

**CITY OF REDMOND
DESIGN REVIEW BOARD**

January 21, 2021

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

BOARD MEMBERS PRESENT: Chairperson Diana Atvars

Board Members: Craig Krueger, Henry Liu, Stephanie Monk and Shaffer White

EXCUSED ABESENCES:

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 7:00 p.m.

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

MOTION by Mr. Liu to approve the November 19, 2020 Meeting Minutes. MOTION seconded by Mr. White. The MOTION passed unanimously by board members who had been present.

MOTION by Ms. Monk to approve the December 3, 2020 Meeting Minutes. MOTION seconded by Mr. White. The MOTION passed unanimously by board members who had been present.

APPROVAL

LAND-2020-00159 Harmony

Neighborhood: Downtown

Description: Approximately 89 residential suites and eight 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, 11/05/20 and 01/07/21

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

Ms. Zapata stated that the project had been up for approval and discussed by board members present at the 01/07/21 meeting but a quorum had not been reached for a Motion. Mr. Liu, Ms. Monk and Ms. Atvars had stated being ready to approve the project at that time. No modifications have been made to the project.

Ms. Atvars stated that comments would start from board members who were not present at the 01/07/21 meeting.

COMMENTS FROM THE BOARD

Mr. Krueger:

- Stated having reviewed the presentation and materials.
- Mr. Krueger stated liking materials and that materials adhere to City code requirements.
- Mr. Krueger stated liking the roofline design.

Mr. White:

- Stated that there are no details which would prevent approval by Mr. White.

Mr. Liu:

- Stated that comments of Mr. Liu stand from the last meeting and having no further comments.

Ms. Monk:

- Stated liking the updated design and having no further comments after the last meeting.

Ms. Atvars:

- Stated that the board members present at the last meeting had no remaining concerns.

MOTION by Ms. Monk to approve the design of Harmony (LAND-2020-00159) as shown in the Design Review Board Materials presented at this January 21, 2021 Design Review Board meeting. This approval includes all standard conditions also outlined in the staff memo. The standard conditions are as follows: Where inconsistencies between the floor plans, elevations and materials are found after the Design Review Board has approved this project, the elevations approved by the Design Review Board at their meeting will prevail. 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 presented materials and any following submitted plans, the Design Review Board and Redmond Planning staff will review and determine which design version will be followed for building permits. MOTION seconded by Mr. Liu. The MOTION passed unanimously.

APPROVAL

LAND-2020-01035 Emerald Height 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

Prior Review Date: 01/07/21

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

Mr. Sticka stated that comments for some minor revisions and clarification had been made at the 01/07/21 meeting.

Ms. Atvars stated that comments would start from board members who were not present at the 01/07/21 meeting.

COMMENTS FROM THE BOARD

Mr. White:

- Stated being impressed with updates to the existing structure.
- Mr. White stated liking materiality and massing.

- Mr. White stated appreciating elevations and perspectives presented.
- Mr. White asked for clarification regarding façade siding and the ground.

Mr. Dean Kelly *with* Rice Fergus Miller replied that the grade slopes across the site and appropriate clearance would be maintained off existing landscape. A concrete curb terminates a few inches above the surface of the grade.

- Mr. White stated liking how roof forms are played with and design was more than just re-cladding with new colors.

Mr. Krueger:

- Stated liking the modern look of the project.
- Mr. Krueger stated liking the porte cochere re-design.

Ms. Monk:

- Stated that the applicant had done a great job of responding to previous comments.
- Ms. Monk stated liking the increased columns in the porte cochere.
- Ms. Monk stated appreciating additional perspectives and photos.

Mr. Liu:

- Stated that the porte cochere design is much better.
- Mr. Liu stated that some colors are still too dark.

Ms. Atvars:

- Stated that the updated material packet clarified questions.

Mr. White asked Mr. Liu if the project can move forward with colors as presented and Mr. Liu replied yes.

MOTION by Mr. White to approve the design of Emerald Heights Administrative Modification (LAND-2020-01035) as shown in the Design Review Board Materials dated January 21, 2021. This approval is subject to the standard conditions as drafted in the staff memo. The standard conditions are as follows: 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 their meetings will prevail. MOTION seconded by Mr. Liu. The MOTION passed unanimously.

OTHER ITEMS

Mr. Lee stated that there were no further announcements or business for the Board.

ADJOURNMENT

**MOTION BY MR. KRUEGER TO ADJOURN THE MEETING AT 7:24 P.M. MOTION
SECONDED BY MS. MONK. MOTION APPROVED UNANIMOUSLY.**

MINUTES APPROVED ON

RECORDING SECRETARY