



## CITY OF REDMOND DESIGN REVIEW BOARD

April 13, 2023

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

**MEMBERS PRESENT:** Vice-Chairperson Josiah Cline, Board Members Ana Cisneros, Henry Liu, Kaitlyn O’Neill and Wanqin Su

**ABSENCES:** Chairperson Shaffer White

**STAFF PRESENT:** Lauren Anderson, David Lee and Tim McHarg  
Redmond Planning

**MEETING MINUTES:** Carolyn Garza, LLC

### CALL TO ORDER

The meeting was called to order by Mr. Cline at 7:03 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

#### LAND-2022-00002, 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

**Prior Review Date:** 02/23/23

**Staff Contact:** Lauren Anderson, 425-556-2401 or [landerson@redmond.gov](mailto:landerson@redmond.gov)

Ms. Anderson presented the project. No public comments were received.

## COMMENTS FROM THE BOARD

### Ms. Wanqin:

- Stated that the southeast corner creates interest on the street.
- Ms. Wanqin stated understanding staff concern regarding the blank wall condition and suggested a similar gesture to cross the alley such as lighting.
- Ms. Wanqin asked how many trees will be retained on the west side.

Mr. Doug Spee with Haller Architects LLC replied that lighting can be added for safety and ornamentation can be added for interest. Mr. Scott Boyer with Haller Architects LLC replied that the rendering is fairly accurate in terms of retained tree density and that all mature trees will be retained. Mr. Spee replied that the trees are Legacy trees and on the other side of the zero-lot line.

- Ms. Wanqin stated that a mirroring gesture to the Blackbird along the south façade will be helpful and likes the corner treatment.

### Ms. O'Neill:

- Stated that the blank wall could hold a mural that can be changed by season on eyehooks.
- Ms. O'Neill stated that local muralists could be consulted.

### Ms. Cisneros:

- Stated that the southeast corner is a great improvement.
- Ms. Cisneros stated that the reason behind the project name was interesting.

Mr. Spee replied that an internet search for Stelvio Pass would be informative.

### Mr. Liu:

- Stated that the southeast corner is great.
- Mr. Liu stated that the most economic way to treat the blank wall would be to tone the color down, matching the color above to be more consistent.

### Mr. Cline:

- Stated liking the southeast corner.

- Mr. Cline stated agreement with Ms. Wanqin regarding additional light fixtures to mimic the Blackbird.

Mr. Cline asked for a Motion for approval with the condition that the blank wall treatment be addressed during the application process.

MOTION by Ms. Wanqin to approve project LAND-2022-00002, The Stelvio, as shown in the Design Review Board Materials presented at this April 13th, 2023, Design Review Board meeting. This approval includes all standard conditions also outlined in tonight's staff memo. An additional condition is for the applicant to work with staff to address the southern blank wall in the following review process. 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 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 Ms. Cisneros. The MOTION passed unanimously.

Mr. Spee thanked the Board for the positive process.

#### PRE-APPLICATION

##### LAND-2022-00272, Modera Bel-Red

**Neighborhood:** Overlake

**Description:** Proposed multi-family building development consisting of approximately 420 residential dwelling units

**Location:** 2233 Bel-Red Road

**Applicant:** Steve Austin *with* Tiscareno & Associates

**Prior Review Date:** 01/12/23

**Staff Contact:** Tim McHarg, 425-556-2414, [tmcharg@redmond.gov](mailto:tmcharg@redmond.gov)

Mr. McHarg presented the project. Two public comments were received early in the process regarding tree preservation and a concern from an adjacent property owner regarding how road grades would impact access, and the engineering team has been working with the applicant resulting in resolutions.

## COMMENTS FROM THE BOARD

### Ms. O'Neill:

- Stated liking the project, and asked if the applicant has questions regarding lighting or other concerns.

Mr. Bob Tiscareno *with* Tiscareno & Associates replied that additional details are being considered.

- Ms. O'Neill stated having no other comments.
- Ms. O'Neill suggested that an apartment complex in Kirkland, Washington could be inspirational.

Mr. Tiscareno replied that an architect with Tiscareno & Associates worked on that project with a prior firm.

### Ms. Cisneros:

- Stated liking the project and changes from the previous presentation.
- Ms. Cisneros liked the pedestrian experience.

### Mr. Liu:

- Stated that the complex brings a village dynamic to the neighborhood.
- Mr. Liu stated liking the previous dark eyebrow on the top more, which made the building massing less imposing.
- Mr. Liu stated that the design team has made every building unique.

### Ms. Wanqin:

- Stated that there has been a huge improvement from the last packet.
- Ms. Wanqin stated liking the color scheme revisions.
- Ms. Wanqin stated that building massing is more interesting and dynamic, improving the pedestrian experience.
- Ms. Wanqin recommended that the applicant speak to reasons for Administrative Design Flexibility (ADF) requests at the next presentation.
- Ms. Wanqin stated that southwest, southeast, and northwest corners are the most dynamic and interesting to pedestrians.

- Ms. Wanqin stated that there are opportunities in the auto court and fitness courtyard for interest for pedestrians.

Mr. Cline:

- Stated that the Board had articulated comments well.
- Mr. Cline stated that the tripartite scheme is an improvement.
- Mr. Cline stated that corners mark the pedestrian entrance successfully.
- Mr. Cline asked if any balconies had been removed on the north elevation.

Ms. Stephanie Hahn *with* Tiscareno & Associates replied that placeholder balconies on the north side had been removed in favor of a more cohesive design. There are more balconies now on the south side for the benefit of lighting. The property line is also a consideration.

- Mr. Cline stated advocating for more balconies but agreed with the cohesive design.
- Mr. Cline stated being in support of the three ADFs, but any additional ADF requests will require further discussion.
- Mr. Cline stated that a rendering of the grand stair on the auto court would be helpful.
- Mr. Cline stated liking the color palette.

Ms. Hahn asked if conditional approval could be given at this meeting. Mr. Cline replied that because the project is in the pre-application stage approval cannot be given at this time. Mr. Lee replied that there are still ADF issues to resolve. Because the Design Review Board is a recommendation body, the Board must be able to forward a recommendation for the ADFs to the Technical Committee.

Mr. Tiscareno stated having understood that the presentation was not a pre-application but a full Site Plan Entitlement (SPE) submittal. Mr. McHarg replied that all projects prior to final approval are termed pre-application in Redmond, and that the next steps will be discussed with the applicant. Mr. Cline replied that based on Board comments, the next meeting will likely result in approval.

PRE-APPLICATION

LAND-2022-00151, Anderson Park Apartments

**Neighborhood:** Downtown

**Description:** Multi-family residential building with five-stories

**Location:** 16912 Northeast 129<sup>th</sup> Street

**Applicant:** Dirk McCulloch *with* Jackson Main Architecture

**Prior Review Date:** 04/13/23

**Staff Contact:** Tim McHarg, 425-556-2414, [tmcharg@redmond.gov](mailto:tmcharg@redmond.gov)

Mr. McHarg presented the project. No public comments were received.

### COMMENTS FROM THE BOARD

Mr. Liu:

- Stated that the project was good and that the roofline modulation ADF works.
- Mr. Liu had no further comments and was ready to approve at the next meeting.

Ms. O'Neill:

- Stated liking the project and asked the applicant if there were concerns regarding modulation.

Mr. Robin Murphy *with* Jackson Main Architecture explained the design reasons for modulation and stated that suggestions from the Board regarding what the city is looking for will be helpful.

- Ms. O'Neill asked if there will be greenery where the white exterior pops out and top level.

Mr. Murphy replied that in the interior, the landscape architect has made the space desirable. On the exterior, there are clear story windows opening space and giving an outward view. There is no planned greenery in the area mentioned as the space is not accessible, difficult to maintain.

- Ms. O'Neill agreed with the decision for no green roof.

Ms. Cisneros:

- Stated that red is a great color in the palette provided.

Mr. Murphy asked if the Board members could comment on the palette.

- Ms. Cisneros stated not having any concerns regarding the roof.

Ms. Wanqin:

- Stated appreciating the color study from the applicant.
- Ms. Wanqin stated preferring the red option.
- Ms. Wanqin stated liking option one for window color.
- Ms. Wanqin asked how Anderson Park, across the street, has influenced the design and how design will contribute to the experience of park visitors.

Mr. Murphy replied that the project is surrounded on all sides by rights-of-way. The design relates to the park by using an extensive setback required for zoning as a means to enter and activate the street for residential units facing the park. The design is softened by extensive landscaping and berming. Stoops are above and at street level for interaction. The building is residential only, not open to the public, but the lobby is inviting and transparent. Signage and an awning identify the entrance.

- Ms. Wanqin stated that overall, the design is successful.

Mr. Cline:

- Stated that the red color scheme is best.
- Mr. Cline stated liking the detail at the stairs on the north façade.
- Mr. Cline stated liking option one for mullions.
- Mr. Cline stated that the residential entry has improved.
- Mr. Cline stated that the berm to stoops helps create a transition to the park.
- Mr. Cline stated that either option for roof modulation would work, so more information is needed for the Board to address the ADF request.
- Mr. Cline stated appreciating revisions.

Mr. Murphy replied hearing that the color scheme and preferred window scheme are acceptable, and stated understanding that pedestrian level views to demonstrate that the proposed solution is superior to a compliance solution need to be brought back to demonstrate the ADF request. Mr. Cline replied correct. Mr. Murphy stated that graphics would be developed as quickly as possible.

Ms. Wanqin:

- Asked that the applicant also focus on the experience of people in the park in general.

OTHER ITEMS

Mr. Lee asked for an attendance poll for the May 4, 2023 meeting. A quorum was still in question.

ADJOURNMENT

MOTION by Mr. Liu to adjourn the meeting at 8:06 p.m. MOTION seconded by Ms. Cisneros. MOTION passed unanimously.

May 18, 2023

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MINUTES APPROVED ON

Carolyn Garza

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RECORDING SECRETARY