

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: March 21, 2013



This is the second 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. According to the plans provided by the Applicant, 455 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. The applicant's design shows that this portion of the building will comply with the 35-foot height limit.

DESIGN CONSIDERATIONS

Planning Staff has the following comments regarding the Applicant's most recent 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. The Applicant's design for the garage has progressed since the last pre-application meeting. The overall scale of the garage is sufficiently modulated with the sheer wall sections and stair towers interrupting the dominant horizontal massing. In general, Staff is pleased with how the garage responds to the design criteria for parking garages.
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. Existing plantings within the creek buffer already provide some level of screening. The Applicant will be providing a creek mitigation plan to Staff that will show additional tree planting within the buffer.

In addition to this, the north side of the garage will include landscape screening in the form of trees planted along the portions of the garage, as well as a climbing green screen feature that will be installed on the sheer wall portion of the garage. This landscape scheme will be duplicated along the south side of the garage, which will help to soften its appearance from the adjacent buildings. Staff is satisfied with the landscaping proposed around the perimeter of the garage.

3. Weather Protection – The plans for the garage show a stair/elevator tower at the southwest corner of the garage which, with the exception of metal screening, appears to be open to the elements. Staff would suggest that the Applicant consider enclosing this stair tower with glass in order to not only protect users from weather, but also to protect the elevator system from the long-term effects of rain and water.
4. Lighting & Noise – At the last DRB pre-app meeting, the applicant provided some preliminary lighting plans. The plans provided did not appear to show what kind of lighting, if any, would be provided on the roof deck level of the garage. Staff would like

to know if lighting will be provided on the roof and, if so, how it will be shielded in order to avoid light impacts on the adjacent shoreline area. Also, additional lighting will need to be provided along the pedestrian walkway along the south side of the garage. The walkway is proposed to be between the south garage wall and trees within a landscape strip – Staff would like to ensure that this area is adequately lit to provide a sense of safety and security for users.

STAFF RECOMMENDATION

Assuming that the Applicant can address the issues listed above, as well as any issues or concerns that the Board may have, Staff believes this project is ready to be approved once a formal application is submitted.