



CITY OF REDMOND DESIGN REVIEW BOARD

August 1, 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 Henry Liu, and Samson Ng

ABSENCES: Board Members Ana Cisneros and Wanqin Su (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 Chairperson White at 7:05 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 May 02, 2024 by Vice Chairperson Cline, seconded by Board Member Liu. The MOTION passed unanimously.
- MOTION to approve the Minutes from May 16, 2024 by Vice Chairperson Cline, seconded by Board Member Ng. The MOTION passed unanimously.
- MOTION to approve the Minutes from June 06, 2024, seconded by Board Member Ng. The MOTION passed unanimously.

APPROVAL

LAND-2023-00296 Redmond Town Center Master Plan

Neighborhood: Downtown

Description: Master Planned development including three - seven story mixed-use residential buildings, two - 12 story mixed-use residential or office buildings, a two story addition to an existing two story parking garage to replace surface parking, and associated landscape and streetscape improvements.

Location: 7330 - 164th Avenue Northeast

Applicant: Mitch Ptacek *with* GGLO

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

Principal Planner McHarg introduced the project. No public comment was received.

COMMENTS FROM THE BOARD

Board Member Liu:

- Stated that everything proposed is good.
- Board Member Liu asked if residential only or residential and office mixed is proposed on the C block.

Principal Planner McHarg replied that there are two alternatives for 41C, either two mixed use residential towers or one tower mixed use residential and the other tower being office.

- Board Member Liu stated not having further comments.

Board Member Ng:

- Stated liking the Master Plan overall.
- Board Member Ng stated that the different proposals can help achieve city objectives.
- Board Member Ng stated appreciation for information answering a previous question regarding a roundabout at Northeast 76th Street and 164th Street Northeast.

Vice-Chairperson Cline:

- Stated agreement with Board comments and appreciation of imagery in the package.

- Vice-Chairperson Cline asked if a bike lane could be located curbside with a flexible barrier to deter passenger side door swings, pages 21 and 23 of the packet.

Principal Planner McHarg replied that the Transportation Planning and Engineering group and Transportation reviewer can be consulted, but geometry may limit options.

- Vice-Chairperson Cline stated appreciating the time and effort of the applicant.

Chairperson White:

- Stated agreement that the package is put together well.
- Chairperson White stated that later in design, any way to screen the view from Northeast 76th Street will be helpful.
- Chairperson White stated that massing makes sense, but that ways to visually step down to lower mall buildings will be a benefit, breaking up vertical mass.
- Chairperson White stated appreciation for the pedestrian experience.

MOTION by Board Member Liu to recommend approval of the design of the Redmond Town Center Master Plan (LAND-2023-00296) to the Technical Committee as represented in the submittal materials presented at the February 1, June 6, and July 18, 2024 Design Review Board meetings. The Design Review Board finds that the Master Plan meets the applicable design standards in RZC 21.60 and 21.62.020. This approval is subject to the standard conditions. MOTION seconded by Board Member Ng. The MOTION passed unanimously.

FORMAL REVIEW ROUND ONE

LAND-2024-00007, Bellwether Overlake Apartments

Neighborhood: Overlake

Description: Provide a six story mixed-use building with ground floor commercial tenant space and 332 affordable homes.

Location: 2989 Da Vinci Avenue Northeast

Applicant: Jenny Burdzinski *with* Perkins Eastman

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

Senior Planner Anderson introduced the project. No public comment was received.

COMMENTS FROM THE BOARD

Board Member Ng:

- Stated that massing is interesting, with inspiration from a transit map.

- Board Member Ng stated liking the building from the south along Shen Street.
- Board Member Ng stated appreciation of the elevations and renderings from different directions.
- Board Member Ng stated that the Administrative Design Flexibility (ADF) request is reasonable.

Vice-Chairperson Cline:

- Stated that the south elevation from Shen Street is the strongest.
- Vice-Chairperson Cline stated that along Da Vinci Avenue Northeast, there is room for refinement to elevations; lack of color reduces connection and is a lost opportunity.
- Vice-Chairperson Cline stated being in favor of a public park in the space.
- Vice-Chairperson Cline stated that the building entrance on Da Vinci Avenue Northeast needs to be accentuated.
- Vice-Chairperson Cline stated appreciating the drop down at the building entry.
- Vice-Chairperson Cline stated that the roof modulation ADF would help the parti; the better design is the slight break in the roof and an eyebrow is not necessary.
- Vice-Chairperson Cline stated that the amenity space on level two will be a nice touch for residents.
- Vice-Chairperson Cline stated that more detail regarding weather protection on the south sidewalk will be helpful.
- Vice-Chairperson Cline stated that site analysis regarding pedestrians is good.

Board Member Liu:

- Stated liking the design in general.
- Board Member Liu stated that the building overall feels institutional or industrial and not residential, possibly because of a lack of balconies.
- Board Member Liu stated that Parcel B is isolated and a more dramatic connection between two sites is needed.
- Board Member Liu stated that if the two roof gardens are intended for all residents, they should be connected.
- Board Member Liu stated that retail can be identified at the corner.

Chairperson White:

- Stated agreement that the Shen Street frontage is great.
- Chairperson White stated that the Da Vinci Avenue Northeast frontage needs more attention.

- Chairperson White stated that more contrast or color could occur, depending on the affordable housing budget.
- Chairperson White asked if there is a balcony exclusion on the project.

Mindy Black *with* Bellwether stated that in property operations, balconies are avoided because they generally become more of a storage space than a space occupied by residents, helping the appearance of properties.

- Chairperson White stated that 2nd floor courtyards are amazing.
- Chairperson White stated that a rendering of the pedestrian view from the corridor, light rail will be helpful.
- Chairperson White stated that the idea of acceleration can be playful on an elevation.
- Chairperson White stated that the retail corner could wrap around to the northwest corner, engaging with the park and station access, possibly a café where people can wait for a train.
- Chairperson White stated that an illustration of the foot path, landscape massing, and height of ground floor residential space to understand site lines and distances would be helpful.
- Chairperson White stated that exterior weather protection can be explored possibly focusing on the light rail station, park and retail.
- Chairperson White stated that detailing and materials need to be developed.

In response to a comment from Board Member Liu, Mindy Black replied that the separate courtyards are programmed for different user groups, open to everyone. The smaller courtyard accommodates small children and will be easier for parents to supervise within.

OTHER ITEMS

Mr. Lee stated that there were no further items.

ADJOURNMENT

MOTION by Vice-Chairperson Cline to adjourn the meeting at 7:45 p.m. MOTION seconded by Board Member Liu. The MOTION passed unanimously.

September 19, 2024

MINUTES APPROVED ON

Carolyn Garza

RECORDING SECRETARY