

**CITY OF REDMOND  
DESIGN REVIEW BOARD**

January 17, 2019

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:** Chairman Craig Krueger

Board members: Diana Atvars, Ralph Martin,  
Stephanie Monk, and Shaffer White

**EXCUSED ABESENCES:** Henry Liu and Kevin Sutton

**STAFF PRESENT:** David Lee, Redmond Planning

**MEETING MINUTES:** Carolyn Garza, LLC

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.

**CALL TO ORDER**

The Design Review Board meeting was called to order by Mr. Krueger at 7:00 p.m.

**APPROVAL OF MINUTES**

**MOTIONED BY MR. WHITE TO APPROVE THE DECEMBER 20, 2018 MEETING MINUTES. SECONDED BY MS. MONK. MOTION CARRIED UNANIMOUSLY.**

**PRE-APPLICATION**

**LAND-2018-00869, LMC Marymoor**

**Neighborhood:** Southeast Redmond

**Description:** Proposal to construct (1) six-story and (2) five-story multi-family residential buildings with commercial space

**Location:** 17611 Northeast 70<sup>th</sup> Street

**Applicant:** Rocky Flores *with* Encore Architects

**Prior Review Dates:** 09/20/18, 11/15/18, 12/06/18 and 12/20/18

**Staff Contact:** David Lee, 425-556-2462, [dlee@redmond.gov](mailto:dlee@redmond.gov)

Mr. Lee stated that the presentation at this meeting would be a continued study of the north building at the LMC site. Staff is in support of the new design. Feedback for moving forward was requested of the Board.

Mr. Bruce Kinnan *with* Encore Architects began the presentation. At the last meeting, comments had been given regarding the metal panel; the proposal was for a larger corrugation, the difference between the recommendation and proposal being scale size and fastener systems. All renderings to be shown would have the smaller scale pattern and feedback was requested regarding the smaller pattern as this was of concern. A five-story building may not be able to accomplish what smaller scale buildings can and may require a bigger move.

Materials proposed were metal panel, fiber cement panel and brick at the base. Redondo Grey as a contrast to the darker metal was proposed. Site walls and sidewalks are concrete.

There are four principle corners to the building; the main corner being on the northeast corner as the main gateway to the Marymoor neighborhood, the northwest being the main entry from the Sound Transit Light Rail Station for pedestrians and vehicles, the southwest being the neighborhood entry from the west, and an entry from the trail and retail center.

Principle elements are dark metal panel and inset fiber cement panels with windows. Inset panels are a large scale move and groupings of panels and windows vary in size as well as being staggered upward to garner greater interest. A dynamic corner at the main entry would break the plane of the podium level; wood frame over a concrete base.

Art begins to integrate with the building. Breaking the horizontal line of the concrete podium is the goal, bringing art to street level engaging people as they pass. Bookending metal pieces allows the eye to rest and creates a calmness before art is framed within the building. Previously art was framed with architecture, and now art is also framing architecture.

Ground floor plans have not changed much. A strong base with white piers is interrupted by a grand entry corner with art cascading to the street. The apron of the metal scoops down. Dynamic columnar elements would be added to the corner to bring attention. A diagrammatic rendering was displayed.

The northwest corner facing the Light Rail Station now has larger balconies and the brick base is articulated. Steel canopies and metal above storefront glass brings a different look. Brick is lighter and more contemporary feeling than the other two

buildings, stacked bond instead of running bond. Breaks are where programmatic changes occur, at each retail space and the lobby entrance. Slight kinks in the façade add a subtle elegance.

An art element has been introduced into the north-south promenade to give visual interest for people entering the path from the south. There are now subtle moves with the base of metal at the scoop on the main corner.

The southeast corner faces the trail; inset balconies give relief to the tightness of the façade. The pool deck has subtle movement. The process of selecting artists is underway and art in the renderings are representations of what could occur only. Looking towards the entry lobby, a column picks up the corner.

Mr. Peter Nelson *with* Weisman Design Group continued with landscaping. An overall reference plan was displayed. The streetscapes are dictated by the City of Redmond but more is being added to create a positive pedestrian and bicycle experience. Retail should spill outside with seating. Public amenities within the east-west major promenade are pedestrian and bicycle friendly with paving for textural quality and patterning to play with banding design in the landscape. In the central zone, a suspended, undetermined piece of art is being considered. There are generous wood seat steps as well as raised planters with integrated seating flanking the community garden. Materials are being considered and would be more than a typical cedar garden box. The lighting designer is creating light levels to give a safe, modern feel.

A building has a generous bicycle lounge for residents. Publicly accessible bike racks and repair stations outside would also be provided close to the trail. Drawing people in from the trail is the goal. King County Parks is being worked with to strengthen the connection. A crosswalk and re-arranged parking spaces will be an improvement.

The private amenity which serves all three buildings includes raised planters to create a buffered enclosure as well as the pool, barbeque, activity lawn, firepit and seating. To the southeast, another community garden has some storage capabilities and lighting. The childcare play area will be developed with the provider to specifications and general square footage was displayed. There are a large number of bioretention planters, a rain garden feel. Live-work units are off of the north-south walk. Bioretention and a vine wall along the parking garage buffer the view.

There is a lot of planting on this project, a key part of the design. Each area will have a distinct identity and plants will be chosen based on durability and drought tolerance.

### **COMMENTS FROM THE BOARD**

Mr. Krueger asked if there were questions or comments from the audience and there were none.

Mr. White:

- Stated the current design was very different from the initial design.
- Mr. White [inaudible] and was a good halfway point.
- Mr. White stated that breaking the parapet was a good move and asked if there was an opportunity to absorb the stair core.

Mr. Kinnan replied that the stair core Mr. White referred to was actually mechanical screen.

- Mr. White stated that some insets were so minimal that more vertical distinction may read stronger.
- Mr. White preferred the V profile but understood this may be too busy on such a large-scale building and was fine with panel also.
- Mr. White liked the introduction of more balconies bringing more dynamism in layering of the elements.
- Mr. White asked about the inset size at the southwest corner between the podium and metal screen.

Mr. Kinnan replied the inset was on the same plane as the fiber cement white portion, with a difference at the stair tower.

- Mr. White suggested that the art could go further and that the metal portion could float more off the building.
- Mr. White wondered if a different materiality or inversion of the color scheme should occur at this courtyard area with white metal and dark fiber cement to be more playful, but liked the current design better than previous.
- Mr. White commented that landscaping looked good but suggested adding something not seen anywhere else; similar discovery moments with landscape as discovery moments with art.
- Mr. White appreciated the time and effort to bring the project to the Board.

Ms. Atvars:

- Asked about small windows on bends and black frames versus white frames.

Mr. Kinnan replied that rules regarding contrast were followed.

- Ms. Atvars commented that white panel areas felt very bright in the rendering and that these could be toned down.
- Ms. Atvars asked if the dark grout color with brick in renderings was the intent.

Mr. Kinnan replied that the renderings have been photoshopped to arrive at what is displayed, and something closer to the brick color but slightly darker was desired. The rendering showed a color darker than imagined.

- Ms. Atvars did not mind a dark grout color as this helped definition.
- Ms. Atvars agreed with Mr. White on the larger V profile on the metal panel, but distinct break lines at windows lost verticality and would need to be purposeful.

Mr. Kinnan replied that there would be a break line over the window regardless.

Mr. Martin:

- Agreed with Ms. Atvars and Mr. White.
- Mr. Martin the art would be more interesting coming up and over the top of the building.
- Mr. Martin asked for clarification regarding the art and metal siding at the pool area, possibly bringing art down to the brick.

Mr. Kinnan replied there was at least a couple of feet of oblique angles. A concern was the pool and water with chlorine splashing onto art and that this was why brick around the pool base was suggested.

- Mr. Martin felt that materials could be used to counteract any chemicals or water on the art.
- Mr. Martin asked for clarification regarding tight corners.

Mr. Kinnan replied that at a tight corner, panel would not turn a ninety-degree corner but would be bended around, a break metal shape. So far, designed radiuses are large enough to meet manufacturer specifications.

- Mr. Martin liked the V Panel especially on a tall building.
- Mr. Martin asked if holes were filled in with metal, coming out beyond the panel slightly.

Mr. Kinnan replied that this would be framed with a break shape metal panel.

- Mr. Martin commented that the project had evolved immensely and was excited to see the finished product.

Ms. Monk:

- Stated that the project looked awesome and loved changes.

- Ms. Monk agreed with the rest of the Board on exterior options.
- Ms. Monk liked the V profile.
- Ms. Monk liked the parapet cap.
- Ms. Monk agreed with Mr. Martin regarding bringing some of the art by the pool down to the bricks or a column.
- Ms. Monk liked the southwest corner and how the art wraps around.
- Ms. Monk liked the mix of some white and some black window frames.
- Ms. Monk liked being able to see some art from the north-south corridor, and commented that the art could be more incorporated as approached.
- Ms. Monk liked the landscaping, accent painting and suspended art piece.
- Ms. Monk commented that the buildings seemed more connected and similar compared to initial design.

Mr. Krueger:

- Commented that design was great now from where first started.
- Mr. Krueger asked that at the next meeting for Approval, a rendering of the building to the left of northwest corner from the train station be brought, specifically how the art travels to draw people from the Station.
- Mr. Krueger liked the idea of darker windows and lighter frames.
- Mr. Krueger liked the choice of panel but was concerned about how much there is.
- Mr. Krueger stated being intrigued by the idea of Mr. White to take the portion by the pool and changing the color here.
- Mr. Krueger commented that the artist would most likely have ideas regarding how to pull the art down and also recognizing potential maintenance issues around proximity to the pool.
- Mr. Krueger was comfortable moving the project to Approval at the next meeting with a live material and color board.

Mr. White:

- Asked what the materiality was at balconies.

Mr. Kinnan replied that this was perforated metal panel.

- Mr. White asked if this would be standard perforations or something different.

Mr. Kinnan replied that this would be presented at the next meeting.

- Mr. White stated that frames occurring at art could be black frames to recess, as white frames punctuate.

Mr. Kinnan replied that because the art has not been settled on at this time, details are still being worked on.

- Mr. White stated that the pool art could be pixelized in the brick, reinterpreting the art in the form of the brick.
- Mr. White stated that a lighter color shift or something different in bricks of the art on both sides could occur at the inner corridor.

Mr. Bryan Bellissimo *with* Encore Architects asked for clarification that this was regarding wrapping between two art pieces with something different.

- Mr. White replied that a color shift that lightens or similar could be looked at.

Mr. Bellissimo replied that there are so many moves on the building which are working well and that another larger move may be too much.

- Mr. White agreed that there is a lot happening in design.

Mr. Martin:

- Commented that windows and art could be clear, not a color and asked what the windows would be made of.

Mr. Bellissimo replied vinyl, and that there could be grey options also. Meetings are held with the Arts Commission almost once per month and muralists have been narrowed to four or five, with great submittals from nationwide although locals are encouraged. The muralists will be submitting proposals on the renderings and after Approval, a courtesy meeting presentation could be given to present to the Board. At the next meeting, the entire project all together could be presented.

- Mr. Martin agreed that the entire site would need to be presented for a recommendation.

Mr. Krueger:

- Clarified that the next two buildings would be presented next time, and subsequently packaged in entirety.

Mr. Bellissimo replied that this idea was what was hoped for. Colors and minor modifications were commented on but no major changes had been recommended by the Board.

Mr. White:

- Stated that if the docket for the next presentation would be small, more could be accomplished.

Mr. Lee asked the Board if the applicant should bring the entire project, but address only unresolved comments on all buildings otherwise.

Mr. White:

- Asked that slides be available for deeper examination.

Mr. Brian Bruce replied that all renderings could be brought, but the presentation would be focused on comment responses. Views from State Route 520 and Whole Foods would also be presented.

Mr. White:

- Appreciated an opportunity to see the views mentioned.

Mr. Krueger:

- Asked for clarification that the applicant hoped to bring all three buildings back to address comments followed by final approval.

The Board and applicant agreed.

**PRE-APPROVAL**

**LAND-2018-01323, Woodside**

**Neighborhood:** Southeast Redmond

**Description:** Construction of 170 homes with mixed-use townhomes and condominiums

**Location:** 7041 – 196<sup>th</sup> Avenue Northwest

**Applicant:** Nick Abdelnour *with* Polygon WLH, LLC

**Staff Contact:** David Lee, 425-556-2462, [dlee@redmond.gov](mailto:dlee@redmond.gov)

Mr. Krueger recused himself from the presentation due to consulting work being done on behalf of the applicant with the City. Ms. Monk would lead the presentation.

Mr. Lee stated that the project has an extensive outdoor open space and trail access. Staff believes the project generally meets design standards, however more input was hoped for from the Board regarding how to break up monotony of buildings such as with setbacks or color.

Mr. Richard Rawlings *with* Polygon Northwest stated that good feedback and a nice project were hoped for. A challenge is to create a community with a fresh look. The site is 12 acres and was the edge of the Cadman property; Evans Creek valley, existing single-family community of Woodbridge, Union Hill and Redmond Way. The City owns a park property across the future street.

Northeast 70<sup>th</sup> Street needs to be extended from 188<sup>th</sup> Avenue Northeast to the east to the site. The north-south road from Woodbridge needs to extend north to meet Northeast 70<sup>th</sup> Street. The southern 100 feet of the site has a two-story zone applied to it, presumably to integrate with the Woodbridge neighborhood. Three-story buildings are proposed on the rest of the site, with the exercise of bonuses available. A pedestrian trail extension at the side of Northeast 70<sup>th</sup> Street is a ten-foot concrete path to the east to meet an extension of the Evans Creek Regional Trail.

Various views were displayed. The site has been filled at different times through the years and different grading activities have occurred. A sound berm was constructed behind Woodbridge and along the west margin of this parcel, and this project will move this to the north margin of the parcel. Woodbridge architecture is hardy type materials and shakes, traditional Northwest Craftsman.

The northern margin of the property is where the Comprehensive Plan directs access to the site. There is only emergency access from 192<sup>nd</sup> Avenue Northeast on the west side. The proposal is for an alley-loaded or drive-aisle loaded product with all frontages facing onto private or semi-public green spaces. All homes would be in a condominium format. Product types are three-story townhomes and carriage-type buildings. The carriage-type buildings on the south margin are two-story and contain six units each. The two carriage units on the east margin each have a basement, two eight-unit buildings. The Evans Creek trail will come along at the rear of the eight-unit buildings.

The proposed roundabout is a part of the Comprehensive Plan road plan. The project is dense at 170 units but there is green space and opportunities for private front porches, private front yards and semi-private areas. The green space in the southwest corner is over a storm vault and will be a park, and the northeast corner will be a park which connects with the pedestrian trail coming from Northeast 70<sup>th</sup> Street and the Evans Creek Trail. A major open space element moves through the center of site, east-west, with homes fronting. A blue space on the plan is a placeholder as a picnic structure is

planned. All townhomes have internal garages and full 18-foot parkable aprons will be available for all units. The two carriage units on the east side will have two detached two-car garages as these structures contain basements instead of internal garages.

Base units are 10-feet lower than the street above and the slope continues down to the red brick road. The relationship of height and distance will be discussed in more detail at the next presentation. All townhomes will have a rear covered deck on the living floor. Renderings of the units and site were displayed. In the southwest and northeast corners, more active places with play structures or similar are proposed.

Ms. Monk asked if there were any questions from the audience and there were none.

### **COMMENTS FROM THE BOARD:**

#### Mr. White:

- Asked if there would be barrier or vegetation between Woodbridge and the development.

Mr. Rawlings replied that rear yards at Woodbridge are fenced and additional fence is not proposed; this would be an open green space. The buildings will be graded on a similar plane as the Woodbridge homes; final grade has not been decided but should be less than a 4:1 slope.

- Mr. White asked that a zoom-in on that transition be brought to the next presentation.

Mr. Rawlings replied the transition and also the Evans Creek trail relationship will be detailed.

- Mr. White asked for sample images of projects completed in similar scale

Mr. Rawlings replied yes.

- Mr. White commented that the design of the fourplex townhouses was fine, but the six and eight carriage units appear more symmetrical and suggested more interest be added, particularly as they border the site with visibility from adjacent roads.
- Mr. White suggested playing with set backs to break the rhythm of the buildings around the street; adjustments in the road may not be enough.
- Mr. White appreciated the open spaces.

- Mr. White commented that the center core works well but wondered what the experience would be for residents of peripheral buildings that face out of the site.
- Mr. White looked forward to seeing the project developed further.

Ms. Atvars:

- Asked if there are any new connections to the extension of the trail besides on Northeast 70<sup>th</sup> Street such as from the central green space, and how people would use the trail from the site.

Mr. Rawlings replied that as sections are developed where site grade needs to be considered for sewer and storm, this will be examined in more detail. The trail should be lower than the buildings for vertical separation.

Mr. White:

- Asked if the path could contain materiality to continue from the buildings.

Ms. Atvars:

- Suggested the site plan show steps, and stated that residents should be able to use the trail without leaving the property to get down to it.
- Ms. Atvars agreed with Mr. White that the carriage buildings were symmetrical and required more interest, and asked if this could be achieved through a different color schemes.
- Ms. Atvars commented that the color burgundy could be used more as an accent than a major color.

Mr. Martin:

- Agreed with Mr. White and Ms. Atvars.
- Mr. Martin asked if there was a historical reference for Northwest Craftsman style colors or how the color schemes had been arrived at.

Mr. Rawlings replied that the color schemes had not been informed by traditional Craftsman language, but that different jurisdictions have different desired palettes and ideas from the Board were welcomed.

- Mr. Martin asked if the renderings were prototypes from a portfolio or literal.

Mr. Rawlings replied that the development was very similar to buildings built by Polygon and actual images from other projects can be brought to the next presentation such as similar physical buildings with different application of colors and materials.

- Mr. Martin believed bringing the images would be helpful.

Ms. Monk:

- Agreed that bringing photos of smaller projects with similar materials would be helpful.
- Ms. Monk agreed that the color burgundy should be less used and different color family options should be brought back to the Board.
- Ms. Monk commented that the picnic structure at the center of the property might be placed in the lower left if this would be more of a park area.

Mr. Rawlings agreed regarding the picnic structure, but commented that some form of a plaza in the center for residents to sit together in was still desired.

- Ms. Monk believed having a creek or fountain running through the center could be an extra benefit.
- Ms. Monk agreed that more detail regarding connecting to the Evans Creek trail was needed.
- Ms. Monk liked narrowing the streets giving people more front yard.
- Ms. Monk looked forward to seeing the project again.

Ms. Atvars:

- Asked about guest parking opportunities.

Mr. Ramirez showed where guest stalls are located with slides.

- Ms. Atvars commented that not enough room for parallel parking could become an issue.

Ms. Monk:

- Commented that a Super Bowl Sunday would be an example of the amount of guest parking becoming an issue.

Mr. Ramirez stated realizing also that not all residents would use garage areas for parking.

Mr. Krueger asked Mr. Lee if there were further comments for the Board and there were none.

**ADJOURNMENT**

**MOTIONED BY MR. WHITE TO ADJOURN THE MEETING AT 8:32 P.M.  
SECONDED BY MS. ATVARIS. MOTION CARRIED UNANIMOUSLY.**

**March 21, 2019  
MINUTES APPROVED ON**

**Carolyn Garza  
RECORDING SECRETARY**