



**CITY OF REDMOND  
DESIGN REVIEW BOARD**

June 13, 2024, 7:00 p.m.

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

**MEMBERS PRESENT:** Chairperson Shaffer White, Vice-Chairperson Josiah Cline, Board Members Samson Ng, and Wanqin Su

**ABSENCES:** Board Members Ana Cisneros and Henry Liu (Excused)

**STAFF PRESENT:** Carol Helland and David Lee

**MEETING MINUTES:** Carolyn Garza, LLC

**CALL TO ORDER:**

The meeting was called to order by Chairperson White at 7:01 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.

**PRE-APPLICATION #1**

**LAND-2024-00128, 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 or

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

Planning Manager Lee introduced the project. David Sarti and Jess Zimbabwe *with Environmental Works* presented a Power Point presentation. No public comment in regard to design was received.

### **COMMENTS FROM THE BOARD**

#### Board Member Wanqin:

- Stated that the location will be beneficial for future residents.
- Board Member Wanqin stated generally liking the direction of design, including rhythm from the AMLI project to the east.
- Board Member Wanqin asked for clarification regarding cutouts on the building.

David Sarti replied that building cutouts are an idea at this point.

Jess Zimbabwe replied that because of the constraints of a long, narrow site, outdoor spaces are an opportunity to break up long corridors.

- Board Member Wanqin stated liking the idea of play with massing and suggested one hole in the middle to break up the roofline.
- Board Member Wanqin stated that decks are an important part of design in the urban environment, and important for residents both physically and mentally.
- Board Member Wanqin asked about potential art on blank walls on the east façade.

Jess Zimbabwe replied that the east façade faces directly onto the AMLI buildings and is not widely visible.

- Board Member Wanqin stated that how the east façade will be experienced is tricky.
- Board Member Wanqin stated that views from ground floor openings out will be helpful and noticed trees in a rendering.

David Sarti replied that a narrow band of landscaping provides a backdrop to community spaces on the grounds.

- Board Member Wanqin stated that the landscaping could include native plants and will be relatively shady.
- Board Member Wanqin stated that setting back from the property line is a great move in terms of design.

- Board Member Wanqin stated again that the east façade reflects some modulation rhythm from the AMLI building, and that a simple design could make the corridor more interesting.
- Board Member Wanqin asked if the color green in the presentation is the color to be used, or conceptual.

David Sarti replied that the color is very conceptual, as an opportunity for a bold accent.

- Board Member Wanqin stated that because the AMLI building has red brick on the side and already complicated, a simple approach on the east façade is good, and a final chosen color will be interesting against adjacent buildings.

#### Board Member Ng:

- Stated that the composition of forms are visually interesting, in example the upper residential floors being a mass apart from the ground floor.
- Board Member Ng stated agreement with Board Member Wanqin regarding adding a hole in the middle of the building to break up the roofline.
- Board Member Ng asked for clarification regarding a fence at the north elevation, page 16.

Bob Sarti replied that making the space non-accessible by the public or residents and rather a landscape buffer is being discussed. There should be a continuation of the ground floor material.

#### Vice-Chairperson Cline:

- Stated that regarding Administrative Design Flexibilities (ADF), modulation, agreement with staff that the request will be dependent on detailing and material transitions, and thoughts in future design packages will be helpful.
- Vice-Chairperson Cline stated that regarding roofline modulation, agreement with Board Member comments as well as with the staff suggestion of mechanical screening seen from both street level and the light rail station. Views will be helpful.
- Vice-Chairperson Cline stated that playing with where holes occur could definitely help, a modulated rhythm.
- Vice-Chairperson Cline stated that the parti of design is easy to understand and clean.
- Vice-Chairperson Cline asked if materials on page 20 are what is to be used.

Bob Sarti replied yes and explained materials.

- Vice-Chairperson Cline stated that there are possibilities for interesting plays between the concrete and particle wood.
- Vice-Chairperson Cline stated that regarding the AB span, horizontal or vertical, lines show nicely.
- Vice-Chairperson Cline suggested adding graphics images into next packages.
- Vice-Chairperson Cline asked if two larger decks open to the sky.

David Sarti replied yes.

- Vice-Chairperson Cline suggested a canopy structure for open decks for rain that will occur the majority of the year in Seattle.
- Vice-Chairperson Cline asked for additional views from pedestrian viewpoints and the entry sequence from Cleveland Street into the building, from the Redmond Central Connector going across to retail space.
- Vice-Chairperson Cline stated that ADF requests should be presented to the Board with a code compliant version for comparison to demonstrate the request for change.

Chairperson White:

- Stated that design is a strong start.
- Chairperson White stated support for the ADF for carve-outs in lieu of modulation.
- Chairperson White suggested that more floors could have open space adjacent.
- Chairperson White stated that regarding the east elevation, seeing the adjacent property package in relation to the ground floor will be helpful; a rough sketch from the adjacent property courtyard showing the extent of visibility.

David Sarti replied that an AMLI studio view could be provided.

- Chairperson White stated that having a perspective from the courtyard would be more helpful to understand the interaction, landscaping, sizes of trees at planting and in ten years.
- Chairperson White stated that the building should be effective for the residents, and that the developer knows what is needed.
- Chairperson White stated that closing a wall along the north elevation would be fine, a quieter area, but only if effective for residents.
- Chairperson White stated that more materiality information and exact examples on previous projects will be helpful.

- Chairperson White stated that the perforated screen on the roof reads differently in the plan and in elevation.
- Chairperson White asked for clarification regarding bump outs on the ground floor rendered in green.

David Sarti replied that at minimum, the areas would be a ballasted roof, as a green roof may not be possible due to budget.

- Chairperson White stated that the experience for people will be interesting to see evolve in design.
- Chairperson White reiterated that for the next package, the adjacent property context will be helpful.

### **OTHER ITEMS**

Mr. Lee stated that there were no further items.

### **ADJOURNMENT**

MOTION by Board Member Wanqin to adjourn the meeting at 7:52 p.m. MOTION seconded by Vice-Chairperson Cline. The MOTION passed unanimously.

September 5, 2024

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MINUTES APPROVED ON

Carolyn Garza

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RECORDING SECRETARY