



CITY OF WOODINVILLE, WA  
**DESIGN REVIEW COMMITTEE MEETING**  
17301 133<sup>rd</sup> Avenue NE, Woodinville, WA 98072  
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**To:** Project File DRA20011 Woodin Creek Village  
Phase 4 and 5

**Date:** August 26, 2021

**By:** Amanda Almgren, Planning Manager

**Subject:** Design Review Committee Meeting Minutes for August 25, 2021

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A Design Review Committee Meeting was held virtually via Microsoft Teams on August 25, 2021 at 6:00 PM.

**Attendees:**

Committee Members: Planning Commissioners Kevin Stadler, Ken Pierro, and Jorge Meza

Other Planning Commission Members: Kat Turcotte

Staff: Amanda Almgren, Robert Grumbach, and Yvonne David

Applicant: Eli Hardi, Charles Abuel, and Michael Ivancic

The architecture team for the project, Eli Hardi and Charles Abuel, as well as the applicant representative Michael Ivancic, attended as the applicant. Amanda Almgren gave a brief presentation which included an overview of the site plan, building orientation to the street and building design. This included considerations for site access, the materials and colors of the building, and the building details. The Design Review Committee members asked some clarifying questions about if courtyards were included in the project and other amenities provides as part of these phases.

A brief overview of the three departure requests was provided, including access from NE 171<sup>st</sup> Street, transparency requirements along the ground floor and building modulation. The Design Review Committee asked for some additional information regarding the intent of the modulation requirements and if the proposed departure meets the intent. After some discussion the committee felt it did meet the stated intent.

The committee expressed that they like the project overall, especially the commercial in Phase 2 and asked about construction timing for Phase 4 and 5. The applicant discussed their timing for construction which will likely begin with Phase 4 in winter 2021 or spring 2022. Generally, the committee felt the proposal was consistent with the Commercial Design Standards in Chapter 21.40 WMC.

The meeting concluded at 6:30 pm.