



**CITY OF REDMOND
DESIGN REVIEW BOARD**

March 21, 2024, 7:00 p.m.

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

MEMBERS PRESENT: Vice-Chairperson Josiah Cline, Board Members Ana Cisneros, Samson Ng, and Wanqin Su

ABSENCES: Chairperson Shaffer White and Board Member Henry Liu

STAFF PRESENT: Lauren Anderson and Tim McHarg

MEETING MINUTES: Carolyn Garza, LLC

CALL TO ORDER:

The meeting was called to order by Vice-Chairperson Cline 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 Board Member Wanqin to approve the February 1, 2024 Minutes.
MOTION seconded by Board Member Ng. The MOTION passed unanimously.

APPROVAL

LAND-2024-00029, Eastline (Redmond) Grand Sign Program

Neighborhood: Downtown

Description: Master Sign Program

Location: 16595 Redmond Way

Applicant: Heath Brosnan *with* Heath Northwest

Staff Contact: David Lee, Planning Manager, 425-556-2462 or dlee@redmond.gov

Principal Planner McHarg presented the project for Planning Manager Lee.

COMMENTS FROM THE BOARD

Board Member Cisneros:

- Stated having no comments as the project is clear and neat.

Board Member Ng:

- Stated liking the typeface and graphics chosen.

Board Member Wanqin:

- Stated the project looks ready to be approved.

Board Member Cline:

- Stated that the color palette looks great.
- Board Member Cline stated liking the blade sign thickness.

MOTION by Board Member Ng to approve LAND-2024-00029, Eastline (Redmond) Grand Sign Program. MOTION seconded by Board Member Wanqin. The MOTION passed unanimously.

APPROVAL

LAND-2023-00086, 16701 Cleveland Street

Neighborhood: Downtown

Description: Demolition of two-story commercial building to develop a new six-story mixed-use building.

Location: 16701 Cleveland Street

Applicant: Chie Yokoyama *with* Ankrom Moisan Architects

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

Principal Planner McHarg presented the project. There was no public comment received.

COMMENTS FROM THE BOARD

Board Member Ng:

- Stated liking option one for roofline modulation.
- Board Member Ng stated liking option two for building colors and liking the dark grey metal over red metal which is too similar to the brick color.
- Board Member Ng stated that the use of top floor red fiber cement panels lightens the top of the building.

Board Member Wanqin:

- Stated liking the revisions based on previous Board comments.

Board Member Cisneros:

- Stated agreement with previous comments.
- Board Member Cisneros stated option two in colors is great.
- Board Member Cisneros stated appreciation that all previous comments were addressed.

Board Member Cline:

- Stated that the preferred roofline modulation was okay.
- Board Member Cline stated liking color option three with gradation, but the Board has chosen option two.
- Board Member Cline stated that prior concerns have been addressed.

MOTION by Board Member Wanqin to approve the design of LAND-2023-00086, 16701 Cleveland Street, as represented in the submittal materials presented at the March 21, 2024, Design Review Board meeting. This approval is subject to the standard condition outlined below. The Design Review Board finds that the Administrative Design Flexibility for the Site Plan Entitlement meets the criteria of RZC 21.58.020. The Design Review Board moves to forward the recommendation of approval of the Alternative Design Flexibilities to the Technical Committee. The standard condition is 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 Planning staff will review and determine which

design version will be followed for building permits. MOTION seconded by Board Member Cisneros. The MOTION passed unanimously.

APPROVAL

LAND-2023-00136, 646 Cascade View East

Neighborhood: Downtown

Description: Eight-story mixed-use residential building with open space and type IX pedestrian system.

Location: 16310 Northeast 80th Street

Applicant: Fai Chong *with* Solomon Cordwell Buenz

Staff Contact: Lauren Anderson, Senior Planner, 425-556-2401 or landerson@redmond.gov

Senior Planner Anderson presented the project. There were no public comments related to design received.

COMMENTS FROM THE BOARD

Board Member Wanqin:

- Stated that previous comments have been addressed.
- Board Member Wanqin stated that ADFs were good.

Board Member Cisneros:

- Stated agreement with Board Member Wanqin.

Board Member Ng:

- Stated that the building looks fantastic.
- Board Member Ng stated appreciation of the street level renderings.
- Board Member Ng stated that the ADFs were good.

Board Member Cline:

- Stated that Board comments have been addressed.
- Board Member Cline agreed with preferred options.
- Board Member Cline asked if the soffit triangular piece will be wood on the north elevation.

Solomon Cordwell Buenz representative replied yes.

- Board Member Cline stated that the blank wall treatments are good.
- Board Member Cline stated that the landscaping will thrive in shade.
- Board Member Cline stated that the package is great overall.

MOTION by Board Member Cisneros to approve project LAND-2023-00136, 646 Cascade View East, as shown in the Design Review Board Materials presented at this 3/21/2024, Design Review Board meeting. This approval includes all standard conditions also outlined in tonight's 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 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. The Design Review Board also forwards a recommendation of approval of the Alternative Design Flexibilities to the Technical Committee. The DRB concurs with staff analysis contained within the staff memo regarding the approval criteria associated with the granting of the ADF's. MOTION seconded by Board Member Wanqin. The MOTION passed unanimously.

OTHER ITEMS

Principal Planner McHarg stated that the April 4, 2024 meeting will be cancelled due to lack of a quorum. The next meeting will be April 18, 2024.

ADJOURNMENT

MOTION by Board Member Wanqin to adjourn the meeting at 7:29 p.m. MOTION seconded by Board Member Ng. The MOTION passed unanimously.

April 18, 2024

MINUTES APPROVED ON

Carolyn Garza

RECORDING SECRETARY