appears more muted.
- He was seeing more brown in this design, and said more color could be added. He liked the building and its wraparound architecture, but would like to see other colors rather than just the brown tones provided.

Mr. Palmquist:

- Liked the building and its overall design. He said the roof will look a lot different with the light color the applicant has suggested. When the applicant comes back, elevations and models that reflect that roof would be very helpful.
- He said the roof does not appear to be working yet, and he wanted to see a rendering the roof at the next meeting on this project to get an accurate feeling for the design.
- In general, Mr. Palmquist said the massing was fine. He did not mind the color palette too much, but noted that a small amount of green accent color might be helpful.

Ms. Sirois:

- Was curious about the changes made between what was approved before and what has been presented at this meeting.
- The applicant said the main change was the linear shape moving to more of a square. There was also just one main entry in the last design.
- Ms. Sirois agreed with Mr. Palmquist that the color palette was fine, but a small amount of some complementary color would be a good idea.
- Ms. Sirois suggested, with the shed dormer on the bump-up, that the stone could be pulled off of that element entirely instead of just raising it up.
- Beyond that, Ms. Sirois said the project is looking good, and she appreciates the separation between dogs and cats, as she is a dog owner herself.
- She said the massing looks good, though she noted that the site is starting to look a little busy in the front. She liked the lower roof element at the entry, which would feel more inviting and homey.

Mr. Meade:

- Agreed with the comments made about color, and asked the applicant to play with the palette a bit. At corner trims, Mr. Meade suggested matching the body color so the design does not get too fussy.
- Mr. Meade said on the northeast corner elevation, there is a low window on the gable section, and the trim from that runs up and into the upper band. He is not crazy about that design, but he could live with it either way.
- The applicant said another transom over the door in that section to match the windows might be a good option and Mr. Meade encouraged that idea.
- Mr. Meade said the shingle on the upper part of the lower gables was a little predictable, and suggested having the lap siding go up into the small gables and the shingle on the upper gables. That would keep the band around the building and provide more solidity. He said this was a minor point.
- He said the project is looking good and the building is a superior design over the long, linear design before.
- Mr. Meade said the lighter roof color will change the renderings dramatically, and he is looking forward to seeing some renderings closer to what the applicant is proposing.
- Mr. Lisk asked, regarding the addition of color, if the lighter roof would melt away the lighter-colored shingles on the project. He asked if some contrasting colors should be added due to the roof color.
- Mr. Meade said he was confident the applicant was in control of the project, and trusted the applicant to tweak the color palette to make it all work.
- Mr. Meade would like to see the ridge really expressed on the metal roof to celebrate it a bit more and provide more interest. He said he would not hesitate to raise the shed plate a little bit higher and explore how the project looks from the Les Schwab site.
- Regarding Ms. Sirois' comments on the stone element, Mr. Meade simply wanted to make sure the building was resolved and asked the applicant to explore some different options. He said the project should certainly be back for approval next time.
- The applicant said the timeline was short, and asked how quickly the concerns of the DRB could be answered and resolved.
- Mr. Meade noted that the next meeting was in two weeks, but Mr. Lisk noted that some revisions would have to be provided and would take more time than that.
- Mr. Meade added that resolving the color palette was a big enough situation that he would like the DRB to see the project again. He suggested making some changes, submitting them to staff very quickly, and then coming to the meeting in two weeks with brand-new renderings.
- Mr. Meade said the project is still in pre-application status, meaning it still has to come back for an approval meeting. At that next meeting, Mr. Meade said the DRB would approve it quickly.
- Mr. Lisk noted that this is a prep project, and he was not sure if the prep would be done in two weeks. He said he was considering a formal submittal a few days after the DRB's next meeting. The applicant understood that at the first DRB meeting after the formal submittal, approval could happen.
- Mr. Fischer noted that the DRB could not take any formal action on this project until an actual application was filed. Once that application was filed, that would trigger action from the DRB.
- Mr. Meade asked the applicant to continue tinkering with the project, and the DRB would be happy to approve the project as soon as possible. The applicant thanked the DRB members for their time.

DESIGN AWARDS PROGRAM

Continued Discussion

Mr. Fischer noted that the DRB had all the photographs needed for the assessment process, with the exception of a series of Microsoft buildings. He will have all the photos by the next meeting. The Design Awards program has three categories. Tonight, Mr. Fischer asked the Board to consider if the projects presented were worth an award, and what category those awards should be rated in. The staff memo talks about some of the design criteria. There are 58 items on the list before the Board this evening. The Board should not feel restricted by the number of people or projects; if the project is worthy, it should get an award. The projects have been organized by neighborhoods.

The first project up is City Hall. Mr. Krueger thanked Mr. Fischer and his staff for getting all this material together. Mr. Palmquist and Ms. Sirois agreed to put City Hall in one of the top two categories. Superior is the top award. Outstanding is second and Honor is third. Mr. Meade and Ms. Sirois said City Hall should be Superior. Ms. Sirois said the material palette and massing is really interesting. Mr. Meade liked the juxtaposition of the geometries, from the glass to the rectilinear tower to the sharp, nice etched stone and

the barrel of copper or bronze. He said each piece is a sculptural piece in itself, but those pieces slam into each other to form a relationship that becomes an entry piece. The joyful expression of the art piece at the fountain is a masterful stroke, Mr. Meade said. Mr. Krueger recognized the infinity pond and its timeless design. Mr. Meade said the scale is deceiving, in that from a distance, it feels pedestrian, but as you approach the building, on its steps, you feel the grand entry of it.

Ms. Sirois added that the front face of the building is a big civic presence, but as you wrap around the building, the more business side of it, it has more of an office building feel and expresses its functionality. Mr. Meade said the zoning of the building is brilliant, and dovetails nicely into the walkway park space in the back. He liked the easy flow of the building, which he said is extraordinary. Mr. Krueger said the project is extraordinary on all four sides. Mr. Meade said it feels like this building has been in this spot forever, and it is an anchor for the community. It has been a touchstone for the DRB to use as an example for applicants, and gives the DRB some instant credibility as applicants walk through its doors to meet with the DRB. Mr. Krueger said it is a great first impression of the City of Redmond. Mr. Palmquist said the details were also done very well, including the pin connection of the columns outside, which are fresh and unique.

The next project was Redmond Court on 160th. Mr. Meade excluded the project. Mr. Krueger said he was troubled by the detailing materials and colors. Ms. Sirois liked the massing, but did not like the grids on the project. Staff did not disagree.

The next project for consideration was the Redmond Transit Shelter on 83rd. Mr. Palmquist liked the shelters and some of the classic wrought-iron designs. He would consider it as an Honor category. Mr. Meade said the project deserved some kudos; Ms. Sirois said it was not ground-breaking. Mr. Meade said he would hold it in reserve and consider it as a possible Honor.

Next up was the TOD across the street from City Hall. Mr. Krueger said he has always liked this building, including its massing and the change in the roof. He liked the color changes and colors selected, as well as the streetscape with the retail. He liked the job done with the height and size of the building, and how those were broken down. Mr. Palmquist chose to exclude this building, as there are many of them with similar design. He liked the boldness of the red, however, and how that red mixes with the rest of the colors on the building. Mr. Meade was impressed with how the architect took a limited budget and made a building that could have been atrocious into something better. It is an affordable project, with 20% of the units priced affordably. Mr. Meade said this could be in the Honor category. He liked the H's created on the front elevation. He remembered that the Mayor, at the time, did not support this building. Mr. Meade said the architects did a lot with what they had, using humble materials. Ms. Sirois said the project was worth an Honor award. She said the massing was done well, along the courtyard space. She liked the red color, which is a good accent without going overboard, and is used consistently through the project. She said it is a lively building. Mr. Meade was concerned about the photo perspectives the DRB was reviewing. Mr. Krueger said the balconies on this project are hidden, which helps the overall appearance of the building. Mr. Meade noted that the recesses do not line up with the wall space, which brings in some modulation.

Mr. Palmquist noted his concerns over the fact that he was not on the Board for a number of these projects. Mr. Meade noted other concerns about how certain applicants dealt with the DRB. Mr. Fischer noted that all awards were subjective, but if a project involved some argument with the Board, that should not discount it from an award.

Red 160 was the next project. Ms. Sirois liked the signage; Mr. Meade said the signage is fun and the project is great overall. Mr. Meade said the setting of this building at holiday time is urban and cool. He said the designers took some leaps and he would consider it for at least some kind of award. Mr. Krueger said the light colors of the upper floor do not overwhelm the project. Mr. Fischer agreed this was one of the better looking buildings downtown. Mr. Meade said it was not fussy, but urban and clean. He said this is what the design guidelines envisioned when higher building heights were allowed. He liked the amount of brick on the building. Mr. Fischer asked for a rating. Mr. Meade was leaning toward an outstanding rating. Ms. Sirois agreed.

Next up was the Private Advisory Group. The DRB members did not like the yellow balconies, and did not want to give it an award. Ms. Sirois did not like the awnings, either. Mr. Meade said the wrapping of the corner was cool, and the drawings were nice, but the retail space was poorly done. Mr. Meade said the project did not deliver on the drawings.

The next project for consideration was the Redmond Shopping Center and Trader Joe's. This was a two-piece remodel, including what was done to add the Trader Joes and the incorporation Lakeside Drug. At the corner, there was a separate free-standing building including the Q'doba and other vendors. Mr. Meade said this project turned out amazingly. He said the entry of the project turned out nicely and changed the chemistry of the center. He said the architects on the stand-alone building really heard the DRB and did all the masonry detail suggested to celebrate the connection locations and create interest in the sides of the building. He said the side facing the street is well-executed, too. Mr. Krueger agreed, and said the street side of the building was well done, which added new interest to that side. He preferred the outbuilding over the Trader Joe's piece. Mr. Meade said this project was potentially a step up from Honor, meaning Outstanding, due to the execution on the masonry. He liked how the area looked around holiday time. He would like some better photos of the project.

At the Starbucks in the same shopping center, Mr. Palmquist said this would be a number one, or Superior. He said this is a nice, stand-alone coffee shop. He liked the exposed materials of the project. The rest of the DRB agreed. Ms. Sirois said it does not appear super-corporate. Mr. Palmquist said the clerestory windows all around the building make it very nice and very different from all the other Starbucks in the area. Mr. Meade said the volume of the space makes a big difference. Mr. Fischer confirmed that it was Superior. Mr. Meade said it was Superior or Outstanding.

Next up was the City of Redmond Water Treatment Building north of Anderson Park. Mr. Meade said it looked great, and the masonry alone would win an award in a heartbeat. He liked the glass block, as well. He said this replaced a residence in residential neighborhood, and the project turned out better than he thought it would. Mr. Krueger said the project fits in well with the neighborhood. Mr. Meade said the roof color turned out great. Ms. Sirois recommended an Honor award, and the rest of the DRB agreed.

Bella Bottega Medical was the next project considered. Mr. Meade said the project is a 1, meaning Superior, or possibly 2, Outstanding. He noted that the salvage brick used turned into a misstep, in some way. Ms. Sirois does like the texture. Mr. Palmquist said that brick was the only thing that was a disappointment, in terms of what the DRB had approved. A redder color would have been preferred on the brick. Mr. Palmquist said this is a big improvement over the one-story building there previously. Mr. Palmquist said it was a 2, or Outstanding. Mr. Krueger said the sign is very big, too, though it meets the Sign Code. Mr. Meade said the project was amazing, in how it transformed the whole center where it is located.

Park Place Apartments was the next project considered. This is the former VFW site that once had cannons out in front. Mr. Meade liked the end piece, and said it was awesome. He really liked the lower one-story piece, which turned out so nicely. The siding was executed well, and the most public end of the building is very cool. He said the project turned out very well. Mr. Krueger liked the colors and materials on the bulk of the building. Mr. Meade said the building has a very cool texture. The completion of the lag and finish indicates a surprisingly good job of execution. The DRB rated this as a 2, or Outstanding.

Next up was Redmond 44, which the DRB excluded as too busy. Next was Puget Homes, which was also excluded from an award. Towne Pointe was also turned down for an award.

River Park was the next project considered, with possibly the whole complex considered. The first set of pictures included all hotel shots. The Sierra Suites condos, Buildings A and B, were also reviewed. The DRB liked the hotel. Ms. Sirois gave the hotel a 1, meaning Superior. Mr. Meade had a problem with the trees on the site. Mr. Palmquist said the whole complex should be considered. He said the view off the river shows a really successful project. It was a single-story retail center earlier, slated for destruction. Mr. Meade said the Sierra Suites involved a lot of consternation, but he said the project creates a new edge to the park and activated the park a bit more. Mr. Meade said the Sierra Suites buildings are amazing, but are hard to appreciate because they are so big. He said it was a masterful play of materials to find a

rhythm for these buildings, which looked so beguiling in model form. He was flabbergasted by the design, and said the complexity of the project was amazing. The timeline was hard to believe, it went so fast.

Mr. Meade and Mr. Palmquist wanted to lump all the River Park buildings together. Mr. Palmquist called it a 1, or Superior. He said the project ties in with the site very well, which Ms. Sirois agreed with. The apartment complex on this site was also considered. Mr. Palmquist said the yellow color on the apartments was very successful. Mr. Meade said the creation of a pedestrian scale was successful, as well. The architects animated the spaces of the courtyards, especially, giving the residents ownership of them. Mr. Krueger has a problem with the backside of the building. Mr. Meade said that may be resolved with another building planned for that area. The office building in the complex was considered, as well. Mr. Meade said this building delivered on using the lush materials the City Council has been asking for. The glass, aluminum, and brick created a stunning material board. From a distance, it looks flat, but Mr. Palmquist said the massing feels right. A lot of work was done to balance the massing and the void of the glass. The front access piece was considered to be a plaza, at one point, but that did not quite work. The landscape piece put there, instead, gives it an interactive front for pedestrians. Mr. Meade said the building is really beautiful. Looking at the four buildings, Mr. Palmquist recommended 1, or Superior. Mr. Krueger suggested Outstanding.

The next project for review was the Marriott. Mr. Palmquist said the transition between the columns on the site is not well done. One side of the building has nothing going on. Overall, Mr. Meade said this project could earn an Honor.

Next up was Redmond East Corporate Center. Mr. Meade said the centerpiece on the left of the project is beautiful, and the window patterns are very cool. Mr. Palmquist noted that some attention to detail is evident in the design, especially near the area that juts out near the cornice. Mr. Meade said the detailing should put it in the Honor category, and he would not hesitate to give it that award. Mr. Krueger agreed with the Honor designation. Mr. Meade said there is some skill in the design. Mr. Krueger said the elevation on the right shows good use of masonry material. Mr. Meade said the windows in the masonry corner are a nice trick.

Northwest Technical College was next, and the DRB decided to exclude it. Next up was Redmond Medical Office Building on Union Hill. Mr. Meade does not like the lights on the canopies of this building. Ms. Sirois cannot remember if she was on the Board for this project, but Mr. Meade believes she was. Mr. Meade remembers a fight over this project. Mr. Palmquist noted that there is a 260-foot area with no modulation. Mr. Meade argued with the color architecture on the project. Mr. Palmquist said it looks like a Vegas hotel, with too much light. Mr. Meade said the design of the windows could have made the whole project work, but that idea was not followed by the designer. The DRB decided to pass on this building, for the most part, but wanted more photos of the front and back of the building before making a final decision.

Whole Foods was next on the list, which includes two buildings, the Whole Foods store and the retail strip below it. Mr. Meade found this to be a 2, or Outstanding. He said this was a pretty cool project for Redmond at the time. The applicant took a lot of care in creating multiple details and storefronts. He said it is a great little complex with a lush landscape. He said it is a fine project. Mr. Palmquist did not like the Redmond Way side, mainly due to the trellises. He now works for Whole Foods, and now knows that each store has its own design. He said most of the public view of the site is very nice. He said it is unfortunate that the grocery side is on Redmond Way. Mr. Meade did not like the corporate colors, but he said the building is very successful compared to what it was. Mr. Palmquist agreed the corporate colors were very cold. The DRB agreed to the 2 rating, or Outstanding, for this project.

Well Building #3 was the next consideration, and Mr. Meade said it is a gem. He liked how the architect has fun with the masonry and does a great job with it. The designer has done a lot to make the building very clever. Mr. Krueger said the little windows are a nice detail. Ms. Sirois said the horizontal coursing is reminiscent of a piece from the Museum of Modern Art in San Francisco. Mr. Meade liked the brace detail. Mr. Palmquist said the massing is cool, and this building should be Superior. The DRB members agreed. Mr. Palmquist liked seeing the detail of the butterfly roof.

Well #5 was next, and Mr. Meade said the project did not have it, for him. Ms. Sirois liked the project. Mr. Meade said the project was warmer than the picture showed. Mr. Palmquist and Mr. Meade said it was worth an Honor award.

The Fairwinds Retirement Community Center was next. Mr. Palmquist said the project looks slick, especially with white holiday lights on it. Mr. Fischer said the project broke down some large massing; Mr. Meade agreed, and said it had a residential feel to it. Mr. Palmquist said the project looks very good at night. Ms. Sirois said the project looks very busy. Mr. Meade said the project is almost a little village. Mr. Palmquist said most people experience this project while driving by, and he said it is inviting as nice. Mr. Meade said the project looks very tidy and is most likely very appealing to the elderly people who live there. Ms. Sirois said these project are a dime a dozen. Mr. Palmquist said, however, that this project looks good in comparison to other retirement areas. It would not rise above an Honor award, in his estimation. Mr. Meade suggested holding this project in reserve, with the DRB agreed with.

The Eastlake Self Storage project was a no for the DRB. Mr. Meade said this project does not reference well with the location.

Lake Washington Technical College was next; Mr. Krueger and the rest of the DRB thought the building looked very cool. Mr. Palmquist said it was striking. This building is very much hidden away. The Board held it at a Superior rating.

MAPS was next, an existing concrete tilt-up industrial building. Mr. Krueger asked to exclude it. Mr. Meade said it was better than what he thought it would be. Ms. Sirois said it was interesting to see what the architects were able to do. She asked for an Honor award, and Mr. Meade agreed. He said he was surprised by the photo, in that the drawings he remembered for the project were not good. Mr. Meade said more photos would be nice, perhaps on a better day, to represent the project. Mr. Palmquist said he was torn, but he liked the different architecture of the project. Ms. Sirois said it was interesting to see the iconic forms of architecture applied to the existing building.

The White Swan condominiums in the Overlake neighborhood were next. Ms. Sirois said she was not crazy about this building, and said it was too leggy. The DRB decided to exclude it.

Mr. Fischer brought up the old Safeco site next, which is now a Microsoft project, Building 84/85. Mr. Krueger asked if it would be okay to hold onto the Microsoft projects until the next meeting. The covered walkway was the only part considered, and the DRB decided to exclude it. The Board will take up more of these projects at the next meeting.

ADJOURNMENT

MOTION MADE BY MR. PALMQUIST AND SECONDED BY MS. SIROIS TO ADJOURN THE MEETING AT 9:45 P.M. MOTION PASSES (4-0).

MINUTES APPROVED ON

RECORDING SECRETARY