



CITY OF REDMOND DESIGN REVIEW BOARD

May 11, 2023

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

MEMBERS PRESENT: Chairperson Shaffer White, Vice-Chairperson Josiah Cline, Board Member Ana Cisneros, and Wanqin Su

ABSENCES: Board members Henry Liu and Kaitlyn O’Neill

STAFF PRESENT: 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 7:16 p.m.

Mr. Cline conducted the meeting as Mr. White joined the meeting via phone while traveling.

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.

PRE-APPLICATION

LAND-2023-00031, Overlake Square

Neighborhood: Overlake

Description: Five-story mixed-use

Location: 15171 Northeast 24th Street

Applicant: Scott Stidell *with* MG2

Staff Contact: Tim McHarg, 425-556-2414 or tmcharg@redmond.gov

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

COMMENTS FROM THE BOARD

Mr. White:

- Stated that overall, the project is off to a strong start.
- Mr. White stated that the east elevation needs more work, repetitive and massive in scale.
- Mr. White stated that the western elevation works much better with the larger mass broken up.
- Mr. White asked if the building could be realized in three east-west segments.
- Mr. White stated that the public amenity space could break through on the east elevation, an opportunity for a portal.
- Mr. White stated that the south elevation also needs work as the space between corners lacks interest.
- Mr. White stated that southern elevation landscaping could offer engagement.
- Mr. White stated that additional balconies to embrace light would be helpful.
- Mr. White stated that corner treatments are okay but repetitive along the east elevation and can be grander, an overhang or glazing, for example.
- Mr. White asked if the Technical Committee or the Design Review Board would address the right-of-way encroachment.

Mr. McHarg replied that Public Works would consider a deviation to the standard. Comments from the Board will generally not be considered as easements, right-of-way and long-term maintenance are of primary concern.

- Mr. White stated that roof modulation and the flat roof is of concern and any opportunity to create modulation is appreciated.
- Mr. White asked if there is a reason for the flat plane such as a code or zoning issue.

Mr. Scott Stidell *with* MG2 introduced Mr. Felipe Romero *with* MG2. Mr. Romero replied that the intention is, from the pedestrian experience on 152nd Avenue Northeast, that the roofs of lower volumes are perceived. The set-back sets the plane for the upper massing. Two roofs are perceived. The flatness of the upper roof will not be perceived, at play with how the modules work with each other. Mr. Stidell replied that on the back element, there are extensive eyebrows which create a different plane from street-level, not very apparent in elevation because of the straight-on view.

- Mr. White stated that eyebrows feel like one continuous plane.
- Mr. White stated that black connective tissue could be more delegated, helping with the grandeur of that corner.
- Mr. White stated that more information, close ups, and studies regarding rain coverage, materiality and blank walls should be brought back.
- Mr. White asked about variability in color, different shades.

Mr. Romero replied that the submitted video is over the previous Design Review Board submittal and materiality has changed. Multiple tones are being moved away from.

- Mr. White asked if planks or panels would be used.

Mr. Romero replied that the size of panels is being examined.

- Mr. White stated concern regarding the use of large panels.
- Mr. White stated that on page 25, the plank has color variability.
- Mr. White suggested randomizing the pattern as there is so much.
- Mr. White stated liking the brick massing which could possibly also be used on main corners.

Mr. Romero clarified that the project is restricted throughout 152nd Avenue Northeast to the setback, and heights will be played with similar to the west side. Volumes are designed to go from ground plane to the roof without setback. The constraint is being examined.

- Mr. White asked if the roof can be made higher.

Mr. Romero replied no, not at the corner massing. The roof of the corner cubes cannot be raised higher than level seven.

- Mr. White stated that the eyebrow could be removed at certain points. The same volume is repeated four times.

Ms. Wanqin:

- Stated agreement with Mr. White regarding mass.
- Ms. Wanqin stated liking the northern façade on page 24. The proportion feels comfortable, and the black back drop comes through clearly.
- Ms. Wanqin stated that the south middle part is too long.
- Ms. Wanqin stated that the west feels like one gigantic volume.

- Ms. Wanqin stated that the metal texture and darker color on the west feels overwhelming.
- Ms. Wanqin stated that the 152nd Avenue Northeast and Northeast 24th Street corner looks nice and knowing how interior space interacts with the outside will be helpful, for the pedestrian experience.
- Ms. Wanqin stated that building entries to residential is not very clear.
- Ms. Wanqin asked for the reason for a change along 152nd Avenue Northeast.

Mr. Romero replied that the public sidewalk and space within the property line can easily bleed into interior spaces and that interior spaces, piers, lighting, and signage are being examined in the next phase. The condition shown in renderings is not the final condition.

- Ms. Wanqin stated that the current site does not have a similar change and asked for better understanding.

Mr. Stidell replied that regarding current versus planned conditions, the site is constrained by a high-water table, setting the base plane of the building at the lower parking level. 75-foot fire access height is a consideration. The retail slab is at a slightly different height to gain the 14-foot clear slab to slab height that the city requires. Grade at retail is one to two feet in grade change.

- Ms. Wanqin stated that more highlights such as a wider step between the sidewalk and building can be added.
- Ms. Wanqin stated that there are four different landscape areas on the ground floor level, and asked if the southern two areas are open to the public.

Mr. Romero replied yes.

- Ms. Wanqin stated wanting more interaction between the open space and the sidewalk.
- Ms. Wanqin stated that the pollinator garden and signage is fun, and further pedestrian-oriented spaces could be carried through along western and northern facades.
- Ms. Wanqin stated that the upper-level courtyard experience could be carried to the ground-level.
- Ms. Wanqin stated that although the site is tight, more gesture toward pedestrians overall is needed.

Mr. Cline asked the applicant if there were any questions at this point. Mr. Romero replied that design details would be evolving. Mr. Stidell replied appreciating a note regarding the materiality separation between the bike lane and pedestrian space. The south spaces have tension regarding at-grade units on the open space and the right balance of activation and privacy is being examined.

- Ms. Wanqin suggested that the driveway could be shifted for more area.

Mr. Stidell replied liking the idea of unbalancing the two spaces for composition.

- Ms. Wanqin stated that the driveway appearance along the urban pathway could be considered for more interest.

Mr. Romero replied that around level one, there are no residential units but there will be a residential lobby that will activate green and smaller amenity spaces.

- Ms. Wanqin stated that landscape could also contribute to the entrance experience.

Ms. Cisneros:

- Stated that the project is off to a great start.
- Ms. Cisneros stated having a similar concern regarding the east façade; the commercial area is not connected and different from above; apartments could connect in volume or height.
- Ms. Cisneros stated being satisfied with the rest of the project, including materials and colors.

Mr. Cline:

- Stated that the project shows progress.
- Mr. Cline stated that corner treatment and massing need more design iterations.
- Mr. Cline stated that the east elevation reads as a single mass from the pedestrian view, page 22.
- Mr. Cline stated that on page 20, the roof form has a continuous flat line despite rhythm, and breaking the eyebrow in some manner will be helpful.
- Mr. Cline stated that if a suggested design is not working, the applicant should bring back a rendering of a preferred option to help progress design in the short amount of time available.

- Mr. Cline stated that the corner blocks connected with black connective tissue are appreciated.
- Mr. Cline stated that longer plains on the south façade could be broken up with balcony design, rhythm, or fenestration.

Mr. Romero replied that the south façade is broken up by balconies creating interesting shadow lines, hard to read in elevation in renderings.

- Mr. Cline stated that stacked balconies create similar shadow lines, and some balconies can be removed or elongated to not cast the same shadows on the similar plane.
- Mr. Cline stated liking the east elevation balconies, dealing with the recessed portions, providing continuity but also a unique element.
- Mr. Cline stated that regarding Administrative Design Flexibility requests, (ADF), seeing design prescribed by code versus preferred design and how overall design would then progress will be helpful.

Mr. Cline asked if the applicant had any further questions and Mr. Stidell thanked the Board. Design will be further refined with comments in mind.

OTHER ITEMS

There was no further business.

ADJOURNMENT

MOTION by Mr. White to adjourn the meeting at 8:01 p.m. MOTION seconded by Ms. Wanqin. MOTION passed unanimously.

July 5, 2023

MINUTES APPROVED ON

Carolyn Garza

RECORDING SECRETARY