



CITY OF REDMOND DESIGN REVIEW BOARD

September 19, 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 Henry Liu, Samson Ng, and Wanqin Su

ABSENCES: Chairperson Shaffer White and Board Member Ana Cisneros (Excused)

STAFF PRESENT: David Lee

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 - MINUTES

- MOTION to approve the Minutes from August 1, 2024 by Board Member Ng, seconded by Board Member Liu. The MOTION passed unanimously.

APPROVAL

LAND-2024-00160, The Spoke (formerly The Spark-Gateway)

Neighborhood: Southeast Redmond

Description: Master Sign Program

Location: 17565 Northeast 67th Court

Applicant: Garcia Mueller *with* A Design Studio Seattle
Staff Contact: David Lee, Planning Manager, 425-556-2462,
dlee@redmond.gov

Planning Manager Lee introduced the project. No public comments were received.

COMMENTS FROM THE BOARD

Board Member Wanqin:

- Stated that the project looked good and not having comments.

Board Member Ng:

- Stated that the colorful signage will stand out and get attention and looks good.

Board Member Liu:

- Stated all good and having no comments.

Board Member Cline:

- Stated liking the colors.

MOTION by Board Member Wanqin to approve LAND-2024-00160, The Spoke (formerly The Spark-Gateway) Master Sign Program. MOTION seconded by Board Member Liu. The MOTION passed unanimously.

FORMAL REVIEW (SECOND REVIEW) - APPROVAL

LAND-2024-00177, PSH Redmond

Neighborhood: Downtown

Description: New six-story mixed-use building.

Location: 16725 Cleveland Street

Applicant: Bill Singer *with* Environmental Works

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

Planning Manager David Lee introduced the project and stated that no public comments related to design were received.

Scott Koppleman, Development Partner *with* AMLI Residential, stated being involved in construction on the property to the east. Many units will face west toward this

project with a 20-foot separation. Outreach has been appreciated. The east elevation has no modulation or changing design features required by design standards in zoning code. Some improvements can be made to the east façade to improve the relationship between buildings and to ensure design standard compliance. The Plymouth team has expressed a desire to explore enhancements subject to budget constraints and willingness is appreciated.

COMMENTS FROM THE BOARD

Board Member Ng:

- Stated that the building looks good in general including the mix of different cladding materials.
- Board Member Ng appreciated detail showing where deck meets metal siding.
- Board Member Ng stated that the color may be dark but liking the overall palette.
- Board Member Ng stated that on the east elevation a lighter green color is shown, not specified, and asked if the color is still undecided.
- Board Member Ng stated that Administrative Design Flexibility (ADF) requests are good.

David Sarti *with* Environmental Works replied that the green is the general accent color where fiber cement is located. The exact color name is in flux although a paint chip has been referenced called Sea Foam. The idea is contrasting color intended to balance bold and reserved. The color should be calming and nurturing to residents.

Board Member Liu:

- Stated that the west façade lacks roofline articulation, but window sizes and proposed landscaping are dynamic.
- Board Member Liu stated agreement that the neighboring property needs to address the east elevation; flat, monolithic, and a problem with the green color.
- Board Member Liu stated that the east façade should improve similarly to the west façade or the neighboring building despite budget constraints.

Board Member Wanqin:

- Stated agreement with Board Member Ng that the building is nice looking.
- Board Member Wanqin stated that in general the Board is forgiving in allowing ADFs but that effort needs to be made to address modulation standards and the applicant should elaborate more on the process.

David Sarti replied that the approach was for a simple building with upper-level decks leveraging interest with a varied window pattern and stated understanding that the east façade needs work.

Jess Zimbabwe *with* Environmental Works replied that with a highly constrained, narrow site, modulation efforts have been focused on facades facing the street, the new rail station, and the pedestrian pathway between. There are some limits in constructability to modulate all facades within the site. Public rights-of-way were the focus.

- Board Member Wanqin stated that the south and north facades feel less massive compared to the east and west facades.
- Board Member Wanqin stated appreciating the design, but given the location and context, the building requires more modulation.
- Board Member Wanqin stated that on page 31, the applicant should elaborate further on the façade, the most impact on the quality of the city public space, and how materials work with the adjacent building.
- Board Member Wanqin stated liking the Sea Foam green color and asked how the material palette works with the AMLI building.

David Sarti replied that the colors are different than the AMLI building and there was never an intention to mimic or continue that material palette, rather to have the continuation of a natural palette. The Sea Foam green color compliments the AMLI fiber cement siding, and dark metal, depending on light, is brown and not black. The introduction of natural wood celebrates a natural palette in terms of color.

- Board Member Wanqin stated having difficulty seeing the connection between materials and more work can be done to relate to the adjoining building.
- Board Member Wanqin stated that varied window sizes help.

Board Member Cline:

- Stated appreciating additional massing studies.
- Board Member Cline stated that the east façade is the weakest.
- Board Member Cline stated being okay with a direction to staff to resolve the east façade.
- Board Member Cline stated appreciating the north and south façade connection.
- Board Member Cline stated that the Sea Foam green provides a nice deck experience for residents, but an entire east façade of Sea Foam green is excessive.

- Board Member Cline stated that east façade modulation will be helpful.
- Board Member Cline stated enjoying the building.

Vice-Chairperson Cline asked the Board Members what next steps should be taken.

Board Member Liu:

- Stated not having seen the design previously, and with the east elevation as is at this time, not being able to approve.
- Board Member Liu stated that modulation, patterns, and colors need to be developed on the east elevation.
- Board Member Liu stated being able to relate to the concern of the neighboring building.

Board Member Wanqin:

- Stated also having issue with the west elevation, page 32, and that subtle gestures can address city modulation standards.
- Board Member Wanqin stated that the AMLI building had ADFs during construction, but made a good effort to meet standards, something not seen for this project.
- Board member Wanqin stated that there needs to be a connection to surrounding buildings.
- Board Member Wanqin stated not being comfortable approving as is.

Board Member Ng:

- Stated agreement with other Board Members regarding the east façade and relation to the AMLI project.

Board Member Wanqin:

- Stated that on the west elevation, vegetation will take time to grow and seeing elevations without vegetation in front would show modulation clearer.

David Sarti replied that comments are clear, but the degree of modulation is not as clear. There is a voluntary setback 15 feet from the AMLI property line and the ground floor and north façade are connecting. Both buildings are similar scale in rhythm. Colors and materials are intentional to not match AMLI but to embrace a natural palette in warmer tones. Metal can be warmed further.

Jess Zimbabwe asked for clarification if the color palette should match AMLI

Board Member Wanqin:

- Stated not matching but a contrast or relationship, in example, a shade of red complimenting brick color.
- Board Member Wanqin stated that previous applicants have brought different palettes with a preferred option for the Board to understand intention.
- Board Member Wanqin stated that AMLI and this project have different identities but the pedestrian environment needs to be considered.

Board Member Cline:

- Stated that a sample of exterior material and physical photos in different lighting conditions would be helpful.

David Sarti asked again about the degree of modulation expected.

Board Member Liu:

- Suggested roof line changes, recess versus projections, color differentiation, or offsetting windows. ADFs are granted as long as effort is shown to create a visually pleasant façade.
- Board Member Liu stated that simply playing with color and an occasional offset of windows could be a less expensive option.
- Board Member Liu stated that the dark brown color on the other facades could be somehow brought to the east façade.

Board Member Cline:

- Stated that an applicant needs to show that following code would break the design parti, and that an ADF request meets or exceeds code intent is needed.
- Board Member Cline stated that options of modulation provided will show the Board design thoughts, and a preferred option is taken into consideration during review.

David Sarti asked if additional modulation requirements apply to all four facades, or if the north, south, and west facades are almost complete, the east façade needing the most attention.

Board Member Liu:

- Stated that the north and south facades are small and having no issues.

- Board Member Liu stated that the west façade has punctuations and carve outs which are helpful.
- Board Member Liu stated that only the east façade feels that there has been no effort to meet the intent of code.

Board Member Wanqin:

- Stated still having issues with the west façade.
- Board Member Wanqin stated that west facade deck space, particularly in the southwest corner, is successful.
- Board Member Wanqin stated that north and south facades are enough in terms of interest.
- Board Member Wanqin stated that the west façade is very visible to the public and some elements should speak to city modulation standards.
- Board Member Wanqin stated that the building as is looks different from other buildings in Redmond and that presenting a study of a similar building and the impact to the surroundings and public would help make a case for an ADF.
- Board Member Wanqin stated that three cut outs create rhythm, strengthening modulation, and that design could be built on.

OTHER ITEMS

There were no further items.

ADJOURNMENT

MOTION by Board Member Liu to adjourn the meeting at 7:46 p.m. MOTION seconded by Board Member Ng. The MOTION passed unanimously.

November 7, 2024

MINUTES APPROVED ON

Carolyn Garza

RECORDING SECRETARY