



CITY OF REDMOND DESIGN REVIEW BOARD

October 17, 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 Henry Liu, Samson Ng, and Wanqin Su

ABSENCES: Chairperson Shaffer White and Board Member Ana Cisneros (Excused)

STAFF PRESENT: David Lee and Carol Helland

MEETING MINUTES: Carolyn Garza, LLC

CALL TO ORDER:

The meeting was called to order by Vice-Chairperson Cline at 7:02 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 September 5, 2024 by Board Member Wanqin, seconded by Board Member Liu. The MOTION passed unanimously.

APPROVAL

LAND-2024-00177, 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,
dlee@redmond.gov

Scott Koppelman, Development Parter *with* AMLI Residential, repeated comments given at the last meeting regarding the east elevation design facing the AMLI development, a monolithic 230' long by 69' high. There is no modulation, articulation, window detailing, or change in materials or color, elements which are encouraged or required by Redmond code. There is also a tall rooftop screen on top of the parapet at the east edge of the building. The Design Review Board had requested that the design team re-examine the east façade and consider revisions at the last meeting, and the new plans being presented at this meeting have a change in color pattern with exterior material, and one stack of windows has been modified. However, the long, tall façade is still entirely on one plain. There are statements in the staff report regarding what AMLI should have known or assumed would be developed on the site, and Mr. Koppelman respectfully takes issue with the statement. The Board should continue to require some amount of modulation, articulation, or other detailing on the east façade as was requested at the last meeting to break up the huge façade.

Planning Manager Lee introduced the project.

No other public comments were received.

COMMENTS FROM THE BOARD

Board Member Wanqin:

- Stated that the team has made improvements from the last submittal.
- Board Member Wanqin stated having been more concerned regarding the western façade, public facing, and adding colors have broken down the volume.
- Board Member Wanqin stated not having any further issues.
- Board Member Wanqin stated understanding that while the project has deviated from standard design code, but having supportive housing in the location and seeing the efforts to take advantage of the challenging site and surrounding properties by the team, being in support of approval.

Board Member Ng:

- Stated liking the new bronze color against sea foam green at deck carve-outs, also in harmony with AMLI colors to the east.

- Board Member Ng stated that the colors and patterns are somewhat effective in creating visual breaks in the façade, but a concern is that in the future, a single color could possibly be used in refresh, and the conversations being had in review will be forgotten. Trees will mature as a buffer, however.
- Board Member Ng stated having no issue with Administrative Design Flexibility (ADF) requests.
- Board Member Ng stated that overall, the product looks good.

Planning Manager Lee replied that the color and building articulation will be locked into the Notice of Decision, and any future change will require city approval. Conditions of Approval stay with the property throughout the life of the project.

Board Member Liu:

- Stated that the two-tone pattern does bring some visual relief.
- Board Member Liu suggested minimum or no rooftop screening and asked for the rationale for the large enclosure.

David Sarti *with* Environmental Works replied that saving money by reducing a mechanical screen would be preferable, but the extent of screening is linked to mechanical equipment on the roof, and some units are large.

- Board Member Liu asked if the large units referred to are for residential or commercial use.

David Sarti replied that the mechanical units are for the entire building such as stair and elevator pressurization, heat pumps, and units that provide fresh air to building corridors.

- Board Member Liu suggested grouping equipment into two locations to break up the length of screening, eliminating some concerns of the neighbor.

Board Member Cline:

- Stated appreciating the two tonal east façade and slight changes to the west side.
- Board Member Cline thanked the applicant for an easy-to-understand package and Planning Manager Lee for additional setback information.

MOTION by Board Member Liu to recommend approval of the design of LAND-2024-0177, PSH Redmond, to the technical committee as represented in the submitted material presented at this meeting. The Design Review Board finds that the site plan

meets applicable design standards in RZC 21.60 and 21.62.020. Additionally, The Design Review Board finds that the ADFs listed in the staff memo meet RZC 21.58.020 and concur with staff recommendation. Approval is subject to standard conditions. In addition, rooftop unit screening should be studied once equipment data is available to scale back the amount of screening if possible. MOTION seconded by Board Member Wanqin. The MOTION passed unanimously.

OTHER ITEMS

Principal Planner Lee stated that the City Council has voted to disband the Design Review Board. Meetings will be held through December, 2024. Principal Planner Lee stated having enjoyed working with and learning from the Board during reviews. The last meeting should be in person to say thank you properly. Neighborhood meeting invitations for future large projects will be forwarded.

ADJOURNMENT

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

November 7, 2024

MINUTES APPROVED ON

Carolyn Garza

RECORDING SECRETARY