

**CITY OF REDMOND
DESIGN REVIEW BOARD**

January 07, 2021

NOTE: These minutes are not a full transcription of the virtual meeting.

BOARD MEMBERS PRESENT: Chairperson Diana Atvars

Board Members: Henry Liu and Stephanie Monk

EXCUSED ABESENCES: Shaffer White

STAFF PRESENT: David Lee, Ben Sticka and Cameron Zapata,
Redmond Planning

MEETING MINUTES: Carolyn Garza, LLC

CALL TO ORDER

The Design Review Board meeting was called to order by Ms. Atvars at 7:15 p.m. to allow time for a quorum of Board members to arrive.

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.

Projects up for Approval have 10 minutes for a presentation, and Pre-Applications have 15 minutes for a presentation.

APPROVAL OF MINUTES

A quorum of four Board members needed for approval for Approval of Minutes for November 19, 2020 and December 3, 2020 had not been achieved. Board members who were present at the meetings were not present at this meeting.

As a quorum of four Board members needed for approval had not yet been achieved, Mr. Robert Pantley *with* Natural and Build Environments, LLC (LAND-2020-00159 Harmony), with the first project on the agenda, requested the second spot on the agenda in the hope that a fourth Board member would join the virtual meeting by that time.

PRE-APPLICATION

LAND-2020-01035 Emerald Heights Administrative Modification

Neighborhood: Education Hill

Description: The proposed project involves the refresh/update of the main central campus building façade including new building colors and materials - 208 square-feet will be added to the existing 104 square-foot vestibule

Location: 10901 – 176th Circle Northeast

Applicant: Lori Limson Cook *with* Rice Fergus Miller

Staff Contact: Benjamin Sticka, 425-556-2470 or bsticka@redmond.gov

Mr. Sticka stated that two public comments had been received from residents asking to be included in the distribution of information but not regarding design. Mr. Lee stated not having received any public comment.

COMMENTS FROM THE BOARD

Ms. Monk:

- Stated that the presentation was solid.
- Ms. Monk stated that the overall refresh looks good.
- Ms. Monk stated liking materials but that the end cap palette seems dark and asked if options where the dark is lightened, or dark and light colors swapped could be brought.
- Ms. Monk stated that a large wall with no landscaping should be addressed.
- Ms. Monk stated that rib siding could be lightened but texture is good for interest.
- Ms. Monk stated that the porte corchere and stone materials look good, an inviting entrance.
- Ms. Monk stated that added square footage is fine.

Mr. Liu:

- Stated that some colors are too dark and contrast too great.
- Mr. Liu stated that the older design colors are warm and subdued and senior residents may prefer to great contrasts in the proposed design.
- Mr. Liu stated that the porte corchere canopy stone base is very thin and that the canopy is head heavy.
- Mr. Liu suggested enlarging the height and size of the porte corchere stone base, reducing structural element supports and using a lighter, warm or neutral color.

Ms. Atvars:

- Stated that the update is nicely developed.
- Ms. Atvars stated having similar concerns regarding end caps and suggested swapping features and turning down contrast.
- Ms. Atvars asked for clarification regarding different roof materials next to each other.

Mr. Dean Kelly *with* Rice Fergus Miller replied that existing roofing only needs to be replaced in certain areas. Standing seam was chosen to highlight building ends where there is the most visibility and standard shingle roof in less visible areas for cost reasons. There is existing mature landscaping not seen in renderings.

- Ms. Atvars stated that page 13 represents the roof question.
- Ms. Atvars stated that image colors should be updated for the approval meeting.

Ms. Atvars asked the Board for input regarding direction for end caps, referring to page 17.

Mr. Liu:

- Stated that colors becoming more neutral and changing the proportion of the porte corchere are the suggestions.
- Mr. Liu did not have any issue with the end caps.

Ms. Atvars asked if there are light-catching features to the dark materials.

Mr. Kelly replied that the client likes the darker blue complimenting wood tones, and white panel siding is bright to bring in contrast. Dark blue at full height was chosen to look more contemporary.

Ms. Atvars stated that the image on page 15 is more flattering.

Ms. Monk:

- Stated appreciating the explanation by Mr. Kelly.
- Ms. Monk stated that a rendering showing landscaping at the blank wall should be brought back.
- Ms. Monk suggested bringing back another color option but not required.
- Ms. Monk stated agreement with Mr. Liu regarding the porte corchere.

Ms. Atvars:

- Stated that with some refinements, approval could be given at the next meeting.

Mr. Liu:

- Stated that the purpose of the building is for retirement living rather than downtown contemporary lifestyle but if the client approves the design can proceed.
- Mr. Liu reiterated that colors could be tuned down.

Ms. Monk:

- Stated that regarding the blank wall, a new building is not being built but rather new exterior treatments being applied to existing buildings.

Ms. Atvars:

- Stated that angles in renderings made blank walls feel expansive.

Ms. Atvars asked if there were any further questions.

Mr. Kelly replied that landscaping will be added to the renderings and existing photos can be brought back. All mature trees will be kept in the project. The community is more contemporary than a typical retirement community and what the next generation will look for is being considered in order to remain competitive with newer communities.

Mr. Sticka stated that there would be only two weeks until the next presentation and asked the applicant if changes could be in the plan set in one week. Ms. Lorie Limson Cook *with* Rice Fergus Miller replied that Mr. Kelly and the owner would need to be consulted and asked if an updated video would be needed. Mr. Lee asked the Board if a video would be needed and the Board replied no. Mr. Lee stated changes would need to be received by January 14, 2021 at 10:00 a.m. Ms. Limson Cook replied that if the deadline cannot be met, staff would be contacted. Mr. Lee replied that the project would be a priority for the January 21, 2021 meeting. Mr. Kelly stated that turning the package in the time allotted would be feasible.

APPROVAL

LAND-2020-00159 Harmony

Neighborhood: Downtown

Description: Approximately 89 residential suites and nine studio apartments with ground-floor commercial with mezzanine

Location: 8550 – 164th Avenue Northeast

Applicant: Angela Rozmyn *with* Natural and Build Environments, LLC

Prior Review Dates: 11/21/19, 01/16/20, 03/05/20, 08/20/20, 10/01/20 and 11/05/20

Staff Contact: Cameron Zapata, 425-556-2411 or czapata@redmond.gov

Ms. Zapata and Mr. Lee stated that no public comments had been received regarding design.

Although a fourth Board member had still not joined the meeting for a quorum for approval, Mr. Pantley requested that the project be reviewed at this time in preparation for approval at the next meeting on January 21, 2021.

COMMENTS FROM THE BOARD

Mr. Liu:

- Stated that the material board with reference photos looks good.
- Mr. Liu stated being ready to approve at the next meeting.

Ms. Monk:

- Stated agreement with Mr. Liu.
- Ms. Monk stated that the roofline looks good, materials are high quality and durable.
- Ms. Monk stated that the applicant has done a great job of incorporating feedback.
- Ms. Monk stated being ready to approve at the next opportunity.

Ms. Atvars:

- Stated agreeing with Mr. Liu and Ms. Monk.
- Ms. Atvars stated that the final materials board is exactly what the board hopes to see on any project.
- Ms. Atvars stated that a successful and appropriate pedestrian-friendly environment is achieved on the ground plane.
- Ms. Atvars stated that the roofline is a nice profile that fits requirements.

Ms. Atvars asked if the applicant had any further questions. Ms. Angela Rozmyn *with* Natural and Built Environments, LLC asked if a conditional approval could be given at this meeting for further permit drawings. Mr. Lee replied that conditional approval could not be given as there is no quorum, but a copy of the meeting could be forwarded. Ms. Rozmyn replied that a copy would be helpful for confidence moving forward.

Ms. Atvars stated that all three Board members in attendance at this meeting intend to approve the project at the next meeting.

OTHER ITEMS

Mr. Lee stated that Mr. Josiah Cline will have an interview with the Mayor next week and should be confirmed by Council at the next Council meeting. Mr. Cline should be joining the Board in February.

ADJOURNMENT

MOTION BY MS. MONK TO ADJOURN THE MEETING AT 8:12 P.M. MOTION SECONDED BY MR. LIU. THERE WAS NOT A QUORUM FOR APPROVAL.

March 4, 2021

MINUTES APPROVED ON

Carolyn Garza

RECORDING SECRETARY