



CITY OF REDMOND DESIGN REVIEW BOARD

September 5, 2024, 7:00 p.m.

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

MEMBERS PRESENT: Chairperson Shaffer White, Board Members Ana Cisneros, Henry Liu, Samson Ng, and Wanqin Su

ABSENCES: Vice-Chairperson Josiah Cline (Excused)

STAFF PRESENT: David Lee, Alex Hunt and Tim McHarg

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.

APPROVAL - MINUTES

- MOTION to approve the Minutes from June 13, 2024 by Board Member Wanqin, seconded by Board Member Ng. The MOTION passed unanimously.

APPROVAL

LAND-2024-00132 The Charles Master Sign Program

Neighborhood: Downtown

Description: Mixed-use building master signage plan

Location: 8065 - 161st Avenue Northeast

Applicant: Gracia Mueller with A Design Studio Seattle

Staff Contact: David Lee, Planning Manager, 425-556-2462,

dlee@redmond.gov

Principal Planner McHarg introduced the project in the absence of Planning Manager Lee. Master sign projects are not publicly noticed and therefore no public comment was received.

COMMENTS FROM THE BOARD

Board Member Wanqin:

- Stated liking the design.

Board Member Liu:

- Stated having no comments and agreeing with the staff recommendation.

Board Member Ng:

- Stated liking colors and typefaces.

Board Member Cisneros:

- Stated that the package looks great and liking colors.

Board Member White:

- Stated having no comments and agreement with staff.

MOTION by Board Member Wanqin to approve LAND-2024-00132, The Charles Master Sign Program, with standard conditions. MOTION seconded by Board Member Liu. The MOTION passed unanimously.

FORMAL REVIEW - ROUND ONE

LAND-2024-00075, Meta Tank Enclosure Administrative Modification

Neighborhood: Willows/Rose Hill

Description: Addition of a 1,066 square foot LN2 tank enclosure to an existing mechanical area, new retaining wall, pad screening, and gate to house 9,000-gallon horizontal tank, vaporizer, and air compressor.

Location: 11351 Willows Road Northeast

Applicant: Michael Vander Ploeg *with* DLR Group

Staff Contact: Alex Hunt, 425-556-2475, ahunt@redmond.gov

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

COMMENTS FROM THE BOARD

Board Member Liu:

- Stated that the project is straightforward and that design shows compliance with the intention of design criteria standards.

Board Member Cisneros:

- Stated that staff has addressed requests and having no comments.

Board Member Ng:

- Stated not having any concerns.
- Board Member Ng asked for clarification regarding the third Administrative Design Flexibility (ADF) request regarding fully screening all mechanical equipment and asked if a roof over the new enclosure area had been considered.

Michael Vander Ploeg *with* DLR Group replied no, because most of the equipment is exhausting air upwards and any roof impediment would disrupt air flow.

Board Member Wanqin:

- Stated that the proposed design is better than the existing.
- Board Member Wanqin stated that requests seem reasonable.

Board Member White:

- Stated agreement with staff.

MOTION by Board Member Liu to approve LAND-2024-00075, Meta Tank Enclosure Administrative Modification, with standard conditions. MOTION seconded by Board Member Cisneros. The MOTION passed unanimously.

FORMAL REVIEW - ROUND ONE

LAND-2024-00146 Overlake East Phase Three

Neighborhood: Overlake

Description: Phase three of Overlake East Master Planned Development consisting of one multi-family residential building of approximately 399,000 square feet, 297 units, and 315 structured parking spaces.

Location: 15340 Northeast 24th Street

Applicant: Joe Tucker/Jenny Chapman *with* Ankrom Moisan Architects

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

Principal Planner McHarg presented the project.

COMMENTS FROM THE BOARD

Board Member Ng:

- Stated that there is a greater color contrast on all elevations except the south between ground level and above.
- Board Member Ng stated that fiber cement color on north, west, and east sides is very dark. While a popular aesthetic today, it possibly will appear dated in the future.
- Board Member Ng stated the south pedestrian experience could be enhanced with a wider sidewalk including planters, a buffer to the road.
- Board Member Ng stated that buildings on the Northeast 24th Street front will be experienced from below and from cars, and perspectives from ground level, possibly a video, would be helpful.

Board Member Cisneros:

- Stated that materials will be important to the pedestrian experience.
- Board Member Cisneros stated that the walkway on the west façade of building D has been replaced with landscaping and asked what the pedestrian experience to the transit center will be.
- Board Member Cisneros asked if materials of building D will match buildings B and C.

Board Member Wanqin:

- Stated that design is consistent with phases one and two.
- Board Member Wanqin asked to confirm the brick color, not clear on renderings.
- Board Member Wanqin stated agreement with Board Member Ng regarding darkness.

Jenny Chapman *with* Ankrom Moisan Architects replied that brick shown in images is correct, and elevations will be more realistic in the next round. The color palette on Building D is the same palette used on Building A in phase one, end caps for the project, variation but not overwhelming.

- Board Member Wanqin stated that the south elevation could use more modulation compared to surroundings.
- Board Member Wanqin asked if trees could be more evenly spaced on the Northeast 24th Street frontage.
- Board Member Wanqin stated that renderings of between the building and street compared to the pedestrian experience of the other buildings will be helpful.

Board Member Liu:

- Stated agreement with other Board Member comments.
- Board Member Liu stated that the south façade is large, that the southwest corner could be pulled back, and elements found on the west side could be incorporated.
- Board Member Liu stated that a better rendering of bricks and contrasting colors and materials would be helpful.
- Board Member Liu stated that more landscaping and weather protection awnings, in example, along Northeast 24th Street would improve the experience.
- Board Member Liu stated that the building is in harmony with Buildings B and C along Northeast 24th Street.

Board Member White:

- Stated agreement with Board Member Liu regarding the southwest corner, pulling the skin back to break up massing and for more interest.
- Board Member White stated that the material palette and preferred design options seem fine.

- Board Member White stated that the inner courtyard could use a lighter material at a break to interrupt darkness and add reflective light.
- Board Member White stated that the north elevation could use more interest but not being sure of sight lines.

Principal Planner McHarg replied that to the design standards apply to all facades and that no elevations are considered secondary; the north façade is not a street frontage and as nearby vacant lots will most likely be redeveloped this façade will not be clearly visible from any public perspective.

- Board Member White asked for companion elevations of Buildings A and C.
- Board Member White stated that similar renderings to page 16 for the south and northeast to know how buildings tie together would be helpful for context.
- Board Member White stated appreciating solar studies included and some light in the courtyard will be appreciated in winter.
- Board Member White stated that the package is strong, and if edges can be softened for the pedestrian experience it will be appreciated.
- Board Member White stated being okay with modulations but that the south might be helped with more finesse.

Joe Tucker *with* Ankrom Moisan Architects replied that materials are the same with a change in color scheme on different buildings. The next set of renderings will be more refined. On the sidewalk landscaping, a 12-foot sidewalk and six-foot bike path with a landscape strip is what the developer has been asked to provide, and the next submittal will show more context.

FORMAL REVIEW - ROUND ONE

LAND-2024-00113/LAND-2023-00216, Chelsea Square II

Neighborhood: Downtown

Description: Phase one of Master Plan Development (MPD), new construction of an eight-story mixed-use building with 390 units, structured parking, and pedestrian oriented uses at the ground floor.

Location: 16340 Northeast 83rd Street

Applicant: Michele Wang *with* Runberg Architecture Group

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

Principal Planner McHarg presented the project. A neighborhood meeting had been held in fall 2023 and public comments were not related to design.

COMMENTS FROM THE BOARD

Board Member Liu:

- Stated that that design is a major improvement from the Pre-Application packet but still feels massive from the street level.
- Board Member Liu stated that vertical massing break up could integrate the street scale.
- Board Member Liu stated appreciation of public spaces, easily activated.
- Board Member Liu stated that the color scheme is muted and colors or materials need to be more pronounced, particularly on the first two levels.

Board Member Wanqin:

- Stated that design is a huge improvement from the previous package.
- Board Member Wanqin stated that modulation is much more articulated, but that pages seven and eight show that some strong design language has been lost such as a bookend concept and horizontal and vertical contrast.
- Board Member Wanqin stated that colors and materials can use more contrast.
- Board Member Wanqin stated that dark and bright should be more balanced.
- Board Member Wanqin stated that the grey cement color blends in with white and asked if the rendering was accurate.
- Board Member Wanqin stated liking the corner treatment and some street furniture was a suggestion.
- Board Member Wanqin stated that a plan diagram should be included in the next package regarding the courtyard dimension and weather protection ADF.

Board Member Ng:

- Stated agreeing with earlier comments.
- Board Member Ng asked that perspective from the west side be included in the next packet.

Board Member Cisneros:

- Stated that the project has improved.
- Board Member Cisneros stated that there are visually interesting design details on the south side, but the west façade still needs work.
- Board Member Cisneros stated that the roof could help the shape for movement in the façade.
- Board Member Cisneros stated that the corner treatment is much better.

Board Member White:

- Stated that design is a tremendous improvement.
- Board Member White stated that more playfulness in materiality could create additional interest.
- Board Member White stated that the south elevation is the most successful in terms of massing that could be emulated on the east side, particularly a volume over the parking entrance.
- Board Member White stated that extending the roofline to the street edge with skylights would allow use through all seasons.
- Board Member White stated appreciating the different plazas and asked for more development and activation, in example page 18.
- Board Member White asked if there is any commercial ground floor space included.

Michele Wang *with* Runberg Architecture Group replied that there is approximately 2,500 square feet of commercial space at the southeast corner.

- Board Member White stated that activation near commercial space such as a small coffee shop could be a benefit.
- Board Member White stated that the volume above the sidewalk is generic compared to the rest of the project, and an additional move needs to emphasize a landmark opportunity.
- Board Member White stated that exterior landscape seating would be a benefit.
- Board Member White stated liking the idea of art to tie in the pedestrian experience, page 19.
- Board Member White suggested that on page 15, a mechanical screen materiality could match the black inset.
- Board Member White stated not having issues with ADFs at this time.

OTHER ITEMS

There were no further items.

ADJOURNMENT

MOTION by Board Member Wanqin to adjourn the meeting at 8:11 p.m. MOTION seconded by Board Member Cisneros. The MOTION passed unanimously.

October 17, 2023
MINUTES APPROVED ON

Carolyn Garza
RECORDING SECRETARY