

**CITY OF REDMOND
DESIGN REVIEW BOARD
November 6, 2008**

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: Robert Hall, Lee Madrid, Sally Promer-Nichols, Mery Velastegui. The absences of Sally Promer-Nichols and David Wobker were excused.

STAFF PRESENT: Steve Fischer, Senior Planner; Kerry Kriner, Assistant Planner

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.

RECORDING

The meetings are tape-recorded and the recording will be part of the official record of each case. It is important to identify yourself prior to speaking so that you may be included in the recording.

CALL TO ORDER

The meeting was called to order by the Vice-Chairperson of the Design Review Board, David Scott Meade, at 7:05 PM.

PRE -APPLICATION

PRE080022 Microsoft RedWest Phase 2

Description: Total development of 515,000 sq ft. The project consists of (2) four-story developer buildings of approximately 240,000 GFA each and an additional building of 35,817 GFA commons building to house a cafeteria and multi-purpose rooms.

Location: Microsoft RedWest South

Applicant: Amy Williams

Staff Contact: Kerry Kriner / (425) 556-2664

Ms. Kriner noted that the Board had seen this proposal at its August 7th, 2008 meeting. At that time, it was known as Microsoft RedWest South. Microsoft has changed the name to "Phase 2," due to the RedWest project in the north. The architect will present building design and elevations at this meeting. The project entails two office buildings and a commons building, for a total of about 515,000 SF. An underground parking garage will take in about 1,900 cars. Ms. Kriner would like the Board to consider building entrances and how people are attracted to them. She'd also like the Board to pay attention to materials, horizontal and vertical elements, and how they fit in with the rest of the RedWest project. Ms. Kriner also made a note about mechanical screening and how it's proposed on the roof. The current proposal looks like some of the other RedWest projects. She thought some of the current screening built appears out of proportion with what was drawn up. Another item Ms. Kriner didn't see on the drawings was the wetland area along 148th that will include a public park. She would like to see how that public space would interact with the office building. She's also pointed out the commons building and the unique architecture involved.

John Savo presented on behalf of NBBJ, the architect. He noted this project was in the Overlake business and technology zoning area. Nintendo is to the south, and there is a golf course and residential area across 148th. There is a setback on 148th into the residential zone, stretching back on average, 200'. There are also height restrictions 300' from the property line across the street. Those setbacks have dictated where the buildings will be placed. Some natural features include a good-sized forested area, which the applicant will work hard to preserve. There is a red hawk nest in the forest, as well. The buildings have an "H" shape that helps connect them to other parts of the RedWest project.

Amy Williams presented next on behalf of NBBJ. She noted the project's goals included creating vehicular and pedestrian connections as well as park-like amenities. The site has been oriented such that the parking is underground, under one building in the central space. There's also a connection now between

51st and the RedWest loop road. The road through the project is in the center to reduce the impact on trees; that road will keep people off the main road and keep pedestrians on the upper plaza. The buildings within the project are basically the same. Ms. Williams spoke to the issue of clearly defining the entrance of the building; the parking garage and pedestrian flow lead to the main entrance. Regarding public amenities, there is a park in a central area as well as a private event space. There will be a stream through the project that will run dry during the summer season.

The building is organized in three "bars." There is an atrium between the building with a lot of skylights and natural light. The central area is four stories high. There is an atrium as well to bring the office spaces together, and bring workers together. Some new technology has been added to the roofing of the new building. It's still clay, but showcases the project in a different light. The facades along the wall are made of pre-cast metal. The building is indented at the entrance area, which the applicant believes creates an inviting feel. Atop the building, there is an equipment screen with a trellis. The applicant wants to have compatible, but not identical colors to the original RedWest project.

The central part of the project will have an outdoor dining space, a large porch, and a green roof. There's a cafeteria just above the loading dock. The event space is near the cafeteria. Above it is a multi-purpose room. There will be some decks over the cafeteria space, too. Marty Brumbaugh presented for the applicant regarding the landscape plan. He noted there are a lot of great natural resources on the site, including the forest area, the open event space, and the park area. That park area will involve some wetland mitigation. The project has dedicated two acres of parkland to the city, which makes up about two-thirds of the buffer area on the site. The tie to nature on the project is strong, with wetland on one side and forest on the other. More courtyard areas will be developed around the project, along with the larger patio. A water feature on that patio is possible.

A small amphitheater may be added as well for music, which may involve some terracing. The forest is the dominant element of the site, with large trees, but it's overgrown with blackberries. Non-native species will be cleared out of the area. There will be a large storm water vault, atop which may be some athletic courts. There will be jogging trails and paths in the forest as well. Storm water may be drained out of the forest area, as well.

COMMENTS FROM THE DRB MEMBERS:

Mr. Hall:

- Asked about the sustainability of the project in relation to the forest and heating plant nearby. The applicant noted that cooling is the big issue with that plant; he's going for LEED Silver certification on the building.
- The applicant added that larger storm water detention areas were considered, but most of those plans involved a lot of tree loss.

Mr. Madrid:

- Asked about the height of the cooling towers. The applicant said they were 12 feet above the ground, and surrounded by screening.
- Mr. Madrid asked why the tower was located there. The applicant said that's where it's most centrally located, and most cost effective.
- The applicant added that there was a sewer line along 520 that's not up to code. The city would like to keep the line, which has manhole connections. This road will turn into an access way for the RedWest project.
- The applicant says the larger grass area may have some sort of athletic field; the rest would be treated landscape.
- Mr. Madrid asked about planting elements that might double as seating elements. The applicant said that was under consideration with some larger planters people could sit on.

Mr. Meade:

- Asked if there was a berming plan along 148th to sync the buildings together. The applicant says there is some elevation and berming, but he doesn't want to obscure the building.

- Mr. Meade asked about the wetland area, and if ponds would be included. The applicant said a quarter of the area would have standing water for the better part of the year, but the rest of it would be landscaped.

Mr. Hall:

- Asked about getting into the parking structure. The applicant said the main entrance would be off of 150th. That's an in and out exit, as well as the entrance further down.

Mr. Meade:

- Asked about parking specifically for the athletic field. The applicant said people who use those facilities would have to walk to them from the garage.
- Mr. Meade asked if there was a berming plan along 148th to sync the buildings together. The applicant says there is some elevation and berming, but he doesn't want to obscure the building.

Ms. Velastegui:

- Asked about the circles outside the building, and if they were different in texture. The applicant said yes, and that those were meant to be plazas for pickups and drop-offs.
- The circle is about 90'. Ms. Velastegui wonders if that circle spot would become too crowded, with so many people. The applicant said that area was mainly a shuttle drop-off spot; there are only a handful of visitor spaces.
- Ms. Velastegui wonders if there will be issues in getting pedestrians inside the buildings. The applicant pointed out the covered walkway, where most pedestrians will be led, doesn't interfere with vehicles. He reiterated that this area in question is mainly an infrequent shuttle drop-off spot.
- The applicant showed that the pedestrian path does not cross the garage entrance.
- Ms. Velastegui asked about the grading on the roadway. It does change significantly around the back of the building, according to the applicant, to allow the loading area to be put in.
- Ms. Velastegui asked if the green roof would take a while to establish itself. The applicant said it would a thin layer of ceturn, and would require little to no maintenance.

Mr. Hall:

- Asked about sustainability again, and if the applicant would consider storing water and using it for irrigation, or operable windows on the site. The applicant says there are a number of issues Microsoft is considering, but natural ventilation is not one of them.
- The applicant says the Department of Energy would not let the applicant use the water, due to issues of water rights. Another issue is the inverse of supply and demand; the vaults fill in the winter when the demand is not as high.
- The applicant notes there are streambeds to daylight storm water, a green roof, and native plantings, and minimized use of irrigation.
- Mr. Hall says those are valuable ideas, and he'd like to see more, like photovoltaic cells on the exterior of buildings. The applicant says on these large buildings, the cost to put such systems in doesn't pencil out, even over 20 to 30 years.
- The applicant says Microsoft does get involved in "green" building, but this might not be the right spot to express that.
- The applicant notes that around the base of the building, cast-in-place concrete will be used.

Ms. Velastegui:

- Asked if this project was ready for approval. The applicant says he's still working on details, but wants to know if he's head in the right direction. Ms. Kriner says the applicant would probably come back for approval in February.
- Ms. Velastegui would like to see the elevations before moving to the approval phase. She's concerned about a lack of welcoming quality in the entrance area, and would like to see more of a canopy. The applicant notes there are a number of rhythms in the front façade.
- The applicant says the bay windows and roof screens create many different rhythms in the project.
- Ms. Velastegui asked about the screening of the mechanical, and what material will be used. The applicant says it will be metal, with a cap relief on top of that.

Mr. Madrid:

- Says he's not convinced about the shading off the mechanical screening. Says it looks spindly. The trellis seems like a good concept; it's just not resolved.
- Is also concerned about the commons. He asked about the 18' overhang over the project; Mr. Madrid was uncertain about the height, but that height is a concern. He'd like the applicant to play with the column heights in that area to make the spot more inviting.
- Is also concerned about the size of the terra cotta material on the project; the applicant says it's not drawn to scale yet, but they are smaller than what Mr. Madrid had first considered.
- Mr. Madrid asked about the parking garage elevator exit by the commons area. The applicant says it's not completely fleshed out yet, but it's a point where drivers come up from the garage.
- Mr. Madrid says he supports the project; he'd like to see one more pre-application before approval.

Mr. Hall:

- Likes the direction the project is going in that it speaks to the early modern roots of architecture. Is still concerned about the screening around the mechanical area on the roof.
- Would consider a transparent screen; the applicant would like to look into that. He wants to know if a more transparent screen would be acceptable; Ms. Kriner indicated it would.
- Mr. Madrid is concerned that would drift too far from the original development. Mr. Hall says perhaps there's a subtle way to reach a compromise on the transparency issue.
- Likes the strong, horizontal character of the building.

Mr. Meade:

- Supports the critique of the trellis. Would like to see that issue resolved.
- Notes the end pieces seem a little thin, once you get to the parapet. Would like to see a return on that. Wants to get away from the "Hollywood" feel.
- Would like to see more vertical extension of the break near the entrance to provide more relief around that entrance area.
- Is intrigued with the terra cotta material and the pre-cast concrete, and how that will look.
- Says there's an opportunity to make a jewel box of the commons building. Says this could be an iconic piece of the campus. Would like an improvement of the roof of the building and a more obvious finish to it. The mechanical screening really sticks out of there.
- Likes the green roof, but is not sure how many people will enjoy it. There's a chance to modulate that roof with foam to make it more interesting than just a flat roof.
- Likes the site plan, and says the applicant is spot on with the project. He's excited with the project, especially the frontage area that will be developed.
- Says the main campus has a great interaction with the community, and that frontage will be a master stroke to complete it. Agrees that another pre-application will be needed. Mr. Hall agreed. Pedestrian spaces, a site section, the pre-cast concrete are things the Board wants to see.
- The Board thanked the applicant for the good models and, overall, a good application.

MR. MEADE CLOSED THE MEETING AT 8:30.

MINUTES

IT WAS MOVED BY MR. HALL AND SECONDED BY MS. VELASTEGUI TO APPROVE THE MINUTES FROM THE SEPTEMBER 18TH, 2008 MEETING. MOTION APPROVED (3-0) WITH ONE ABSTENTION.

ADJOURNMENT

IT WAS MOVED BY MR. MADRID AND SECONDED BY MS. VELASTEGUI TO ADJOURN THE MEETING AT 8:35 PM. MOTION CARRIED (4-0).

MINUTES APPROVED ON

RECORDING SECRETARY