



**CITY OF REDMOND**  
**DESIGN REVIEW BOARD**

January 18, 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, Henry Liu, 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 Vice-Chairperson Cline at 7:02 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 Meeting Minutes from December 7, 2023. MOTION seconded by Board Member Liu. The MOTION passed unanimously.**

## **PROJECT OVERVIEW**

### **LAND-2023-00077, Stream Overlake**

**Neighborhood:** Overlake

**Description:** Eight-story, 220-unit apartment building, 183 parking stalls, amenity spaces, live/work units, and commercial spaces.

**Location:** 15075 Northeast 24<sup>th</sup> Street

**Applicant:** Jill Burdeen *with* Board & Vellum

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

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

## **COMMENTS FROM THE BOARD**

Board Member Wanjin:

- Stated liking the changes made and not having further issues with design.

Board Member Liu:

- Stated that the revisions are a step forward.
- Board Member Liu stated agreement with staff memo recommendations for Administrative Design Flexibility (ADF) requests.

Board Member Cisneros:

- Asked if the video presentation matched the latest plan set.

Senior Planner Anderson replied yes.

- Board Member Cisneros stated liking the improvements, particularly the pedestrian experience and color palettes.

Vice Chairperson Cline:

- Stated agreement with the Board that changes reflect a stronger design intent, particularly with metal panels.
- Vice Chairperson Cline asked if there will be a gradation of green on the metal accent panel.

Senior Planner Anderson replied yes.

**MOTION by Board Member Wanqin to approve LAND-2023-00077, Stream Overlake, as shown in the Design Review Board materials presented at this January 18, 2024 meeting. This approval includes all standard conditions also outlined in the 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 elevation approved by the Design Review Board at this 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 colors, between the presented material and any following submitted plans, the Design Review Board and Redmond Planning staff will review and determine the design version that will be followed for the building permits. The Design Review Board also forwards a recommendation of approval to the ADFs to the Technical Committee. The Design Review Board concurs with staff analysis contained within the staff memo regarding approval criteria associated with the granting of the ADFs. MOTION seconded by Board Member Cisneros. The MOTION passed unanimously.**

### **PROJECT OVERVIEW**

#### **LAND-2023-00136, 646 Cascade East View**

**Neighborhood:** Downtown

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

**Location:** 16310 Northeast 80<sup>th</sup> Street

**Applicant:** Fai Chong *with* Solomon Cordwell Buenz

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

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

### **COMMENTS FROM THE BOARD**

Board Member Liu:

- Asked for clarification regarding design language contrast and massing.
- Board Member Liu stated liking how residential and commercial spaces come together.
- Board Member Liu stated that materials can be played with on blank walls, and openings at corners can help transition from active street to back-alley facades.

- Board Member Liu stated that both balcony solutions could be more artfully composed and there is still room for improvement.
- Board Member Liu stated that the color palette is fine.

Board Member Cisneros:

- Stated liking the design responses made to comments.
- Board Member Cisneros stated agreement with Board Member Liu regarding blank walls.
- Board Member Cisneros stated that a lighting study would be helpful for where planters may not be convenient.
- Board Member Cisneros stated agreement with ADF requests.

Board Member Wanqin:

- Stated liking the improvements made from the previous package, particularly the elevation changes on levels seven and eight, and ground-floor design.
- Board Member Wanqin stated that the bottom of the north elevation volume still appears monolithic compared to the rest of design.
- Board Member Wanqin stated agreement with staff on plant survivability and lighting, and that art and murals are great ideas.
- Board Member Wanqin stated liking the materials and that more details on the black frame would be helpful.
- Board Member Wanqin stated agreement with the applicant regarding balconies, and stated that the jewel box balcony appears one-sided, that a study of the balcony placement balance should be done.

Vice-Chairperson Cline:

- Stated appreciating the new package.
- Vice-Chairperson Cline asked if the proposed material change to four, seven, and eight is in plain, recessed, or protruding.

Nolan Sit, Architect with Solomon Cordwell Buenz, replied variable, helpful for shadow lines.

- Vice-Chairperson Cline stated that the residential units are markedly improved.
- Vice-Chairperson Cline stated agreement that balconies are probably not feasible at the north elevation and with recommendations in the staff memo and asked that different options be brought back besides the preferred option.
- Vice-Chairperson Cline stated that the full glazing for the amenity space at level two is appreciated.

- Vice-Chairperson Cline asked why glazing was broken up towards the west side.

Nolan Sit replied that movement on the elevation is the intent.

- Vice-Chairperson Cline stated liking the jewel box very much.
- Vice-Chairperson Cline stated appreciation for gates added to blank walls.
- Vice-Chairperson Cline suggested that shadow studies for blank wall treatments be conducted.
- Vice-Chairperson Cline stated agreement with staff recommendations for ADFs.
- Vice Chairperson Cline stated that transitions from street to alley facades can be improved further.

Nolan Sit stated that there was a typing error on the west elevation rendering, actually the east elevation. There is only five to six feet between buildings, and the elevation will not be seen.

- Vice Chairperson Cline stated that a transition at the corner will help perception of the blank wall.

Nolan Sit replied that material from the south elevation can be wrapped.

## **PRE-APPLICATION**

### **LAND-2023-00241, Bellwether Overlake Apartments**

**Neighborhood:** Overlake

**Description:** Six-story mixed-use building with ground floor commercial tenant space

**Location:** 2989 Da Vinci Avenue Northeast

**Applicant:** Jenny Burdzinski *with* Perkins Eastman

**Staff Contact:** Tim McHarg, Principal Planner, 425-556-2414 or

[tmcharg@redmond.gov](mailto:tmcharg@redmond.gov)

Principal Planner McHarg presented the project. There has been one Public Comment regarding disagreement with the staff report analysis of pedestrian utilization of the area and the feasibility of retail uses on the entire frontage of 152<sup>nd</sup> Avenue Northeast.

## **COMMENTS FROM THE BOARD**

Board Member Cisneros:

- Stated liking the project concept and massing.

- Board Member Cisneros stated that landscaping can provide privacy to residences.

Board Member Wanqin was called on, but due to technical difficulties, would be called on for comments later.

Board Member Liu:

- Stated understanding the Public Comment received regarding staff analysis, possibly less pedestrian flow than being anticipated.
- Board Member Liu suggested another entrance from Shen Street Northeast so that the residential entrance can blend with retail activities for the convenience of residents.
- Board Member Liu suggested ground retail space along 152<sup>nd</sup> Avenue Northeast or at the corner of 152<sup>nd</sup> Avenue Northeast and Shen Street Northeast. The southeast corner could be the main pedestrian entrance and retail anchor.
- Board Member Liu stated that there should be more variation in height and roof massing if zoning allows, also possibly providing rooftop amenities.
- Board Member Liu asked if general design issues are what are being asked for at this time.

Principal Planner McHarg replied yes, comments to give the design team confidence to proceed with the proposed concept.

Board Member Wanqin:

- Stated liking the site analysis in the package.
- Board Member Wanqin stated liking page 19, and that there is an opportunity to connect green spaces visually or spatially.
- Board Member Wanqin stated that how the space is organized makes sense.
- Board Member Wanqin stated that the corner of 152<sup>nd</sup> Avenue Northeast and Shen Street Northeast will be an important design anchor.

Vice-Chairperson Cline:

- Stated that building height, page 30, should be addressed to break up massing.

Principal Planner McHarg replied that the zoning code permits a five-story base height is allowed in Overlake. To build higher than five stories, an incentive package is required. There are only two primary incentives that allow additional height,

affordable housing at 20% or LEED Platinum. LEED Platinum must be achieved to receive any secondary incentives. That is a challenge for a 100% affordable project.

- Vice-Chairperson Cline stated that the building appears as one block and breaking up facades will be the design challenge.
- Vice-Chairperson Cline asked for pedestrian views of commercial and residential transitions.
- Vice-Chairperson Cline stated that the north side of the parcel closest to the pedestrian bridge will experience high pedestrian traffic and that residential will be hard to differentiate; retail may be more practical.

Principal Planner McHarg explained the intention behind additional residential units to the north.

- Vice-Chairperson Cline stated that coming from the bridge, the façade will be visible.
- Vice-Chairperson Cline stated that more screening will be needed to differentiate residential.
- Vice-Chairperson Cline stated liking the internal circulation of the ground-floor and that design and ADFs can continue further.
- Vice-Chairperson Cline stated that roofline modulation elements should be explored.
- Vice-Chairperson Cline asked if different colors on renderings indicate different materials.

Principal Planner McHarg replied that Development Engineering and Transportation groups may not be in favor of an access onto 152<sup>nd</sup> Avenue Northeast and comments supporting the concept are appreciated, as the proposal solves design issues without creating impacts on traffic flow or safety.

- Vice-Chairperson Cline stated that the ADF requesting a decrease in width will support the proposal.

Jim Bodoia, Principal at Perkins Eastman, stated that alternatives will be looked at where appropriate.

Kyle Kinney, Lead Architect with Perkins Eastman, stated that colors in renderings are representational at this time.

Jim Bodoia stated that the current plan does not anticipate a rooftop deck, energy and budget going into second level common spaces where community gathering areas will be.

Kyle Kinney stated that weather protection is focused on commercial and residential entries specifically but will be provided where makes sense. Ground-level residences are provided six feet of landscape in front, and privacy will be focused on. The building entry is at the high point of the site and there will be five to six feet of elevation changes from sidewalk to units, also providing a level of separation.

Mindy Black, Senior Housing Developer with Bellwether Housing, thanked the Design Review Board.

Kyle Kinney stated that the entry to the building along Shen Street Northeast and Da Vinci Avenue Northeast has been studied and one point of entry for safety, security, and wayfinding will be needed. Vice-Chairperson Cline suggested that an explanation should be included in the next presentation.

### **OTHER ITEMS**

Planning Manager Lee stated that a new Design Review Board member, Samson Ng, has been confirmed by Council, and after being sworn in should be at the first meeting of February 2024.

Planning Manager Lee stated that the mayor would like to extend Design Review Board positions by one year while Board processes post 2025 are worked on in relation to new House Bills. Board Members should email Planning Manager Lee with a response.

Principal Planner McHarg stated that there will be a Design Review Board meeting on February 1, 2024. The next few months will see a series of projects on a more regular basis.

**MOTION by Board Member Liu to ADJOURN the meeting at 8:38 p.m. MOTION seconded by Board Member Cisneros. The MOTION passed unanimously.**

March 7, 2024

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MINUTES APPROVED ON

Carolyn Garza

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RECORDING SECRETARY