

**CITY OF REDMOND
DESIGN REVIEW BOARD**

March 18, 2021

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

BOARD MEMBERS PRESENT: Chairperson Diana Atvars

Board Members: Ana Cisneros, Josiah Cline,
Stephanie Monk and Shaffer White

EXCUSED ABESENCES: Henry Liu

STAFF PRESENT: David Lee and Carl McArthy, 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

MASTER SIGN PROGRAM

LAND-2021-00030 Aria Flats Apartments

Neighborhood: Downtown

Description: Proposed signage allowance for two commercial retail spaces and residential signage for building identification and parking

Location: 7705 168th Avenue Northeast

Applicant: Angela Levenda *with* Vertical Visual Solutions

Prior Review Date: n/a

Staff Contact: Carl McArthy, 425-556-2412 or cmcarthy@redmond.gov

COMMENTS FROM THE BOARD

Mr. White:

- Stated that the project is reasonable and looks good.
- Mr. White stated liking the wrap around a corner.

Ms. Monk:

- Stated agreeing with Mr. White.
- Ms. Monk asked if vertical symmetry or rotation of letters had been considered, specifically regarding the view for people coming to the building from 168th Avenue Northeast and seeing only the backside of the sign.

Ms. Angela Levenda *with* Vertical Visual Solutions replied that the design intent came from the owner of the building who wanted something unique and one of a kind. A blade sign did not fit with the building because of the architectural corner. When people know the building and sign there should not be an issue.

- Stated that most people will see the sign head on and not being concerned.

Ms. Cisneros:

- Stated liking how different the concept is and interest in the design by pedestrians may benefit the retail spaces.
- Ms. Cisneros asked if a sign would be overlapping.

Ms. Levenda referred to pages 8 and 11 of the PDF and discussed building details from the rendering but not in descriptions for the audio. Ms. Levenda stated that there may be renderings included from different phases. There will be lower canopies for retail signage.

Mr. Cline:

- Stated agreement with previous comments.
- Mr. Cline stated agreement with Ms. Cisneros that the corner creates intrigue.
- Mr. Cline stated that the overall sign program is great.

Ms. Atvars:

- Stated that the signage package is not distracting at the location.
- Ms. Atvars asked if residential entry will also have a sign.

Ms. Levenda replied that clean window vinyl will most likely occur at the residential entry, and the owner would like the Aria sign to be the showcase.

MOTION by Ms. Monk to approve the design of LAND-2021-00030 Aria Flats Sign Program as shown in the Design Review Board materials presented on March 18, 2021. This approval is subject to the standard conditions as follows: Where inconsistencies between the plans and elevations are found after the Design Review Board has approved this project, the plans and elevations approved by the Design Review Board at the meeting will prevail. If after this Design Review Board approval there are any inconsistencies found in the information provided for the Sign Program materials and color between the presentation materials, the Design Review Board and the Redmond Planning staff will review and determine which design version will be followed for building permits for approval. MOTION seconded by Mr. White. MOTION passed unanimously.

Mr. McCarthy thanked the Board for the role of assuring Redmond buildings look well and that signage adds to the buildings that have been approved.

OTHER ITEMS

Mr. Lee had no further business.

Mr. Cline asked Mr. Lee about guidelines mentioned at the last meeting. Mr. Lee replied that developing Design Review Board Policy and Procedures would be a long-term project.

ADJOURNMENT

MOTION BY MR. WHITE TO ADJOURN THE MEETING AT 7:29 P.M. MOTION SECONDED BY MR. CLINE. MOTION APPROVED UNANIMOUSLY.

May 6. 2021

MINUTES APPROVED ON

Carolyn Garza

RECORDING SECRETARY