

MEMORANDUM

TO: DESIGN REVIEW BOARD

FROM: Steven Fischer, Principal Planner

SUBJECT: 24 Hour Fitness Redmond Town Center

FILE: LAND-2013-00247

DATE: February 21, 2013

REQUEST: Approval of Changes to Colors

PROJECT BACKGROUND

I. PROJECT LOCATION
7320 170th Avenue NE

II. PROJECT BACKGROUND

This project is located in the former Larry's Market in the southeast corner of Redmond Town Center. The former grocery store has been vacant for some time and is now proposed to be converted into a new 24 Hour Fitness gym.

Originally, the mass of this building was broken up through the use of color (green, beige, and rust), varied roof line and projecting building forms.

III. DESIGN REVIEW STAFF ANALYSIS

Building Colors: The applicant is only proposing a change in color to a limited number of elements in order to better help identify the new tenant. The building projection over the front entry is currently painted green. This will be changed to the existing beige color that is used on the body of the building. This will be the location of the new signage for 24 Hour Fitness that is primarily blue and white.

Additionally, the fabric awnings along the west and south portion of the building will be painted blue. The metal canopy will be also painted blue and the tie backs off the canopy will be painted black.

The Redmond Zoning Code, Article III, 21.60.040(B)(4)(b), states:

- (iii) Avoid the use of building features or design elements that incorporate corporate themes, logos, or colors which do not reflect the neighborhood and community context.
- (iv) **High quality and natural northwest building materials** and methods should be used to accent visible building features (i.e., wood, stone, brick, etc.). Building design should incorporate and display the natural grain or texture of materials. Wood textured cementitious fiber board is also a preferred alternative to wood products for commercial buildings.
- (v) **Colors** used on building exteriors should integrate a building's various design elements or features.
- (vi) Accent **colors** should use color combinations that complement each other.
- (vii) Softer, muted or earth toned, **colors** are preferred; however, brighter colors may be approved when contextually appropriate.
- (viii) Use accent **colors** in a way to enhance or highlight building design, and not in a manner that creates clutter or otherwise detracts from building design.

IV. STAFF RECOMMENDATION

The City of Redmond Planning staff recommends that the Design Review Board approve the colors as presented at the February 21, 2013 meeting for the 24 Hour Fitness at Redmond Town Center as identified in this application with the following conditions:

1. Where inconsistencies between the floor plans and elevations are found after the Design review Board has approved this project the elevations approved by the Design Review Board at this meeting will prevail.
2. If, after this Design Review Board approval, there are any inconsistencies found in the information provided for the elevations, floor plans, landscape plans, lighting plans, materials and color between the presentation boards and the 11" x 17" submitted drawings, the Design Review Board and the Redmond Planning Staff will review and determine which design version will be followed for Site Plan Entitlement.



Project Site