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# DESIGN COMMISSION

## MEETING MINUTES



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Wednesday, July 24, 2019

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### CALL TO ORDER

Chair Richard Erwin called the meeting to order at 7:01PM in the Council Chambers, 9611 SE 36th Street, Mercer Island, Washington.

### ROLL CALL

Chair Richard Erwin, Vice Chair Colin Brandt, Commissioners, Claire McPherson, Anthony Perez, and Suzanne Zahr (arrived at 7:02pm) were present. Tom Soeprono was absent.

### STAFF PRESENT

Evan Maxim, CPD Director, Andrea Larson, Senior Administrative Assistant, Mona Davis, Planning Manager Nicole Gaudette, Senior Planner, Andrew Leon, Planner, and Bio Park, Interim City Attorney were present.

### SPECIAL BUSINESS

#### Agenda Item #1: Election of Chair and Vice-Chair

Evan Maxim, CPD Director, provided a brief explanation of the election process.

#### Election of Chair:

Brandt nominated Erwin for chair;

#### Vote Round 1:

Erwin 5-0

**Erwin was elected chair**

#### Election of Vice-Chair

Perez nominated Brandt for vice-chair;

#### Vote Round 1:

Brandt 5-0

**Brandt was elected vice-chair**

### MEETING MINUTES APPROVAL

The Commission reviewed the minutes from the May 22, 2019  
It was moved by Perez; seconded by Zahr to:

**Approved the May 22, 2019 minutes**

Passed 4-0

## **PUBLIC HEARING**

### **Agenda Item #1: DSR2018-024 Public Hearing**

Andrew Leon, Planner, gave a brief presentation on a new office building in Town Center, located at 2856 80<sup>th</sup> Ave SE.

Scott Carr, Public 47 Architects, gave a presentation on the new office building. Yvonne Biggly, Karen Case Landscape architects, provided a presentation on the landscape architecture.

Chair Erwin opened the public hearing at 7:45pm  
There were no comments during the public hearing.  
Chair Erwin closed the public hearing at 7:4pm.

The Commission recessed until 7:51pm

It was moved by Brandt to:  
Swap agenda items #2 & #3.  
Approved 5-0

## **REGULAR BUSINESS**

### **Agenda Item #3: DSR2018-024**

Andrew Leon, Planner, gave a brief presentation on a new office building in Town Center, located at 2856 80<sup>th</sup> Ave SE.

The Commission reviewed and discussed the project.

It was moved by Zahr; seconded by Brandt to:

Grant Public 47 Architects, design approval for façade modifications and signage for an office building in the Town Center located at 2856 80<sup>th</sup> Ave SE, as show in Exhibit 1, except were superseded as show in Exhibit 8, submitted on July 24, 2019, subject to the following conditions and further conditioned as follows:

1. All aspects of the proposed development shall be in substantial conformance with the detail information submitted with this application (i.e. elevations, perspective drawings, colors, materials, font, size of sign lettering and relationship and layout of the approved wording and graphics), as depicted in Exhibit 1, except were superseded as show in Exhibit 8, submitted on July 24, 2019.
2. If a building permit is required and the applicant has not submitted a complete application for a building permit within three years from the date of this notice, or within two years from the decision on appeal from the final design review decision, design review approval shall expire.
3. The applicant shall provide proof of LEED certification within 180 days of issuance of a final certificate of occupancy, or such later date as may be allowed by the code official for good cause, by submitting a report analyzing the extent credits were earned toward such a rating.
4. Ground cover shall be planted to have 100 percent ground coverage in two years
5. Any tree cutting or pruning shall be consistent with Chapter 19.10 MICC.
6. All landscaping shall be maintained in good condition, in compliance with MICC 19.11.070(B)(2)(e).
7. All brackets and supports of the proposed PV array shall be painted or otherwise colored to match the color of the roof.

Passed 5-0

## **PUBLIC HEARING**

### **Agenda Item #2: DSR2019-005 Public Hearing**

Nicole Gaudette, Senior Planner, gave a brief presentation on an exterior remodel and new signage for an existing McDonald's restaurant in Town center, located at 2807 78<sup>th</sup> Ave SE.

Jamie Trenda, Freiheit Architecture, answered questions regarding the proposed remodel and new signage.

Chair Erwin opened the public hearing at 8:32pm  
There were no comments during the public hearing.  
Chair Erwin closed the public hearing at 8:32pm

## **REGULAR BUSINESS**

### **Agenda Item #4: DSR2019-005 Public Hearing**

Nicole Gaudette, Senior Planner, gave a brief presentation on an exterior remodel and new signage for an existing McDonald's restaurant in Town center, located at 2807 78<sup>th</sup> Ave SE.

The Commission reviewed the project.

It was moved by Perez seconded by McPherson to:

Grant Freiheit Architecture, design approval for an exterior modifications and signage for a restaurant in the Town Center located at 2807 78<sup>th</sup> Ave SE, as show in Exhibit 1, subject to the following conditions and further conditioned as follows:

1. All aspects of the proposed development shall be consistent with the detail information submitted with this application (i.e. elevations, perspective drawings, colors, materials, font, size of sign lettering and relationship and layout of the approved wording and graphics), as depicted in Exhibit 1 through 6.
2. If required, the applicant shall apply for an obtain a building permit from the City of Mercer Island prior to installation of the signs
3. If a building permit is required and the applicant has not submitted a complete application for a building permit within three years from the date of this notice, or within two years from the decision on appeal from the final design review decision, design review approval shall expire.
4. Elevation keynote EN-11 on all sheets shall match the revision 1 note on sheet A-2.1 in Exhibit 1 submitted on July 24, 2019.

Passed 5-0

## **PLANNED ABSENCES FOR FUTURE MEETINGS**

Chair Erwin will be absent September 25. Vice Chair Brandt will be absent September 11.

## **OTHER BUSINESS**

Andrea Larson, Senior Administrative Assistant spoke to the Commission regarding new City email accounts that have been created for them.

## **ANNOUNCEMENTS AND COMMUNICATIONS**

The next Design Commission meeting is on June 12, 2019 at 8:48PM.

## **ADJOURNMENT**

The meeting was adjourned at 8:48PM