



**CITY OF REDMOND
DESIGN REVIEW BOARD**

February 23, 2023

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

MEMBERS PRESENT: Chairperson Shaffer White, Board Members Ana Cisneros, Henry Liu, and Wanqin Su

ABSENCES: Vice-Chair Josiah Cline and Board Member Kaitlyn O’Neill

STAFF PRESENT: David Lee, Redmond Planning

MEETING MINUTES: Carolyn Garza, LLC

CALL TO ORDER

The meeting was called to order by Mr. White 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.

APPROVAL OF MINUTES :

MOTION by Ms. Wanqin to approve the November 3, 2022 minutes. MOTION seconded by Mr. Liu. The minutes passed unanimously .

MOTION by Ms. Wanqin to approve the November 17, 2022 minutes. MOTION seconded by Mr. Liu. The minutes passed unanimously .

MOTION by Ms. Wanqin to approve the December 1, 2022 minutes. MOTION seconded by Mr. Liu. The minutes passed unanimously .

MOTION by Ms. Wanqin to approve the January 12, 2023 minutes. MOTION seconded by Mr. White. The minutes passed unanimously .

APPROVAL

LAND-2022-00071, SFT Redmond Commercial Building

Neighborhood: Downtown

Description: Construction of a two-story single tenant building with ground floor retail and office above, includes associated site improvements.

Location: 8412 - 164th Avenue Northeast

Applicant: Jamie Trenda with Magellan Architects

Prior Review Dates: 12/16/21 under project #LAND-2021-00886 and 11/17/22

Staff Contact: David Lee, 425-556-2414 or dlee@redmond.gov

Ms. Wanqin recused from the project. Comments had been given at the last presentation but without a quorum to approve.

MOTION by Mr. Liu to approve LAND-2022-00071, SFT Redmond Commercial Building , revisions as presented and shown in the Design Review Board Materials presented at the February 2, 2023 Design Review Board meeting. This approval includes all standard conditions also outlined in the staff memo. MOTION seconded by Ms. Cisneros . The MOTION passed unanimously.

PRE-APPLICATION

LAND-2023-00006, 152nd Avenue Mixed-Use

Neighborhood: Overlake

Description: Eight-story mixed-use building containing ground floor commercial, three live-work units, 230 apartment units, and two floors of subsurface parking

Location: 2120 - 152nd Avenue Northeast

Applicant: Sarah Hatfield with SHW

Staff Contact: David Lee, 425-556-2414 or dlee@redmond.gov

Mr. Lee presented the project. No public comments had been received.

COMMENTS FROM THE BOARD

Mr. Liu:

- Stated agreement with the staff assessment, a strong start.
- Mr. Liu stated the design approach in an urban setting is good.
- Mr. Liu stated that diversity and dynamics of design and materiality is good.
- Mr. Liu stated that further details in terms of street scale and landscaping will make a strong project.
- Mr. Liu stated agreement with staff that retail commercial should move closer to the lobby area to activate the southwest corner unless there is a reason.
- Mr. Liu stated agreement with staff regarding adding more weather protection at street level to be pedestrian friendly.
- Mr. Liu stated being okay with current roof articulation.

Ms. Cisneros:

- Stated agreement with the comments of Mr. Liu.
- Ms. Cisneros stated that the project was a strong start.
- Ms. Cisneros stated that materials are good.
- Ms. Cisneros stated that more weather protection is needed.
- Ms. Cisneros stated liking the geometry.

Ms. Wanqin:

- Stated that the design is an improvement to the existing condition of the site, anchoring the block and encouraging surrounding design.
- Ms. Wanqin stated that the package was very well prepared, particularly pages five and six.
- **Ms. Wanqin stated liking the shape of the façade.**
- Ms. Wanqin stated that on page 17, adding right-of-way, sidewalk and landscaping will be helpful.
- Ms. Wanqin stated that the pedestrian experience needs context for understanding.
- Ms. Wanqin stated hoping to see landscaping detail in challenging spots between the building and sidewalk.
- Ms. Wanqin stated that the elevations are very well done.
- Ms. Wanqin asked for pedestrian level views regarding street corners as well as a higher-level view, how adjacent properties will be impacted.
- Ms. Wanqin stated that regarding Administrative Design Flexibilities (ADF); number three, weather protection, and number four, building massing, the reasons for the requests are needed.

Mr. White:

- Stated being impressed with a great start.
- Mr. White stated agreement with staff that retail should be in the southwest corner and that live-work spaces will be closed windows.

Ms. Lindsay Radliff with SHW replied that live-works are not a requirement but a choice. The space can provide adaptability.

- Mr. White asked if the live-works will be viable commercial spaces.

Ms. Radliff replied that property management is focused on leasing as commercial, and layouts are being planned to support the goal. There is more at play than only the connection to the street.

- Mr. White stated that seeing how the live-work units will be laid out will be helpful including possible signage.
- Mr. White asked why the retail space was not located on the prominent corner.

Ms. Radliff replied that there are multiple factors including prioritizing connectivity to the future light rail station, rapid ride stops on Northeast 24th Street, and the urban pathway loop, all directly north of the site. The north can incorporate patio space for restaurants, also expressed in the massing above. Street improvements require a mid-block pedestrian connection, and a cross walk will be located at the northwest corner catching pedestrian traffic filtering from the north to the commercial space. The grade along Northeast 21st Street is challenging, and commercial space would become buried. The two-story lobby has a strong connection with the plaza, helping residents.

- Mr. White asked to see more rendering development of the northwest corner.

- Mr. White stated that more overhead protection at the southwest corner is needed.

Ms. Radliff stated that the overhead protection is a part of the overall composition.

- Mr. White stated that the northwest corner is meeting the intent of code, but the southwest corner could be explored further.
- Mr. White stated that there could be another gesture as in an accent or material change at the southeast corner.
- Mr. White stated liking the geometry of the roof and where mechanical units may be installed and that site lines will be helpful.
- Mr. White asked for clarification that on page 24, the metal panels will be alternating.

Ms. Radliff replied yes.

- Mr. White asked for clarification regarding brick volumes.

Ms. Radliff replied that there will be a plane change, thickness of materials, full brick veneer.

- Mr. White stated that deeper insets on the second floor could create interesting shadow play and variation.
- Mr. White stated not having any issue regarding the elevator tower ADF.

Sarah Hatfield with SHW asked if mechanical screening concerns are for pedestrian views or other buildings looking at the proposed building.

- Mr. White stated that site lines of adjacent buildings are the concern.

Mr. Lee replied that mechanical screening usually is not designed until mechanical permitting, and sometimes are added awkwardly and at high cost. Attention in earlier design phases could be beneficial.

Ms. Radliff asked for clarification that further analysis of commercial and live-work areas is being asked for at the next presentation.

- Mr. White stated that a ground-floor study reinforcing the reasons for locations, weather protection, and landscaping will be helpful.

PRE-APPLICATION

LAND-2022-00 022, The Stelvio

Neighborhood: Downtown

Description: Six-story mixed-use building with one retail space, 48 residential units, and 53 parking stalls

Location: 15815 Bear Creek Parkway

Applicant: Scott Boyer with Haller Architects, LLC

Staff Contact: David Lee, 425-556-2414 or dlee@redmond.gov

Mr. Lee presented the project. No public comments had been received.

COMMENTS FROM THE BOARD

Ms. Cisneros:

- Stated liking the project.
- Ms. Cisneros stated sharing the concern of staff regarding the concrete wall and that plants could be added as well as design.

Ms. Wanqin:

- Stated liking the unique design.
- Ms. Wanqin asked for clarification regarding a property line, sheet 804, page four, west wall.

Mr. Doug Spee with Haller Architects, LLC replied that two or three design schemes for the wall would be brought back. A climbing vine will be dead vegetation for a portion of the year. Art is an option.

Mr. White:

- Stated that better understanding of the west wall is needed.

Mr. Spee replied that a cedar fence is the property line and will become the concrete wall, and stated that art opportunities would be addressed.

Ms. Wanqin:

- Stated that right-of-way planting probably will have restrictions.
- Ms. Wanqin stated that a combination of architectural and landscape treatments for the wall would be interesting.
- Ms. Wanqin stated that historical consideration could be an inspiration for the wall.
- Ms. Wanqin stated appreciation of the enthusiasm of the applicant to explore wall treatments.

Mr. Liu:

- Stated agreement with staff and Board members.
- Mr. Liu stated that there could be architectural opportunities for interest at the blank wall.
- Mr. Liu stated that at the southeast corner, the neighboring building is set back exposing the corner to the street.
- Mr. Liu stated that artwork on the wall would be huge and against the neighboring property windows.
- Mr. Liu asked if there could be openings in the parking garage and stated that fire code allows a certain percentage of openings.
- Mr. Liu asked if the southeast corner can be more architecturally appealing.

Mr. Spee replied that natural ventilation and light would be desired in the parking garage and spandrel glass could be played with.

Mr. White:

- Stated having the same comment as Mr. Liu regarding the corner.
- Mr. White stated that a similar gesture to across the street in terms of glazing will be helpful, page four.
- Mr. White stated that renderings from the Blackbird corner, the concrete wall to understand distances and how windows align, and the west wall will be helpful for context.

Mr. Spee suggested Google Street View to understand the views also.

- Mr. White suggested a fun gesture to discover around the corner at the south wall.
- Mr. White stated agreement with Mr. Liu regarding openings for natural light and ventilation for the parking garage, heights considering headlights spilling through for the adjacent building.
- Mr. White stated that for the next presentation, larger material images and colors more closely matching the material boards, and more on elevation perspectives should be brought.
- Mr. White stated that design is compelling.

Ms. Wanqin:

- Asked for renderings showing how the building transitions to surroundings, particularly for the blank walls, to understand scale and adjacent properties.

OTHER ITEMS

Mr. Lee stated that the next Design Review Board meeting March 2, 2023 is cancelled with no Agenda items. The March 16, 2023 meeting will likely also be cancelled.

ADJOURNMENT

MOTION by Ms. Wanqin to adjourn the meeting at 8:11 p.m. MOTION seconded by Mr. Liu. MOTION passed unanimously .

March 23, 2023

MINUTES APPROVED ON

Carolyn Garza

RECORDING SECRETARY