



CITY OF WOODINVILLE, WA
DESIGN REVIEW COMMITTEE MEETING
17301 133rd Avenue NE, Woodinville, WA 98072
WWW.CI.WOODINVILLE.WA.US

To: Project File DRA18006 Meraki Apartments

Date: October 7, 2021

By: Kelsey Loch, Associate Planner

Subject: Design Review Committee Meeting Minutes for October 6, 2021

A Design Review Committee Meeting was held virtually via Microsoft Teams on October 6, 2021 at 6:30 PM.

Attendees:

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

Staff: Kelsey Loch, Amanda Almgren, Robert Grumbach, and Yvonne David

Applicant: Nishant Padhye and Zbigniew Konofalski

The property owner and architecture team for the project, consisting of Nishant Padhye and Zbigniew Konofalski, who attended as the applicant. Kelsey Loch gave a brief presentation overviewing the building design. This included considerations for building materials and color, landscaping, and the proposed sidewalk width reduction departure.

The Design Review Committee asked about providing a physical barrier between the travel lanes and proposed bike path. It was explained that at this time public works does not have a requirement for a physical barrier at this time. It was also asked where the bike lane requirement came from as no other development along that stretch had a bicycle lane. It was explained that as projects develop, they will install at the developers cost a complete street build out. This allows for a similar street design standard to be constructed over time.

There were a few questions regarding the proposed materials. It was asked if it would be real wood siding would be used or a material that looked like wood but would be longer lasting. The developer expressed he would look into the possible options. There was also a question regarding whether there was an alternative option for the glass block windows as they didn't appear to fit the Woodinville Pacific Northwest woodland character. Glass block windows are encouraged as a decorative building detail.

Generally, the committee felt the proposal was consistent with the Commercial Design Standards in Chapter 21.40 WMC.

However, there was one dissenting opinion that sidewalk widths should be maintained or increased in order to promote a better pedestrian environment. Especially after Covid more and more businesses are depending on sidewalks which restricts pedestrians' abilities use the sidewalk as well.

The meeting concluded at 7:00 pm.