



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

May 16, 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 (Excused)

**STAFF PRESENT:** Lauren Anderson, David Lee, and Tim McHarg

**MEETING MINUTES:** Carolyn Garza, LLC

### **CALL TO ORDER:**

The meeting was called to order by Vice-Chairperson Cline at 7:03 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 Ng to approve the April 18, 2024, Minutes.  
MOTION seconded by Vice-Chairperson Cline.

## **APPROVAL**

### **LAND-2022-00155, One Sixty Fifth Ave Townhomes**

**Neighborhood:** Downtown

**Description:** Demolish existing SFR and garage, construct eight single-family townhouses with attached two car garages and a shared driveway. The existing alley to the south subject property will be improved per City of Redmond standards and will be used to access the shared driveway. Project will propose to create eight Unit Lot Subdivisions with easements for utilities and ingress/egress.

**Location:** 8042 - 165<sup>th</sup> Avenue Northeast

**Applicant:** Kelly Hallstrom *with* Medici Architects

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

Senior Planner Anderson presented the project. No public comment related to design was received.

## **COMMENTS FROM THE BOARD**

### Board Member Cisneros:

- Stated appreciating two options for materials and colors.
- Board Member Cisneros stated that the west elevation on page 14 looks nice with option two, a more dynamic façade.
- Board Member Cisneros stated that on page 17, option two is preferred although both options are nice.
- Board Member Cisneros stated that on page 19, option two is preferred to bring light inside.

### Board Member Ng:

- Stated preferring option one for the color scheme, but okay with either option.
- Board Member Ng stated that the Administrative Design Flexibility (ADF) request is good.

### Board Member Wanqin:

- Asked for clarification regarding a statement that option two for the south elevation blank wall treatment compromised functionality of the interior.

Kelly Hallstrom with Medici Architects replied that while adding daylighting, functionality decreased with option two as the kitchen and fireplace needed to be

reduced, that shifting the fireplace impacts the dining room requiring a realignment of a window in the master bathroom. Option one also has a cleaner look.

- Board Member Wanqin stated that visually, option two works best, but trusting the applicant to make the decision based on how the spaces work together.
- Board Member Wanqin stated preferring red bricks over black.
- Board Member Wanqin stated wishing that there could be more interest on the south wall.

Board Member Cline:

- Stated preferring brick color option two.
- Board Member Cline stated that both options are clean, but brick helps break up the mass further.
- Board Member Cline stated appreciating the additional comment regarding the south wall in response to the question of Board Member Wanqin and agreed that option two is best but that the decision should be referred back to the applicant in order to not disrupt the interior.
- Board Member Cline stated support for the ADF.
- Board Member Cline stated liking the overall package layout.

MOTION by Board Member Wanqin to approval LAND-2022-00155, One Sixty Fifth Ave Townhomes as represented in the Design Board materials presented at the May 16, 2024, meeting with color and material option two and south façade option one. The approval includes all standard conditions. MOTION seconded by Board Member Ng. The MOTION passed unanimously.

Lauren Anderson with the City of Redmond asked for clarification that south façade option one was preferred, and Board Member Su replied yes; that the applicant had stated that option three was too busy.

**PRE-APPLICATION (No Formal Application)**

**LAND-2024-00085, Pagliacci Redmond**

**Neighborhood:** Downtown

**Description:** Remodel of an existing single-story 1,638 square foot restaurant and addition of 961 square feet to the existing commercial building. The scope of work will trigger substantial alteration requirements including seismic, energy, and accessibility upgrades. Parking lot upgrades described per plan and design objectives.

**Location:** 16311 Redmond Way

**Applicant:** Richard Floisand *with* Floisand Studio

**Staff Contact:** Tim McHarg, Principal Planner, 425-556-2414 or [tmcharg@redmond.gov](mailto:tmcharg@redmond.gov)

Principal Planner McHarg presented the project. Pre-applications are not noticed for public comment.

**COMMENTS FROM THE BOARD**

Board Member Ng:

- Stated liking new trees and landscaping, improving the pedestrian and drive-by experience.
- Board Member Ng asked if there is a possibility for outside tables under a covered area while still meeting parking requirements, a positive addition to the urban landscape.

Richard Floisand *with* Floisand Studio replied yes, outdoor seating is desired, but the site is very constrained. The northwest corner with an overhang and plants is being explored. The northside is currently dining, glazed from Gilman to Leary.

Board Member Wanqin:

- Stated liking the general approach and the idea of adding a new addition to the old building with material contrast.
- Board Member Wanqin asked why a Redmond Way entry was removed.

Richard Floisand replied that the curb cut was removed at the request of Transportation Engineers. Pedestrian access is being explored.

- Board Member Wanqin stated that bringing in pedestrians from Redmond Way should be encouraged, close to the Downtown Park and the Redmond Central Connector.

- Board Member Wanqin stated appreciating preservation of existing trees, but that the location of a new tree on the north side of the sidewalk is awkward and an unnecessary obstacle.

Richard Floisand replied that the new tree location on the north side of the sidewalk is in response to code but can be examined to align with the existing tree. Code is the reason for the current location. In regard to access, a meeting was held with civil engineers and architects today, and Redmond Way pedestrian access was discussed. The only access would be via jaywalking, but a solution was suggested that an easement at Redmond and Leary could connect with a pedestrian walkway through the landscaping strip.

- Board Member Wanqin stated agreement with the easement access idea.
- Board Member Wanqin stated that a planting island could be a potential connection with consideration of the parking lot requirements.
- Board Member Wanqin stated that along Leary Way there could be more design.
- Board Member Wanqin stated that the trash location is against the sidewalk and asked how buffering would occur.

Richard Floisand replied that a pre-application with technical staff was held; in code, dumpsters cannot be accessed from public Rights-of-Way. Options are being examined internally. Any solution will be covered and surrounded with planting, possibly a wisteria trellis in example.

Principal Planner McHarg replied that keeping the dumpster location can be discussed with the applicant and Waste Management, but that dumpsters cannot be staged from Public Rights-of-Way.

Richard Floisand replied that the issue would continue to be worked on and that dumpsters need to function well.

- Board Member Wanqin suggested decorative panels for the dumpster to curate the Gilman Street pedestrian experience.
- Board Member Wanqin stated that post and beam structure is the most visually pleasing part of the building and asked if the design could be shown more.

Richard Floisand replied that the story of the building will occur and is being worked on.

- Board Member Wanqin stated that playing with rhythm, such as floor to ceiling windows, speaking to the post and beam could be interesting.

- Board Member Wanqin stated that how materials are played with will be interesting in relation to surrounding buildings.

Board Member Cisneros:

- Stated that questions have been answered.
- Board Member Cisneros asked about a covered seating area.

Board Member Cline:

- Stated that the site was formerly car focused, a gas station and repair shop, and transitioning to a pedestrian experience will require more pedestrian features to be added to the site, particularly on the northwest corner. Plantings in pedestrian centers sometimes do not survive in the path.
- Board Member Cline stated that the dumpster location will be challenging and suggested a location behind the building or that southwest parking stalls become the enclosure.

Richard Floisand replied that an idea with technical staff was to move four required parking stalls north and relocating the curb cut 6"-7" to the north. Transportation was not encouraged but could be moved if reasons are articulated by the group.

- Board Member Cline asked if the reduction of four parking stalls was possible.

Richard Floisland replied that the parking stalls are necessary to be viable.

Matt Galvin, Owner of Pagliacci, replied that smaller dumpsters could be rolled into the parking lot on pick-up day. The east side would be the most functional.

- Board Member Cline stated that describing the challenges and constraints of the site, and why the provided location is the best, will be supported by the Design Review Board.

Principal Planner McHarg stated that a deviation request from Development Engineering can be developed if needed as a strategy.

**OTHER ITEMS**

Planning Manager Lee stated that the June 6, 2024, Design Review Board meeting has been cancelled due to a lack of quorum. There will be a Special Meeting scheduled in June to address a special project.

Board Member Cisneros stated that an email had indicated that a meeting was scheduled for June 20, 2024, and Planning Manager Lee replied that the email would be reviewed.

**ADJOURNMENT**

MOTION by Board Member Wanqin to adjourn the meeting at 7:53 p.m. MOTION seconded by Board Member Ng. The MOTION passed unanimously.

August 1, 2024

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MINUTES APPROVED ON

Carolyn Garza

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RECORDING SECRETARY