MEMORANDUM

TO: DESIGN REVIEW BOARD

FROM: Dennis Lisk, Associate Planner

SUBJECT: LAND-2013-00178 – 18300 Union Hill Road Parking Garage

LOCATION: 18300 NE Union Hill Road

DATE: February 7, 2013



This is the first Pre-Application meeting submittal for this project. The project site is the Millennium Office Park, a 10-acre area of land consisting of four separate parcels to the north of Union Hill Road and south of Bear and Evans Creeks in Southeast Redmond. This site is located within the Business Park (BP) zone and, given its proximity to the two creeks, is also regulated by the City's Shorelines Management Program.

The proposed project is a new multi-story parking garage to service the parking needs of the business park. Discussions with the applicant have indicated that over 300 new parking spaces would be provided by the new garage. The garage would be constructed to the rear of Buildings D and E, which form a horse-shoe shape in the east-central portion of the property. The garage would be built within an existing parking field that abuts the buffer area established for Bear and Evans Creeks.

The northwestern portion of the garage will be located within a Shoreline-regulated area, and as such, may only be built to a height of 35 feet. Currently, the applicant's plans show a structure that exceeds the 35-foot height standard. Staff expects revised plans from the applicant will show a structure with varied building heights — complying with the 35 foot standard where the garage is located within the Shoreline area, and complying with the BP zone height limit outside the Shoreline area.

Being that this is the first Pre-Application meeting, Planning Staff and the applicant will be interested in hearing the Board's thoughts about the design direction of the proposal. Planning Staff has the following comments regarding this first submittal:

- 1. Building Design Redmond Zoning Code Section 21.60.040(J) includes design criteria for structured parking facilities which will need to be followed for the proposed garage. These criteria state that the design of structured parking facilities should include articulated planes and that the scale of the structure be modulated by interruptions of the facades and setbacks. In addition, the Code requires that the top floor of parking structures should include landscape screening along the cornice and on the deck, either by trees or a screening trellis treatment if the roof is visible from residential zones.
- 2. Landscaping Section 21.60.040(J) also states that parking structures shall have landscaping around the perimeter which corresponds to that used by the adjacent land uses and activities. In addition, Section 21.68.110(B)(3)(b) of the Zoning Code requires screening of vehicle use areas (including parking garages) from adjacent water bodies and shoreline trails. The Code states that such screening is intended to create a visual separation that is not necessarily 100 percent sight-obscuring. Existing plantings within the creek buffer already provide some level of screening. Staff will be exploring the extent to which further screening within the buffer, as well as on the garage may be necessary to comply with the Code.
- 3. Lighting & Noise The applicant will need to provide a lighting plan which analyzes potential lighting impacts from the proposed garage. Per the lighting section of the Code, as well as the City's Shoreline regulations, to the maximum extent possible, light and glare should be minimized to protect the integrity of Bear and Evans Creeks and their adjacent buffer areas which support habitat and wildlife.

Planning Staff is looking forward to the applicant's design presentation at the meeting, and is interested in hearing the Board's comments and directions for the next Pre-Application meeting.