



DESIGN COMMISSION REGULAR MEETING MINUTES JANUARY 13, 2016

CALL TO ORDER:

Chair Erwin called the meeting to order at 7:02 PM in the Council Chambers, 9611 SE 36th Street, Mercer Island, Washington.

ROLL CALL:

Chair Richard Erwin; Vice-Chair Colin Brandt; Commissioners Susanne Foster, Daniel Hubbell, and Lara Sanderson. Commissioner Hui Tian was excused. Commissioner Tami Szerlip arrived at 7:05 PM.

STAFF PRESENT:

Jeremy Hammar, Assistant Planner; Shana Restall, Principal Planner; Travis Saunders, Senior Planner; and Christina Schuck, Assistant City Attorney, were present.

MEETING MINUTES APPROVAL:

The Commission reviewed the minutes from the December 9, 2015 meeting. Commissioner Sanderson motioned to approve the minutes as written. The motion was seconded by Commissioner Brandt. The minutes were approved as modified by a unanimous vote of 5-0.

REGULAR BUSINESS:

Agenda Item #1: Open Record Public Hearing Final Design Review – New Seasons Market - 2755 77th Avenue SE (DSR15-027)

Christina Schuck, Assistant City Attorney, polled the Design Commission regarding potential appearance of fairness issues.

Travis Saunders, Senior Planner, provided the staff presentation and responded to questions from the Commission.

Greg Mitchell of LRS Architects, 720 NW Davis, Suite 300, Portland, OR 97209, provided a presentation for the applicant and responded to questions from the Commission.

Tom Walker of RW Thorpe and Associates, 2737 78th Avenue SE, Mercer Island, WA 9804 provided a presentation for the applicant and responded to questions from the Commission.

Chair Erwin opened the public hearing at 7:42 PM. No members of the public testified. Chair Erwin closed the hearing at 7:43 PM.

Commissioner Brandt moved to grant New Seasons Market preliminary design approval for modifications to an existing building and landscaping for a new grocery store located at 2755 77th Avenue SE, as shown in Exhibits 1 and 2, and as conditioned by the January 13, 2016 staff report to the Design Commission with the added condition to guarantee that the lights in the northwest corner of the parking lot at the stairs are recessed cans and not "barn lights". Commissioner Hubbell seconded the motion. The motion passed unanimously (6-0).

Agenda Item #2: Preliminary Design Review – Pagliacci Pizza - 3077 78th Avenue SE (DSR15-026)

The Design Commission was polled by Christina Schuck, Assistant City Attorney, regarding potential appearance of fairness issues. Commissioner Brandt acknowledged previous ex parte communication with the applicant, but maintained his ability to be impartial.

Shana Restall, Principal Planner, provided the staff presentation and responded to questions from the Commission.

Richard Floisand of Floisand Studio, 1941 1st Ave S. Seattle, WA 98134, for Pagliacci Pizza provided a presentation for the applicant and responded to questions from the Commission.

Additional information was provided by Matt Galvin of Pagliacci Pizza (423 East Pike Street, Seattle, WA 98112) who also responded to questions from the Commission.

Bill Low, representative for the property owner, Gull Industries (P.O. Box 24687, Seattle, WA 98124), also addressed the Design Commission.

Patrik Dylan of Eccos Design, L.L.C., 505 South First Street, Suite B, Mount Vernon, WA 98273, responded to questions from the Commission regarding proposed landscaping.

The Commissioners deliberated the proposal and requested that applicant return with the following revisions:

- Revise plans to show the elevation of the top of the parapet
- Include bicycle facilities in the proposal
- Revise plans to show the distance between proposed appurtenances and the roof edge
- Loading space shall be provided – indicate its location on the site plan
- Provide a preliminary utility plan showing the proposed locations of mechanical units
- Provide specs for proposed exterior building lighting fixtures
- Provide a scaled master sign plan (the one in the plans is not scaled)
- Clarify on the plan set whether an automatic irrigation system will be included, as is required
- The doors cannot detract from the sidewalk width
- Create a pocket park on the corner of SE 32nd Street and 78th Avenue SE
- Emphasize the building's corner orientation by: 1) using landscaping instead of paving; 2) work on ways to soften the pole; and 3) work around the pole or embrace it. A corner entry is not recommended.
- Call out dimensions on the roof plan
- Wrap screening material around the outdoor seating area
- Create a prominent entry (needs to be slightly more pronounced)

Additionally, the Design Commission directed staff to provide the following:

- Confirm with Engineering that the partial sidewalk improvements to the ends of the building are acceptable.
- Ask Fire if the hydrant can be moved from its existing location at the corner of 78th Avenue SE and SE 32nd Street.
- Ask the City Attorney if the softscape and hardscape proposed in the existing landscaping easement is acceptable to the City and meet the easement requirements.

Vice Chair Brandt motioned to continue the preliminary design review of Pagliacci Pizza to February 10, 2016. Commissioner Szerlip seconded the motion. The motion passed unanimously (6-0).

OTHER BUSINESS:

None

PLANNED ABSENCES FOR FUTURE MEETINGS:

Rich Erwin will be absent from the February 10, 2016 regular meeting.

ANNOUNCEMENTS AND COMMUNICATIONS:

The next regularly scheduled meeting would be January 27, 2016. The Town Center Joint Commission will be meeting on that date. Therefore, the next regular meeting is scheduled for February 10, 2016.

ADJOURNMENT:

The meeting was adjourned at 10:32 PM.

Respectfully submitted,
Travis Saunders, Senior Planner