



CITY OF REDMOND DESIGN REVIEW BOARD

April 18, 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

STAFF PRESENT: Lauren Anderson and David Lee

MEETING MINUTES: Carolyn Garza, LLC

Board Member Wanqin submitted comments via email that were not read aloud.

CALL TO ORDER:

The meeting was called to order by Chairperson White at 7:00 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 Vice-Chairperson Cline to approve the March 7, 2024 Minutes.
MOTION seconded by Board Member Liu. The MOTION passed unanimously.

MOTION by Vice-Chairperson Cline to approve the March 21, 2024 Minutes.
MOTION seconded by Board Member Ng. The MOTION passed unanimously.

APPROVAL

LAND-2023-00259, LWSD Norman Rockwell Elementary School

Neighborhood: Education Hill

Description: Construction of a new 79,450 square foot (+/-) 690 student capacity elementary school on underdeveloped land within the existing Norman Rockwell Elementary School campus

Location: 11125 - 162nd Avenue Northeast

Applicant: Dion Serra *with* McGranahan Architects

Staff Contact: David Lee, Planning Manager, 425-556-2462 or dlee@redmond.gov

Planning Manager Lee presented the project. No public comment was received.

COMMENTS FROM THE BOARD

Board Member Liu:

- Stated that the revised package is a step forward.
- Board Member Liu stated that the new material selection and color is more appropriate.

Board Member Ng:

- Stated liking the warmer tones and variation in color and texture.
- Board Member Ng stated that the palette will wear well over time and require less maintenance for aesthetics.
- Board Member Ng asked for clarification that there is no lighting on three sides of the building.

Dion Serra *with* McGranahan Architects replied that there is lighting on all four sides of the building.

Board Member Cline:

- Stated liking the new packet, more condensed and easier to read.
- Board Member Cline appreciated the branding of the front entry way.
- Board Member Cline stated that the lighting is more adequate now.
- Board Member Cline stated liking the brick material.
- Board Member Cline asked for clarification that the metal and cement panels are still the same color as previously proposed.

Dion Serra replied generally, yes, there is a slight variation.

Board Member White:

- Stated appreciating the tailored presentation and context.
- Board Member White stated the brick materiality is great.
- Board Member White stated that branding is good.
- Board Member White appreciated lighting renderings.

MOTION by Board Member Cline to recommend approval of the design of the Norman Rockwell Elementary School (LAND-2023-00259) as represented in the submittal materials presented at the April 18, 2024 Design Review Board meeting. MOTION seconded by Board Member Ng. The MOTION passed unanimously.

PRE-APPLICATION

LAND-2024-00018, Eightytwo Ninety Office Building

Neighborhood: Downtown

Description: New four-story office building on small corner lot with first floor parking, elevator lobby and optometry area, second floor dental and office tenants, third and fourth floors with office tenants

Location: 8290 – 165th Avenue Northeast

Applicant: Jamie Trendera *with* Magellan Architects

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

Senior Planner Anderson presented the project. Pre-applications do not receive public comment.

COMMENTS FROM THE BOARD

Board Member Cline:

- Stated that regarding the weather protection Administrative Design Flexibility (ADF) request, two plans showing compliance versus the proposed will be helpful.
- Board Member Cline stated that weather protection of the sidewalks, not building mounted, would help the reduced weather protection request.
- Board Member Cline stated agreement with staff regarding the color palette.
- Board Member Cline suggested a residential feel to glazing, similar to across the street.

- Board Member Cline stated that elevator towers have additional opportunities for refinement, disconnected with rest of design.
- Board Member Cline stated appreciation of the top floor lighter color, reducing perceived mass.
- Board Member Cline stated that there may be an opportunity to pull from surrounding context in modulation, how other projects have played with modulation.
- Board Member Cline stated that lighting should highlight the building entry and emphasize danger when pulling out of covered parking.

Board Member Ng:

- Stated that roof tower walls are interesting, sloped.
- Board Member Ng stated that a street level perspective rendering will be helpful, from across the street on the corner.

Board Member Liu:

- Stated that context analysis from the design team will be helpful to relate to surrounding buildings, why choices were made in design.
- Board Member Liu stated that the elevator tower has a residential flavor and the reasoning will be helpful.
- Board Member Liu stated not understanding the building yet.

Board Member White:

- Stated that the start is interesting but also having difficulty understanding how the composition has been decided on.
- Board Member White asked if the 14-foot setback is required by zoning.

Jamie Trendera *with* Magellan Architects replied that the setback is required by zoning.

- Board Member White stated that there can be more development and protection where pedestrians will access.
- Board Member White stated agreement with Board Member Ng that a street level perspective from across the street at the corner showing the two entrances will be helpful.
- Board Member White asked if the applicant hopes to encourage or discourage pedestrians entering from the garage.

Jamie Trendera replied that people entering from the garage would be discouraged, and that a preferred option with flexibility versus a prescriptive option will be

explored. The residential roof element was designed to bridge the gap between residential and commercial.

- Board Member White stated being open to a more inviting and effective cover system at the main entrance rather than meeting the letter of the law.
- Board Member White stated that material boards will be helpful.
- Board Member White stated that the building reads flat and that more dimensionality can occur, possibly brick deeper.

Jamie Trendera replied that there is a small footprint without a lot of room for modulation, so finishes with different depths are being refined to lessen flatness, create shadow lines.

- Board Member White stated that different materials in plane do not feel right.
- Board Member White stated that inspiration images were helpful.
- Board Member White stated that using old Redmond brick with a contemporary twist can be effective.
- Board Member White stated that materiality and palette information, compositional intent, and rendered street level entrances and the rooftop view from the street should be brought back.
- Board Member White stated being open to more front porch weather protection.

Board Member Liu:

- Stated understanding the challenges of the design team and stated that a nice office building may fit better than a residential and commercial hybrid.
- Board Member Liu stated that possibly the color scheme can relate to the surrounding area, not necessarily the building language or elements due to the small size.
- Board Member Liu stated liking the color and material inspiration images presented.

OTHER ITEMS

Planning Manager Lee stated that there is only one item for the first meeting in May.

ADJOURNMENT

MOTION by Board Member Cline to adjourn the meeting at 7:31 p.m. MOTION seconded by Board Member Liu. The MOTION passed unanimously.

May 16, 2024

MINUTES APPROVED ON

Carolyn Garza

RECORDING SECRETARY