



DESIGN COMMISSION REGULAR MEETING AGENDA

Wednesday, April 11, 2018
Mercer Island City Hall

DESIGN COMMISSIONERS

Colin Brandt, Vice Chair
Richard Erwin, Chair
Susanne Foster
Anthony Perez
Tami Szerlip
Hui Tian
Suzanne Zahr

PHONE: 206-275-7729
WEB: www.mercergov.org

CALL TO ORDER & ROLL CALL

7:00 PM

APPROVAL OF MINUTES

Minutes from March 5, 2018

REGULAR BUSINESS

Agenda Item #1: DSR2017-021

Design review and approval of a revised wall sign for the Verizon business.

Staff Contact: Andrew Leon, Planner

Agenda Item #2: DSR2018-004

Study session for the proposed 2856 80th Avenue SE office building.

Staff Contact: Robin Proebsting, Senior Planner

OTHER BUSINESS

Planned Absences for Future Meetings
Announcements & Communications
Next Scheduled Meetings: April 25, 2018 at 7:00PM

ADJOURN



DESIGN COMMISSION SPECIAL MEETING MINUTES MARCH 5, 2018

CALL TO ORDER: Chair Richard Erwin called the meeting to order at 7:05 PM in the Council Chambers, 9611 SE 36th Street, Mercer Island, Washington.

ROLL CALL:

Chair Richard Erwin, Commissioners Tami Szerlip, Anthony Perez. And Hui Tian were present. Commissioner Suzanne Zahr and Vice Chair Colin Brandt were absent. Commissioner Foster arrived at 7:27pm.

STAFF PRESENT:

Evan Maxim, Planning Manager; Nicole Gaudette, Senior Planner; Lauren Anderson, Assistant Planner, Andrea Larson, Administrative Assistant, Bio Park, Assistant City Attorney were present.

MEETING MINUTES APPROVAL:

The Commission reviewed the minutes from the January 10, 2018. Commissioner Szerlip moved to approve the January 10, 2018, minutes. Commissioner Perez seconded the motion. The minutes were approved as amended by a vote of 4-0-0.

REGULAR BUSINESS:

Agenda Item #1: Design Review DSR17-025: Eyeworks Sign Design Review

Nicole Gaudette, Senior Planner, provided a brief staff presentation on the revised project. The proposal is for the revised wall signage review and approval for the Eyeworks business.

The Design Commission reviewed the design of the sign.

Nicole Masciocchi, co-owner Mercer Island Eyeworks, answered questions regarding the sign.

Commissioner Perez moved to approve the project with the alternative recommended motion with all three recommended conditions of approval. The motion was seconded by Commissioner Szerlip.

Move to grant Western Neon, approval for a retail tenant location in the Town Center located at 7800 SE 27th St, as shown in Exhibits 1, subject to the following conditions as follows:

1. All aspects of the sign shall be in substantial conformance with the detail information submitted with this application (i.e. elevations, perspective drawings, colors, materials, font, size of the lettering and relationship and layout of the approved wording and graphics), as depicted by Exhibit 1.
2. If required, the applicant shall apply for and obtain building permits 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 two 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. The Code Official may grant an extension for no longer than 12 months, for good cause shown, if a written request is submitted at least 30 days prior to the expiration date.

Vote passed 4-0-0.

Agenda Item #2: Design Review DSR18-001: Club Pilates Sign Design Review

Lauren Anderson, Assistant Planner, provided a brief staff presentation on the project. The proposal is for a wall sign and window sign for Club Pilates.

The Design Commission reviewed the design of the signs.

Chair Erwin requests to add to the code docket an item regarding lumens/ brightness of lit signs.

Commissioner Tian moved to approve the project with the alternative recommended motion with all three recommended conditions of approval. The motion was seconded by Commissioner Szerlip.

Move to grant National Sign Corporation design approval for a wall sign to be placed at a retail tenant location of a newly constructed mixed-use building located at 2601 76th Avenue SE, as shown in Exhibit 1, subject to the following conditions:

1. All aspects of the sign shall be in substantial conformance with the detail information submitted with this application (i.e. elevations, perspective drawings, colors, materials, font, size of the lettering and relationship and layout of the approved wording and graphics), as depicted by Exhibit 1.
2. If required, the applicant shall apply for and obtain building permits 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 two 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. The Code Official may grant an extension for no longer than 12 months, for good cause shown, if a written request is submitted at least 30 days prior to the expiration date.

Vote passed 4-0-0.

The Commission recessed at 7:26pm

The Commission reconvened at 7:30pm

Agenda Item #3: Design Review DSR18-003: Alliance Study Session

Nicole Gaudette, Senior Planner, provided a brief staff presentation of a proposed mixed-use building in Town Center.

JP Emery, Ankrom Moisan Architects, gave a brief presentation on the proposed mixed-use building in Town Center.

Jeremiah Jolicoeur, Alliance Realty Partners, LLC, answered questions regarding parking and the parking easement.

The Design Commission reviewed the proposed mixed-use building and reviewed the six questions posed by the applicant. The Commission recommended preserving the street trees.

1. The Commission agreed that the proposed building meets the code for height limits.
2. The Commission requested that the architect not create a sense of isolated environments from the rest of the community.
3. The Commission requested to see photographs of a similar courtyard. The Commission was comfortable with the public open space meeting the major public feature.
4. The Commission recommended providing additional modulation along 78th Avenue SE.
5. The Commission concurred with the applicant that the pedestrian corridor along the north side of the site was not practical for this project. Additional public open space and improvements would be an appropriate compensation for the pedestrian corridor.
6. The Commission recommends ensuring the building doesn't have too much bulk. The fenestration is acceptable as minor modulation, but not major modulation. The Commission supported the look of a stepped back upper level and roof. The Commission recommended that the design include strong articulation of the roof elements. The Commission also encouraged the applicant to design the building to improve interaction of the residents with the community.

PLANNED ABSENCES FOR FUTURE MEETINGS:

Commission Foster and Perez will be absent on March 14, 2018. Commissioner Tian will be absent on March 28, 2018.

OTHER BUSINESS:

None

ANNOUNCEMENTS AND COMMUNICATIONS:

The next scheduled meeting is for March 14, 2018

ADJOURNMENT: The meeting was adjourned at 9:03pm

DRAFT



**CITY OF MERCER ISLAND
DESIGN COMMISSION
STAFF REPORT**

**Agenda Item: 1
April 11, 2018**

Project:	DSR17-021 Verizon Signage at Tabit Village Square in the Town Center
Description:	A request for design review approval of signage for a retail tenant at Tabit Village Square in the Town Center.
Applicant:	Rich Easley of Sign-Tech Electric
Site Addresses:	7687 SE 27 th St. Mercer Island, WA 98040; Identified by King County Tax Parcel # 531510-1445
Zoning District:	Town Center (TC)
Exhibits:	<ol style="list-style-type: none">1. Drawings by Majestic Signs, received on March 19, 2018.2. Development Application, received on October 17, 2017.3. Building Permit Application, received on October 17, 2017.4. Tabit Village Square Sign Criteria, approved by the Design Commission on June 27, 1984.5. Property Owner Approval of Proposed Sign, received March 19, 2018.

1. SUMMARY

The applicant is requesting design review approval of signage for a retail tenant location on an existing mixed-use building (Tabit Village Square) containing multiple retail tenant locations at ground level in the Town Center (TC). The applicant is proposing to install one wall sign, located on the north side of the building facing SE 27th St. The proposed sign is to consist of channel lettering internally illuminated by LED lighting. The applicant is also proposing to install window signage that indicates the name of the establishment's operator, the hours of business, and other information.

An expansion to Tabit Village Square underwent review by Design Commission in 1984. As a part of this review, a set of sign criteria was approved by the Design Commission on June 27, 1984 (Exhibit 4). The proposed sign is subject to the sign criteria as approved as a part of the original design commission approval. The subject property is addressed as 7687 SE 27th St.

2. CRITERIA FOR REVIEW AND STAFF ANALYSIS

Pursuant to MICC 19.15.010(E), 19.15.040(F)(1)(b), 19.15.040(F)(1)(c), and 19.15.040(F)(3)(c) a minor exterior modification in the Town Center may be reviewed by staff or by the Design Commission. The proposal is to approve new signage at a retail location within the Town Center.

Mercer Island City Code MICC 19.15.040 and the Design Standards for the Town Center in Chapter 19.11.140 provide the criteria for approval of sign design. The following is an analysis of the proposal regarding the criteria for approval:

1. **MICC 19.15.040(D), Powers of the Commission, states that:** No building permit or other required permit shall be issued by the city for any major new construction or minor exterior modification of any regulated improvement without prior approval of the Design Commission or Code Official as authorized pursuant to MICC 19.15.010(E).

Staff Analysis:

Staff finds that the regulation is applicable to the proposal. The Sign Criteria for Tabit Village Square (Exhibit 4) indicate that Design Commission approval is required for each new sign installed at Tabit Village Square. Therefore, the proposal will require formal review by the Design Commission.

2. **MICC 19.15.010(E), Summary of Actions and Authorities:** Minor Exterior Modifications with a construction valuation less than \$100,000 within the Town Center shall be reviewed by the Code Official.

Staff Analysis:

Exhibit 3 shows that the construction valuation of this project is \$2,250. Design Commission approval is required for this project, as described above.

3. **MICC 19.15.040(F)(4), Criteria for Design Review Decisions:** Following the applicable review process above, the Design Commission or Code Official shall deny an application if it finds that all the following criteria have not been met, or approve an application, or approve it with conditions, based on finding that all the following criteria have been met:

- a. The proposal conforms with the applicable design objectives and standards of the design requirements for the zone in which the improvement is located, as set forth in subsection G of this section:

Staff Analysis:

The proposal conforms to the applicable design standards as set forth in MICC 19.15.040(G) and MICC 19.11.140 (See analysis below), subject to design commission discretion.

- b. The proposal is consistent with the comprehensive plan.

Staff Analysis:

Goal 4 of the Land Use component of the Comprehensive Plan states:
Create an active, pedestrian-friendly core.

4.1 Street-level retail, office, and service uses should reinforce the pedestrian-oriented circulation system.

4.2 Retail street frontages should be the area where the majority of retail activity is focused. Retail shops and restaurants should be the dominant use, with personal services also encouraged to a more limited extent.

This goal indicates that street level retail is a priority in the Town Center. Attractive signage to alert passersby to the presence of a retail establishment is vital to that establishment's viability. This criterion is met.

- c. The proposal does not increase the project's degree of nonconformity.

Staff Analysis:

The proposed sign will not increase nonconformity within the subject property.

4. MICC 19.15.040(G) Design Objectives and Standards

2. Town Center. Design objectives and standards for regulated improvements within the Town Center are set forth in Chapter 19.11 MICC.

Staff Analysis:

The proposal conforms to the applicable design objectives and standards of the design requirements in MICC 19.11 for the Town Center, subject to design commission discretion. (See analysis below).

5. MICC 19.11.140(A) Objectives:

1. Signs shall be distinctive, finely crafted and designed to enhance the aesthetics of the Town Center and to improve pedestrian and motorist safety.

Staff Finding:

The proposed sign is distinctively designed to identify the business it represents. The sign's design helps to enhance the aesthetics of the building and the Town Center, subject to design commission discretion.

2. Signs shall be designed for the purpose of identifying the business in an attractive and functional manner and to help customers find the specific business locations; they should not serve as general advertising.

Staff Finding:

The proposed sign is designed to identify the establishment in an attractive and functional manner. This criterion is met.

3. The size of signs shall be in proportion to the size of the business store frontage.

Staff Finding:

The size of the proposed sign is proportional to the size of the building and the tenant space it identifies (See Finding 6(b) below). This criterion is met.

4. Signs shall be integrated into the building design, compatible with their surroundings and clearly inform pedestrians and motorists of business names, but should not detract from the architectural quality of individual buildings.

Staff Analysis:

The proposed sign is compatible with the surrounding businesses and clearly indicates the nature of the business. The sign also does not detract from the architectural quality of surrounding business or park environments. This criterion is met.

6. MICC 19.11.140(B)(2) Development and Design Standards, Wall Signs:

- a. **Eligibility.** A wall sign shall be granted to commercial uses occupying buildings facing the streets and are limited to one sign per business on each street frontage. Commercial uses occupying a building adjacent to a driveway shall not qualify for a second wall sign. However, a commercial use occupying a building whose only exposure is from a driveway or parking lot shall be allowed one wall sign. Businesses that demonstrate that the entry off a driveway or parking lot is used by customers shall be eligible for a wall sign.

Staff Analysis:

The applicant is proposing to install one wall sign facing SE 27th St. The sign criteria for Tabit Village Square (Exhibit 4) indicates that one "sign space" shall be allowed per tenant space. This criterion is met.

- b. **Size.** All signs shall be:
 - i. Proportionate. Proportionate to the street frontage of the use they identify; and
 - ii. Maximum Size. In no case shall a wall sign be larger than:
 - (A) Twenty-five square feet. Twenty-five square feet for individual business signs.
 - (B) Fifty square feet. Fifty square feet for joint business directory signs identifying the occupants of a commercial building and located next to the entrance.

Staff Analysis:

The proposed sign is to measure 18.4" by 83", for a total area of about 10.6 square feet. The sign is less than 25 square feet in area, so this criterion is met.

- c. **Determination of Size.** The sign size is measured as follows:
 - i. "Boxed" Displays: total area of display including the background and borders.
 - ii. Individual Letters and Symbols: total combined area of a rectangle drawn around the outer perimeter of each word and each symbol.

Staff Analysis:

The proposed sign consists of a series of symbols. The sign has been measured in accordance with this code section (Exhibit 1). This criterion is met.

- d. **Placement.** Wall signs may not extend above the building parapet, soffit, the eave line or the roof of the building, or the windowsill of the second story. This criterion is met.

Staff Analysis:

The sign is proposed to be installed below the building parapet, soffit, eave line, or roof. This criterion has been met.

- e. **Signs above Window Displays.** When a commercial complex provides spaces for signs above window displays, these signs should be compatible in shape, scale of letters, size, color, lighting, materials and style.

Staff Analysis:

The sign master plan of Tabit Village Square (Exhibit 4) shows that a space has been provided for each leasable area, above the windows, for the purpose of installing a wall sign. The sign is proposed to be located in one of these provided spaces. As proposed, the sign is compatible with the business it represents.

- f. **Design Commission Discretion.** If an applicant demonstrates to the satisfaction of the design commission that a wall sign is creative, artistic and an integral part of the architecture, the commission may waive the above restrictions.

Staff Analysis:

The proposed sign complies with the applicable criteria and does not require Design Commission discretion.

- g. **Master Sign Plan.** When multiple signs for individual businesses are contemplated for a major construction project, a master sign plan stipulating the location and size of future signs will be required.

Staff Analysis:

This proposal is for a wall sign for a single business, not a major construction project. However, a master sign plan was approved for Tabit Village Square as a part of design review for an addition to the complex in 1984 and has been attached to this staff report as Exhibit 4. The elements of Tabit Village Square's master sign plan are discussed in the individual Findings of 6 and 7 of this staff report above and below.

7. MICC 19.11.140(B)(4) Window Signs

- a. **Area Limitation.** Permanent and temporary window signs are limited to 25 percent of the window area.
- b. **Integration with Window Display.** Every effort should be made to integrate window signs with window display.

Staff Analysis:

The applicant proposes to add window signage for the retail tenant that consists of the tenant's name, business hours, and other information, in white cut-vinyl (Exhibit 1). Requirement 8 of the Master Sign Plan for Tabit Village Square (Exhibit 4) states that window signs are not permitted except gold leaf or similar lettering for purposes of store purposes. However, the sign criteria also includes an exception that allows the City to review and approve a sign that does not meet the Master Sign Plan if the property owner approves the

exemption. The property owner has given approval for the proposed sign to be internally illuminated (Exhibit 5).

Based on the provided drawings, the proposed window sign will not exceed 25 percent of the window area and will be integrated in the store's window display. These criteria are met.

- 8. MICC 19.11.140(B)(9) Lighted Signs.** Lighted Signs shall be of high quality and durable materials, distinctive in shape, designed to enhance the architectural character of the building and use LED lights or other minimum wattage lighting, as necessary to identify the facility or establishment. Channel or punch-through letters are preferred over a sign that contains text and/or logo symbols within a single, enclosed cabinet.

Staff Analysis: The proposed sign is to consist of channel letters internally illuminated by LED lighting (Exhibit 1). This sign design is consistent with the master sign plan for Tabit Village Square. Requirement 4 of the Tabit Village Square's Master Sign Plan (Exhibit 4) states that internally illuminated signs are not permitted. However, the sign criteria also includes an exception that allows the City to review and approve a sign that does not meet the Master Sign Plan if the property owner approves the exemption. The property owner has given approval for the proposed sign to be internally illuminated (Exhibit 5). This criterion is met.

- 9. MICC 19.15.040(F)(1)(d)(iii) states:** If the applicant has not submitted a complete application for a building permit within two years from the date of the notice of the final design review decision, or within two years from the decision on appeal from the final design review decision, design review approval shall expire. The design commission or code official may grant an extension for no longer than 12 months, for good cause shown, if a written request is submitted at least 30 days prior to the expiration date. The applicant is responsible for knowledge of the expiration date.

Staff Analysis:

As conditioned, this criterion is met.

3. RECOMMENDATION

Based on the analysis and findings included herein, staff recommends to the Planning Commission the following:

Recommended Motion: Move to grant Sign-Tech Electric design approval for signage for a retail tenant location in the Town Center located at 7687 SE 27th St., as shown in Exhibit 1, subject to the following conditions.

Alternative Recommended Motion: Move to grant Sign-Tech Electric design approval for signage for a retail tenant location in the Town Center located at 7687 SE 27th St., as shown in Exhibit 1, subject to the following conditions and further conditioned as follows [specify conditions].

4. RECOMMENDED CONDITIONS OF APPROVAL

1. All aspects of the proposed sign shall be consistent with the detail information submitted with this application (i.e. elevations, perspective drawings, colors, materials, font, size of the lettering and relationship and layout of the approved wording and graphics), as depicted by Exhibit 1.
2. If required, the applicant shall apply for and 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 two 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. The Code Official may grant an extension for no longer than 12 months, for good cause shown, if a written request is submitted at least 30 days prior to the expiration date.

verizon✓

7687 SE 27TH STREET
MERCER ISLAND, WA 98040

MOBVITEL

ISSUED

1. 06/13/17
2. 08/11/17
3. 10/03/17



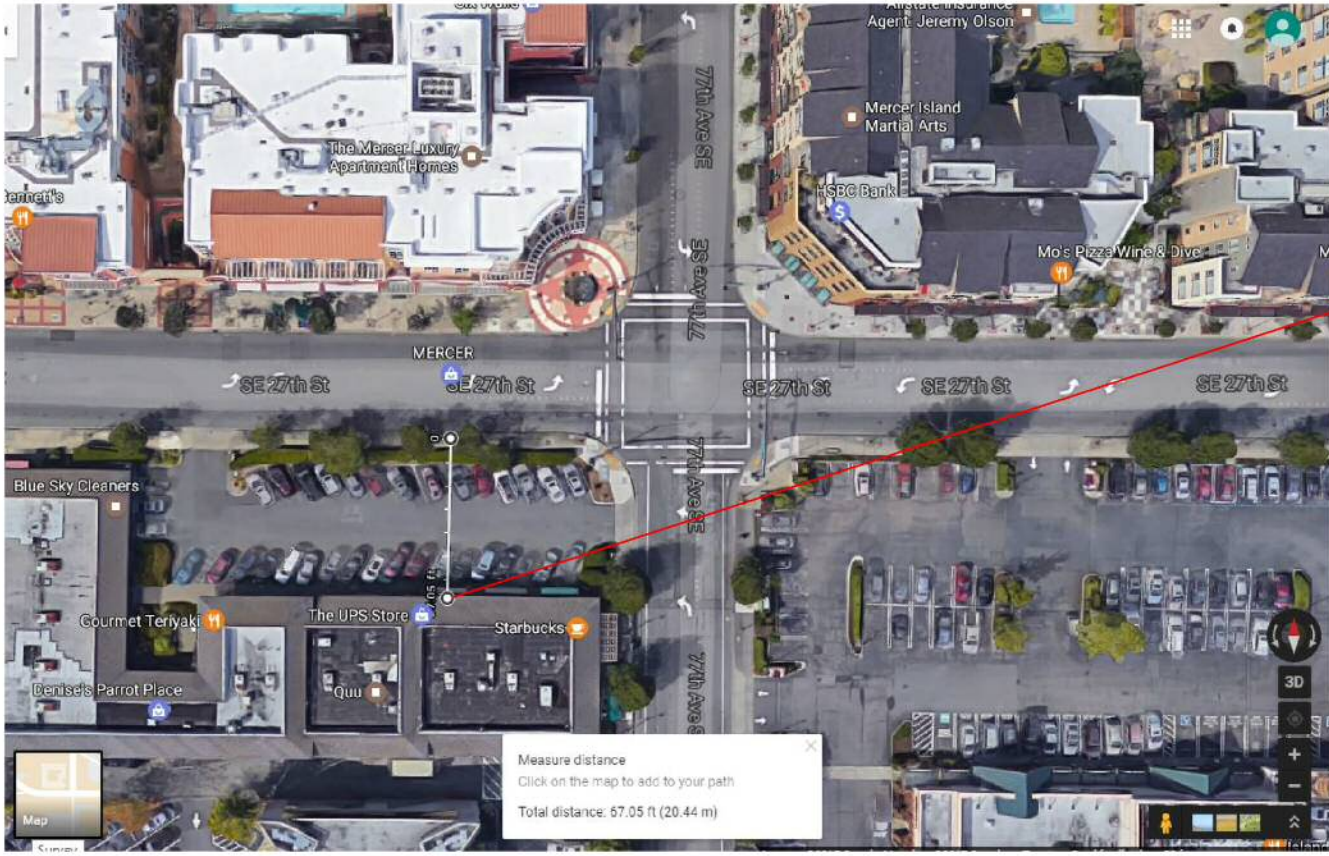
**27TH STREET - EASTBOUND VIEW
MERCER ISLAND, WA**

10/03/17



**27TH STREET - WESTBOUND VIEW
MERCER ISLAND, WA**

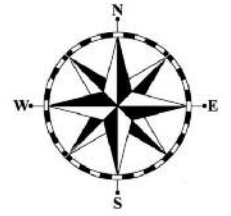
10/03/17



Front Sign
Parallel
Simple (2)
67.0' From Curb
Target "V" = 18"
Proposed "V" = 12"

MERCER ISLAND - SITE PLAN
MERCER ISLAND, WA

10/03/17



SIGNAGE CALCULATION CHART

24.05AS PER ZONING CODE OF CITY SIGN CRITERIA AND L.L. SIGN CRITERIA

Job Number: M2017-1005

Drawn By: TB

Checked By: SB

Comments:

Corporate Comments:

Corporate Approval:

Client Comments:

Client Approval:

CRITERIA

Issued No.	Date
1.	06/13/17
2.	06/11/17
3.	10/03/17

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Drawing Number:

MI-1

SIGNAGE CRITERIA	LOCATION	PERMITTED		PROPOSED		DETERMINING FACTORS
		MAX SIGN AREA PERMITTED	25 SF	SIGN AREA	10.6 SF	
MERCER ISLAND WALL SIGNAGE CRITERIA - BUSINESSES IN THE TC ZONE ARE PERMITTED 1 SIGN PER STREET FRONTAGE. - MAX SIGN: 25 SF	FRONT ELEVATION			SIGN DIMESIONS	1'-6.4" X 6'-11"= 10.6 SF	- THE FRONT SIGN IS PARALLEL TO 27TH. IT IS A SIMPLE (2) ROAD. SIGN IS LOCATED 67.0' FROM THE CURB. - THUS, TARGET "V" FROM TABLE 3 IS 18". - THIS ALLOWS FOR 1/4 CHECK MARK OF NEGATIVE SPACE ABOVE AND BELOW THE SIGN AS REQUESTED IN INITIAL RETURNED INDIRECT PACKAGE. - THIS ALSO ALLOWS FOR A MIN OF 1/2 CHECK MARK OF NEGATIVE SPACE TO THE LEFT AND RIGHT OF THE SIGN ON THE BACKER. - CITY'S MAXIMUM SIGN AREA IS 25 SF. - OUR PROPOSED SIGN MEETS THIS REQUIREMENT at 10.6 SF - OUR PROPOSED SIGN HAS A "V" OF 12". - 1/2 CHECK MARK IS 9.9".
	"V" HEIGHT	TARGET "V"	18"	PROPOSED "V"	12"	

Job Number: M2017-1005

Drawn By: TB

Checked By: SB

Comments:

Corporate Comments:

Corporate Approval:

Client Comments:

Client Approval:

PROPOSED SIGN

Issued No.	Date
1.	06/13/17
2.	06/11/17
3.	10/03/17

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Drawing Number:

MI-2



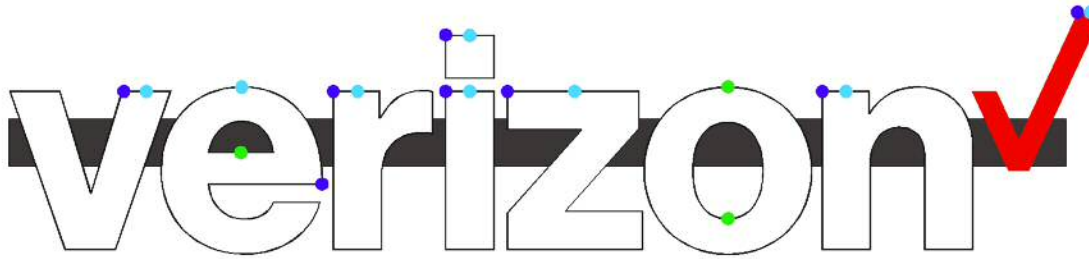
2" DEEP INTERNALLY ILLUMINATED CHANNEL LETTERS
LETTERS ARE WHITE AND "CHECK MARK" IS RED.
"V" IS 12" HIGH.
1/2 "CHECK MARK" IS 9.9" WIDE.

FRONT ELEVATION

	Target "V"	Proposed "V"
Front Elevation	18"	12"

Issued No.	Date
1.	06/13/17
2.	06/11/17
3.	10/03/17

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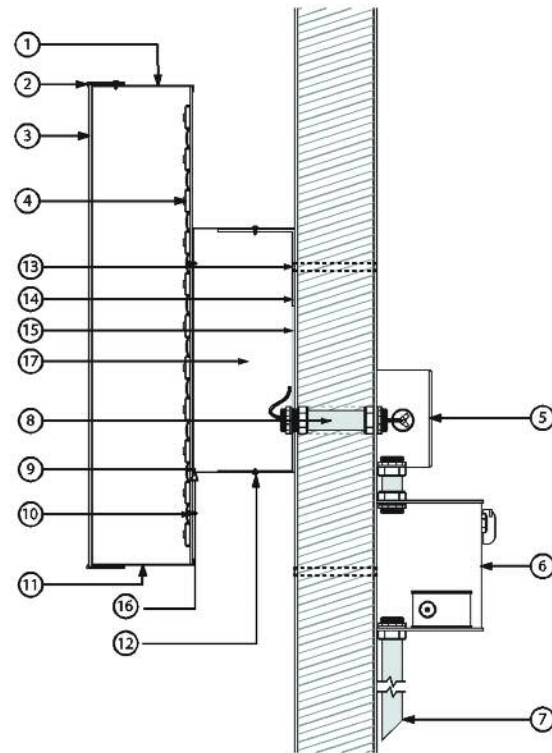
- = Trim Cap Seam (Corner Locations)
- = Trim Cap & Return Seam Location
- = Return Seam Location

WIREWAY/BACKER PANEL	
2	MOUNTING HARDWARE TO SECURE SHOEBOX PANEL: #10 HEX SCREW INTO ANGLE FRAME
3	MOUNTING HARDWARE: VARIES ON STRUCTURE (SUPPLIED WITH 3/8" THREADED SPEED CLIPS)
4	ANGLE FRAME MOUNTED TO FACADE: 1-1/2" x 1-1/2" x 1/8" ALUMINUM ANGLE (TOP & BOTTOM)
5	RIVETED VERTICAL ALUMINUM RIBS (3/16" LARGE FLANGE RIVET): 1-1/2" x 1-1/2" x 1/8" ALUMINUM ANGLE (AMOUNT VARIES ON WIDTH)
6	0.090 ALUMINUM SHOEBOX PANEL (2" BREAKS ON TOP & BOTTOM): PAINTED TO MATCH FACADE
7	2"x2"x1/8" ALUM. ANGLE (END RETURNS)(BONDED W/403/19 SIGNLOC): PAINTED TO MATCH FACADE

VERIZON LETTERS	
1	0.040 ALUMINUM RETURNS (2" DEPTH): PAINTED MP #6425 SP SATIN HI HIDE WHITE
2	3/4" TRIM CAP: PAINTED MP #6425 SP SATIN HI HIDE WHITE
3	3/16" ACRYLIC FACE: #7328 P95 MATTE ACRYLIC FACE
4	LED UNITS (WHITE): SLOAN V180 STANDARD 701269-6WSG1-M8

CHECKMARK LOGO	
1	0.040 ALUMINUM RETURNS (2" DEPTH): PAINTED MP #643 SATIN; PMS 485
2	3/4" TRIM CAP: PAINTED MP #643 SATIN; PMS 485
3	3/16" ACRYLIC FACE: #7328 WHITE ACRYLIC WITH APPLIED 3M 3630-143 VINYL
4	LED UNITS (RED): PRINCIPAL PL-FS3 RD1-P

IDENTICAL SPECS	
5	UL LISTED HOUSING: SECONDARY WIRING SPLICE POINT (WHEN NEEDED)
6	UL HOUSING W/ SLOAN 701507-MODW 60W PWR SUPPLY (QTY VARIES) DISCONNECT SWITCH FOR DEDICATED PRIMARY POWER CIRCUIT
7	PRIMARY POWER CIRCUIT (PROVIDED/PERMITTED BY OTHERS) TO BE PLACED WITHIN 5 FEET OF CENTER OF SIGN
8	CONDUIT: SECONDARY ELECTRICAL RUN
9	0.063 ALUMINUM BACK: PRECOAT WHITE FINISH
10	MOUNTING HARDWARE: #8 HEX SCREW INTO BACKER PANEL
11	WEEP HOLES



L12 LETTER SECTION W/WIREWAY
SCALE: N.T.S.



Monday - Saturday
10:00am - 8:00pm

Sunday
11:00am - 6:00pm

Mobvitel independently
operates this store and is a
Verizon Authorized Retailer

Security cameras in use.
No solicitations.
No concealed weapons.



Within 25' of
this entrance
Includes
e-cigarettes

***NOTE: VINYL SHOWN IN BLACK FOR REFERENCE ONLY.
ACTUAL PRODUCT WILL BE WHITE CUT-VINYL.**

FRONT DOOR SIGNAGE TEMPLATE

**MAJESTIC
SIGNS**

18340 Yorba Linda Blvd 107-137
Yorba Linda, CA 92888
Tel: 714.273.5261
Fax: 714.364.8863

Job Number: M2017-1005

Drawn By: TB

Checked By: SB

Comments:

Corporate Comments:

Corporate Approval:

Client Comments:

Client Approval:

DOOR SIGN

Issued No.	Date
1.	06/13/17
2.	08/11/17
3.	10/03/17

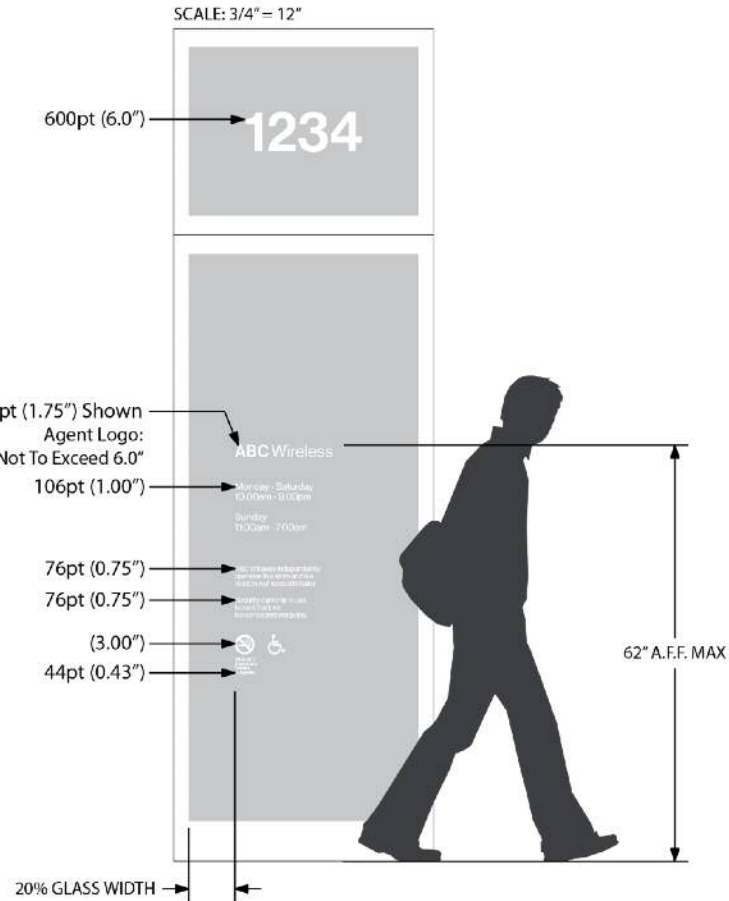
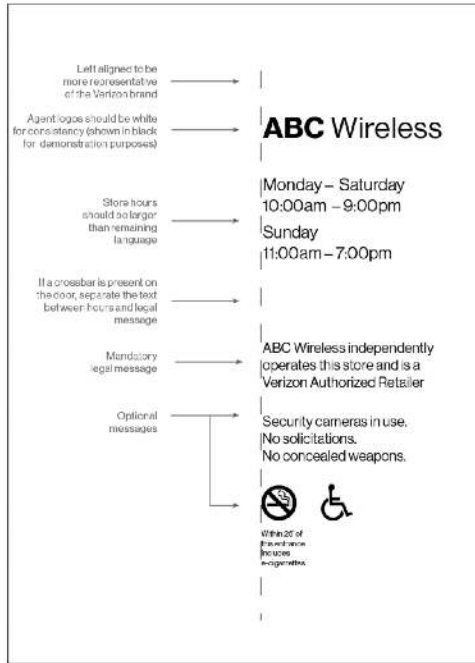
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Drawing Number:

MI-4

Mandatory store door

Use of this store door signage is mandatory for all customer facing doors when the new exterior sign is implemented. This will be part of the overall sign package through the approved vendors. The door must be customized with retailer logo, store hours, local legal requirements and must include the legal language shown.



FRONT DOOR SIGNAGE REQUIREMENTS

Issued No.	Date
1.	08/13/17
2.	08/11/17
3.	10/03/17

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CITY OF MERCER ISLAND
 9611 SE 36th Street • Mercer Island, WA 98040-3732
 PHONE (206) 275-7605 • FAX (206) 275-7726
www.mercergov.org • www.mybuildingpermit.com

Development Application

STREET ADDRESS/LOCATION 7687 SE 27th St Mercer Island WA 98040		Zone	OFFICE USE ONLY		
COUNTY ASSESSOR PARCEL #'S 5315101445		Parcel size (sq. ft.) 37858	PERMIT #	RECEIPT #	FEE
			DATE RECEIVED		
			BY		

PROPERTY OWNER TABIT'S PARTNERS	ADDRESS 7667 SE 27TH ST Mercer Island WA 98040	CELL/OFFICE: E-MAIL:
PROJECT CONTACT NAME Rich Easley	ADDRESS 5113 Pacific Hwy E #7 Fife WA 98424	CELL/OFFICE: 253-922-2146 E-MAIL: rich@signtechelectric.com
TENANT NAME Verizon	ADDRESS 7687 SE 27th St Mercer Island WA 98040	CELL PHONE: E-MAIL:

DECLARATION: I HEREBY STATE THAT I AM THE OWNER OF THE SUBJECT PROPERTY OR I HAVE BEEN AUTHORIZED BY THE OWNER(S) OF THE SUBJECT PROPERTY TO REPRESENT THIS APPLICATION, AND THAT THE INFORMATION FURNISHED BY ME IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Richard Emly
 SIGNATURE

10/17/17
 DATE:

PROPOSED USE OF PROPERTY AND PURPOSE OF APPLICATION(S):

Retail Space. Installing 1 raceway mounted channel letter sign. Hook up to existing power.

(PLEASE USE ADDITIONAL PAPER IF NEEDED) ATTACH RESPONSE TO DECISION CRITERIA IF APPLICABLE

FOR CITY USE ONLY – DO NOT WRITE BELOW THIS LINE

CHECK TYPE OF USE PERMIT(S) REQUESTED (APPLICABLE):

- | | | | |
|--|--|---|---|
| <p>APPEALS</p> <p><input type="checkbox"/> Land use \$616</p> <p>CRITICAL AREAS</p> <p><input type="checkbox"/> Determination \$1,907</p> <p><input type="checkbox"/> Reasonable Use Exception \$3,815</p> <p>DESIGN REVIEW</p> <p><input type="checkbox"/> Review of sign & colors \$305</p> <p><input type="checkbox"/> \$0-5,000 \$509</p> <p><input type="checkbox"/> \$5,001-25,000 \$1,272</p> <p><input type="checkbox"/> \$25,001-50,000 \$1,907</p> <p><input type="checkbox"/> Over \$50,000 \$2,925</p> <p>DEVIATIONS</p> <p><input type="checkbox"/> Changes/antenna \$1,272</p> <p><input type="checkbox"/> Change to Open Space \$1,272</p> <p><input type="checkbox"/> Fence Height \$636</p> | <p>DEVIATIONS (CONTINUED)</p> <p><input type="checkbox"/> Setback Critical Areas \$1,907</p> <p><input type="checkbox"/> Impervious Surface \$1,907</p> <p><input type="checkbox"/> Shoreline \$2,543</p> <p><input type="checkbox"/> Wet Season Construction Moratorium \$778</p> <p>ENVIRONMENTAL REVIEW (SEPA CHECKLIST)</p> <p><input type="checkbox"/> Residential \$381</p> <p><input type="checkbox"/> Non-residential \$1,272</p> <p><input type="checkbox"/> Environmental Impact St. \$1,907</p> <p>SHORELINE MANAGEMENT</p> <p><input type="checkbox"/> Exemption \$127</p> <p><input type="checkbox"/> Permit Revision \$509</p> <p><input type="checkbox"/> Recreation-modify \$509</p> <p><input type="checkbox"/> Recreation-new \$1,272</p> <p><input type="checkbox"/> Substantial Dev. Permit \$1,272</p> | <p>SUBDIVISION LONG PLAT</p> <p><input type="checkbox"/> 2-3 Lots \$6,358</p> <p><input type="checkbox"/> 4-5 Lots \$8,901</p> <p><input type="checkbox"/> 6 or greater \$11,445</p> <p><input type="checkbox"/> Long Plat Amendment \$3,179</p> <p><input type="checkbox"/> Alteration to Existing \$3,179</p> <p><input type="checkbox"/> Final Plat Subdivision Review \$2,543</p> <p>SUBDIVISION SHORT PLAT</p> <p><input type="checkbox"/> Two Lots \$3,179</p> <p><input type="checkbox"/> Three Lots \$3,815</p> <p><input type="checkbox"/> Four Lots \$4,451</p> <p><input type="checkbox"/> Variance / Acreage Limitation \$636</p> <p><input type="checkbox"/> Short Plat Amendment \$1,590</p> <p><input type="checkbox"/> Alteration to Existing \$1,590</p> | <p>VARIANCES</p> <p><input type="checkbox"/> Type 1 \$2,543</p> <p><input type="checkbox"/> Type 2 (Single-Family Only) \$1,408</p> <p>OTHER LAND USE</p> <p><input type="checkbox"/> Accessory Dwelling Unit (ADU) \$127</p> <p><input type="checkbox"/> Comp Plan Amendment (CPA) \$2,925</p> <p><input type="checkbox"/> Conditional Use Permit (CUP) \$5,086</p> <p><input type="checkbox"/> Lot Line Rev.-Minor \$1,907</p> <p><input type="checkbox"/> Lot Line Rev.-Major \$3,179</p> <p><input type="checkbox"/> Lot Line Consolidation \$636</p> <p><input type="checkbox"/> Lot Line Amendment \$954</p> <p><input type="checkbox"/> Rezoning Action \$3,179</p> <p><input type="checkbox"/> Right-of-Way Encroachment Agreement \$381</p> <p><input type="checkbox"/> Zoning Code Text Amendment \$2,925</p> |
|--|--|---|---|

SEPA CATEGORICALLY EXEMPT: <input type="checkbox"/> YES <input type="checkbox"/> NO	SEPA CHECKLIST SUBMITTED ON:
SEPA CHECKLIST REQUIRED: <input type="checkbox"/> YES <input type="checkbox"/> NO	SEPA PERMIT NUMBER :
	DECISION ISSUED ON:



City of Mercer Island

9611 SE 36th Street • Mercer Island, WA 98040-3732
 PHONE (206) 275-7605 • FAX (206) 275-7726
www.mercergov.org • www.mybuildingpermit.com

PERMIT APPLICATION

Inspection Request Line (206) 275-7730

A	SITE ADDRESS 7687 SE 27th St Mercer Island WA 98040		PROJECT VALUATION \$2250.00	PERMIT #
	PROPERTY OWNER TABIT'S PARTNERS	ADDRESS 7667 SE 27TH ST 98040 Mercer Island, WA	PHONE/OFFICE FAX E-MAIL	
P	TENANT NAME Verizon			
P	PROJECT CONTACT NAME	ADDRESS 5112 Pacific Hwy E #7 Fife WA, 98424	CELL/OFFICE 253-922-2146	FAX
	Rich Easley	E-MAIL rich@signtechelectric.com		
L	ARCHITECT / DESIGNER (Company/Name)	ADDRESS	CELL/OFFICE	FAX
	n/a	E-MAIL		
I	STRUCTURAL ENGINEER (Company/Name)	ADDRESS	CELL/OFFICE	FAX
	n/a	E-MAIL		
C	CONTRACTOR(Company) Sign Tech Electric	ADDRESS	CELL/OFFICE	FAX
	CONTACT NAME Rich Easley	EMAIL		
N	STATE CONTRACTOR LICENSE # <u>SignTel980B9</u>		MI BUSINESS LICENSE # <u>970331</u>	
	PERMIT TYPE <input checked="" type="checkbox"/> Building <input type="checkbox"/> Demolition <input type="checkbox"/> Electrical <input type="checkbox"/> Low Voltage <input type="checkbox"/> Fire Protection <input type="checkbox"/> Grading <input type="checkbox"/> Mechanical <input type="checkbox"/> Stormwater <input type="checkbox"/> Plumbing <input type="checkbox"/> Fuel Tank <input type="checkbox"/> Stormwater	OCCUPANCY TYPE <input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Mixed Use <input type="checkbox"/> Church/School	WORK TYPE <input type="checkbox"/> Addition <input checked="" type="checkbox"/> Alteration <input type="checkbox"/> New <input type="checkbox"/> Repair / Maintenance	
T	WORK DESCRIPTION Installing (1) low voltage LED channel letter sign. Hook up to existing power.			

NOTICE TO APPLICANT

This permit becomes null and void if the work or construction authorized is not commenced within two years, or if work or construction is suspended or abandoned for two years at any time after work is commenced or if work is not completed within two years from date of issue. Electrical, mechanical and plumbing permits shall expire at the same time as the associated building permit except that if no associated building permit is issued, the electrical, mechanical and/or plumbing permit shall expire 180 days from issuance. All work shall be done in accordance with the approved plans, except where such approval is in conflict with other codes. The approved plans shall not be changed or modified without the prior approval of the Building Official. It is the responsibility of the permittee to obtain the required inspections. Failure to notify this department that work is ready for inspection may necessitate the removal of some of the construction materials at the owner's expense in order to perform such inspections.

The following inspections are required by Section R109 of the INTERNATIONAL RESIDENTIAL CODE AND THE INTERNATIONAL BUILDING CODE, LOCAL ORDINANCE, and ORDINANCE NO. 95C-118 "STORM WATER MANAGEMENT":

1. EROSION & SEDIMENT CONTROL – Prior to any excavation or clearing
2. FOUNDATION – When forms are in place prior to any placement of concrete
3. FOUNDATION & ROOFING DRAINS – Prior to backfilling
4. CONCRETE, SLAB, GROUND WORK – When all service equipment and piping is in, but prior to placement of concrete
5. FRAMING – After all framing, bracing, blocking, piping, wiring and ducting are complete, but prior to covering
6. DRYWALL – After drywall is in place, prior to taping or covering of fasteners
7. STORMWATER SOURCE CONTROL – Prior to backfilling, roof covering or paving
8. FINAL – Work completed, but prior to occupancy
9. All separate permits for building, plumbing, mechanical, electrical, and site improvements work shall be approved through final inspection prior to Building Occupancy.

I hereby certify that I am the owner of the subject property or I have been authorized by the owner(s) of the subject property to represent this application, and that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be met whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction of the performance of construction.

Richard Easley
 Signature of Owner/Contractor/Authorized Agent

10/17/17
 Date

Richard Easley
 Printed Name of Owner/Contractor/Authorized Agent

	Total #	Each	Fee
Electrical Fees:			
Temporary Power Service		\$28.60	0.00
Low Voltage – per type Lighting, Security System, Thermostats, Irrigation Control, etc. Commercial Only: Telecommunications Cable, Data Cable		\$22.14	0.00
Miscellaneous		\$22.10	0.00
Pool – residential		\$60.20	0.00
System Fees:			
New Residential per sq. ft.		\$0.10	0.00
New Multi-Family per sq. ft.		\$0.10	0.00
New Non-residential per sq. ft.		\$0.10	0.00
Unit Fees:			
Receptacles (First 20 ea. /additional/ea.)		\$1.32/\$.90	0.00
Smoke Detectors (First 20 ea. /additional/ea.)		\$1.32/\$.90	0.00
Switches (First 20 ea. /additional/ea.)		\$1.32/\$.90	0.00
Light Fixtures (First 20 ea. /additional/ea.)		\$1.32/\$.90	0.00
Appliances: Range / Cook Top / Oven		\$5.80	0.00
Garbage Disposal		\$5.80	0.00
Hood Fans		\$5.80	0.00
Dishwasher		\$5.80	0.00
Clothes Washer		\$5.80	0.00
Clothes Dryer		\$5.80	0.00
Water Heater		\$5.80	0.00
Space Heater		\$5.80	0.00
Heat Pump		\$5.80	0.00
Furnace		\$5.80	0.00
Air Conditioner		\$5.80	0.00
Other:		\$5.80	0.00
Power Apparatus (HP) (KW)(KVA)			
0 to 1		\$5.80	0.00
Over 1 to 10		\$14.90	0.00
Over 10 to 50		\$30.00	0.00
Over 50 to 100		\$60.20	0.00
Over 100, each		\$90.60	0.00
Services 1 – 200 AMP, 600 volts or less		\$37.10	0.00
201 to 1000 AMP, 600 volts or less		\$75.60	0.00
Over 1000 AMP or over 600 volts		\$151.20	0.00
Permit Issuing Fee			\$28.60
Supplemental Issuing Fee		(if applicable)	\$18.30
TOTAL FEES		(\$127 minimum for most)	28.60

The City of Mercer Island has a minimum permit fee of \$127 (with the exceptions listed below). If items total less than \$127, the fee remains \$127. The only exception is for Single Family Residence Temporary Power, which is \$70.00.

TABIT'S VILLAGE SQUARE

SIGN CRITERIASIGN CRITERIA FOR ALL SHOPS

The following requirements are to be observed by all Tenants:

- 1) One "sign space" shall be allowed for each lease. Any additional sign shall be subject to Landlord and City of Mercer Island approval in writing. Tenant shall verify his sign size, space, color, and location with Landlord's architect before commencing.
- 2) Four copies of layout and shop drawings are to be submitted to the architect for approval.

An approved drawing will be required by the job superintendent before installation is permitted. Signs built without approval or contrary to corrections will be altered to conform with these standards at the Tenant's expense.

- 3) No flashing or animation of signs will be permitted.
- 4) No internally illuminated signs will be permitted.
- 5) No exposed electrical tubing or lights will be permitted.
- 6) No projections above or below the sign band and/or panel will be permitted.
- 7) All signs and/or logos shall be restricted to the sign area. See the attached for maximum letter heights and locations allowed.
- 8) No window signs will be permitted except gold leaf or similar lettering for purposes of store identifications.

Tenant will be permitted to place upon each entrance to its demised premises not more than 144 square inches of gold leaf or decal application lettering not to exceed 2" in height, indicating hours of business, emergency telephone, etc. See attached for heights and locations.

Gold leaf on polished plate glass: Letters and numerals type face style shall be limited to Helvetica Medium.

- 9) Allowable sign type is:

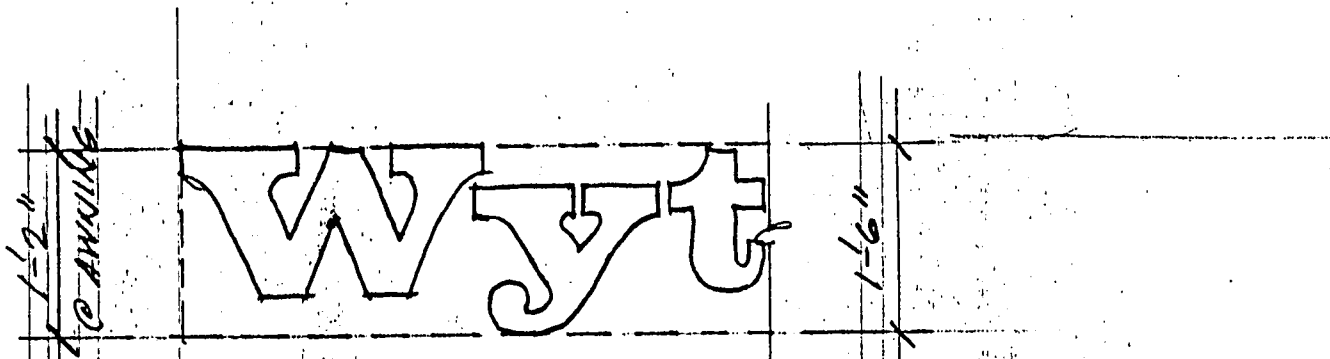
Overall signage not to exceed 18" in height (except on awnings where height shall not exceed 14"). Within that area, maximum letter height 18" individual plastic channel letters with plastic face for all storefronts (except on awnings where letters are to be painted). All letters shall use a black plastic frame. (See attached).

- 10) Letter colors may be of Tenant's choice, but must have architect's approval in writing.
- 11) Installation: Tenants shall pay for the installation and maintenance of all signs. The Landlord will install external illumination of sign band per Landlord's standard specification. The Tenant shall provide and pay for all other installation including labor and materials for sign installation.

Exceptions: Exceptions to these standards shall be reviewed by the architect. These standards, however, have been set as a criterion based upon our field experience and deviations will generally result in serious inequities between Tenant's, and will require review and approval by the City of Mercer Island at Tenant's expense. Accordingly, the developer through the project architect, retains full rights of approval on any signs used in the center.

12) Typical sign notes:

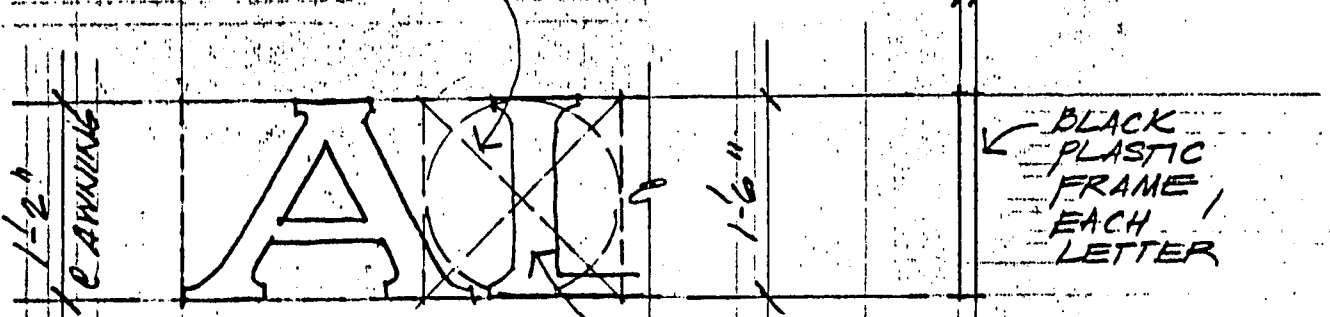
- (a) Individual shop logos may be permitted within the "maximum dimension of letters" providing they do not exceed the maximum letter height in either dimension.
- (b) All letter faces shall be matte finish.
- (c) Sign shall be attached in designated areas only.
- (d) Type faces are subject to Owner's and architect's written approval.



NOTE: IF CAPITALS AND LOWER CASE ARE USED, NO PORTION OF ANY LETTER MAY EXCEED MAXIMUM LETTER HEIGHT.

LOGO NOT TO EXCEED LETTER HEIGHT

3/4" THICKNESS



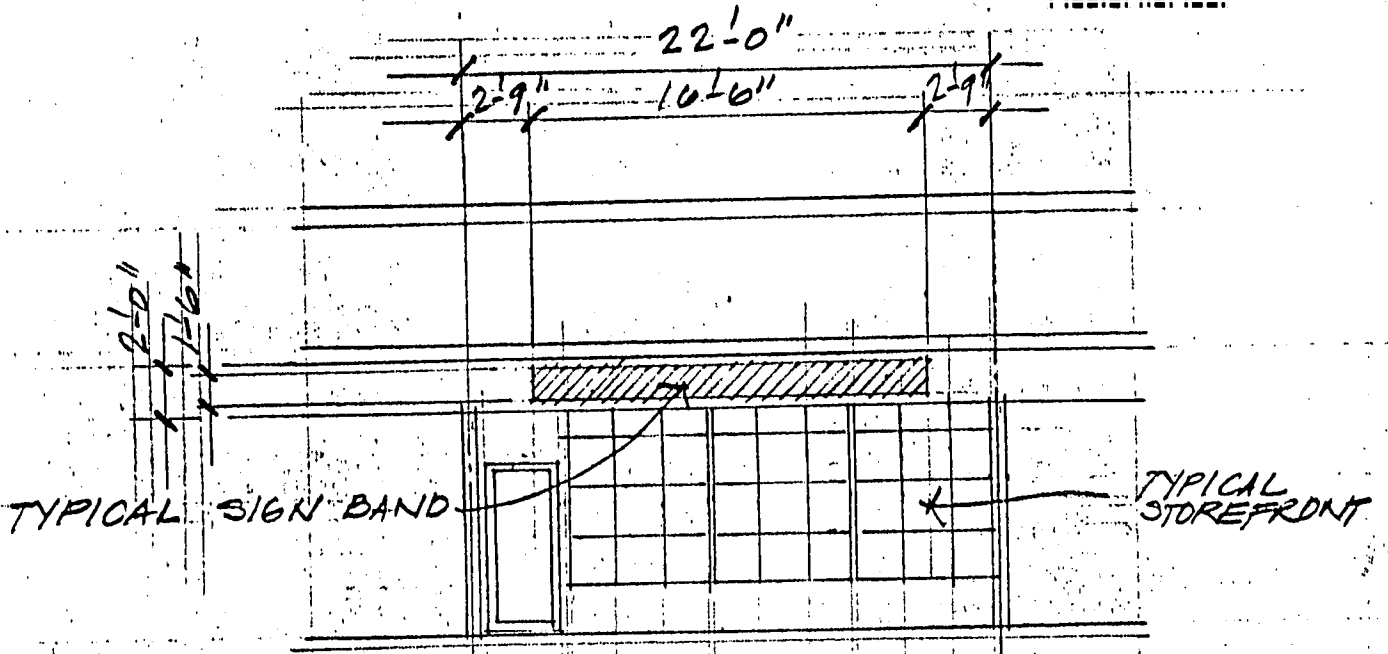
BLACK PLASTIC FRAME / EACH LETTER

SIGN LENGTH

ROHM & HAAS SERIES P-95 PLEXIGLAS - MATTE OR DULL FINISH. COLOR BY TENANT, SUBJECT TO APPROVAL BY LANDLORD.

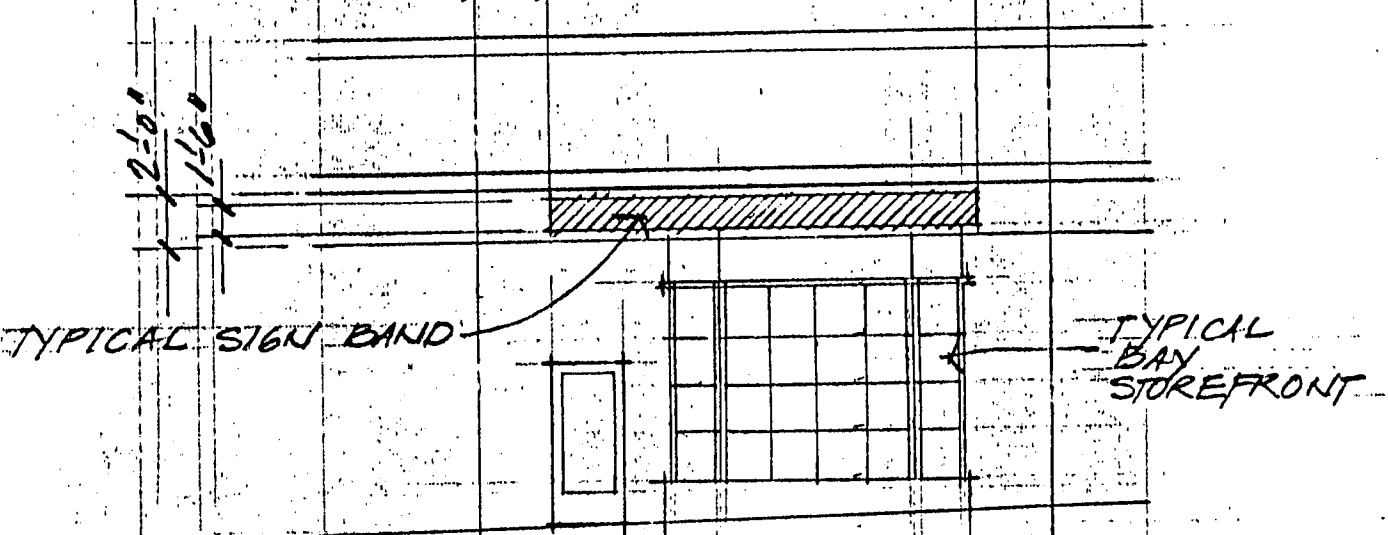
LETTER STYLE: CHARENDEN BOLD

TYPICAL SIGN DETAILS

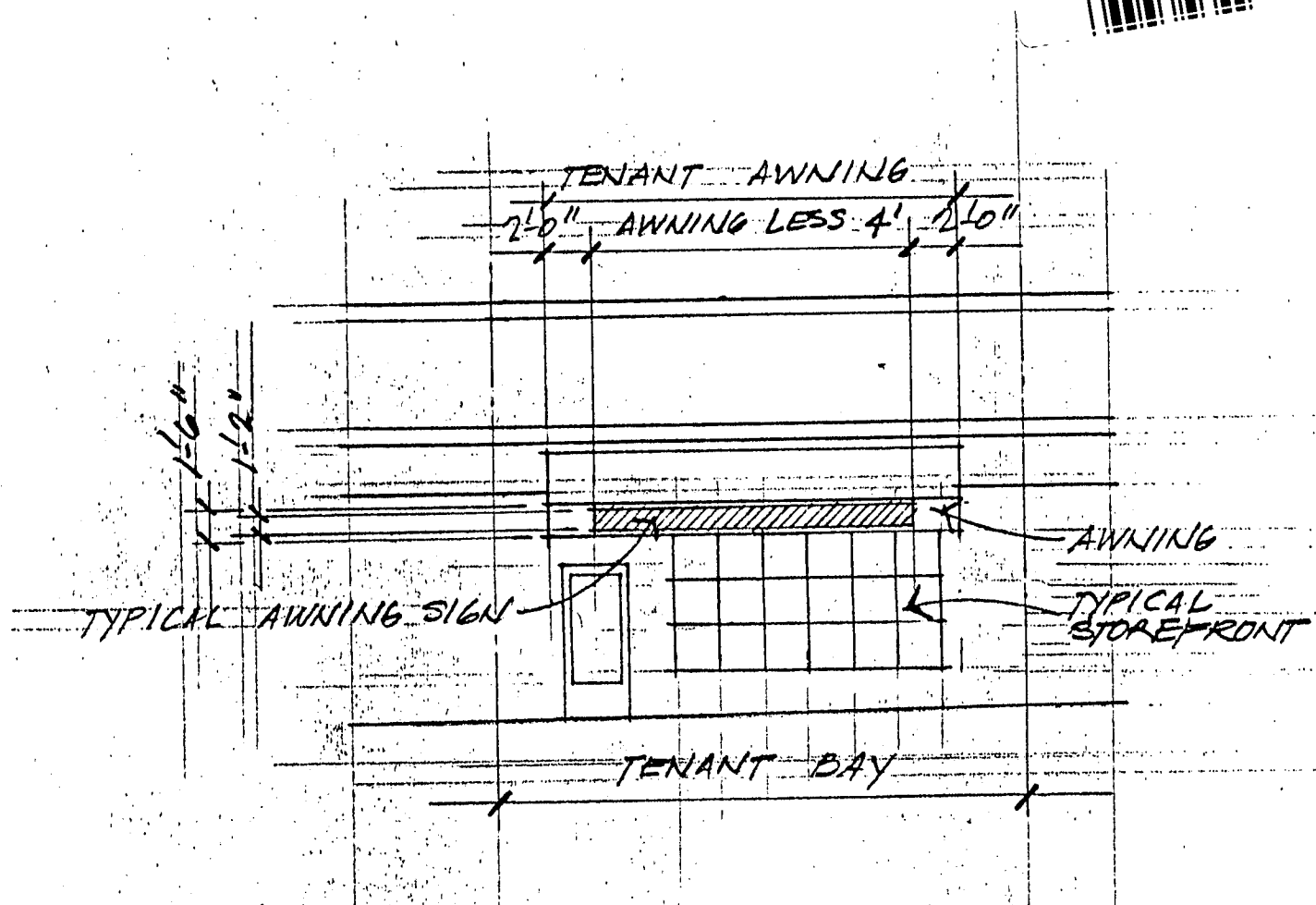


TYPICAL ELEVATION - BUILDING A
1/8" = 1'-0"

TENANT BAY (VARIES)
EQUAL, 75% OF BAY (MAX.), EQUAL



TYPICAL BAY ELEVATION - BUILDING B
1/8" = 1'-0"



TYPICAL AWNING ELEVATION - BUILDING B
1/8" = 1'-0"

Landlord's Initials _____

Tenant's Initials _____

Andrew Leon

From: Lara Pharmer <lara@mkps.net>
Sent: Monday, March 19, 2018 12:28 PM
To: Stacey Brown; Andrew Leon
Subject: RE: Verizon Signs for Mercer Island Location -Illuminated Package
Attachments: Mercer Island Package V3.pdf

Landlord approves this package.

Lara Pharmer, [Managing Broker](#)



[425.888.2993](tel:425.888.2993) [PO Box 997 Snoqualmie Washington 98065](mailto:PO.Box.997.Snoqualmie.Washington.98065)

From: Stacey Brown [mailto:majesticsigns@pacbell.net]
Sent: Friday, March 16, 2018 2:13 PM
To: Lara Pharmer <lara@mkps.net>; andrew.leon@mercergov.org
Subject: Verizon Signs for Mercer Island Location -Illuminated Package
Importance: High

Hi Lara,

Per our conversation, here is the correct package attachment for the illuminated channel letters. If you can respond to Andrew that this is approved, he can get us on the March 28th meeting.

Thanks,

Stacey Brown
Majestic Signs
714-273-5261



**CITY OF MERCER ISLAND
DESIGN COMMISSION
STUDY SESSION STAFF REPORT**

**Agenda Item: #2
April 11, 2018**

Project No:	DSR18-004
Project:	2856 80 th Ave SE office building
Description:	Study session for review of and guidance on design of proposed new office building in Town Center
Applicant:	Scot Carr, PUBLIC47 Architects
Site Address:	2856 80 th Ave SE Mercer Island WA 98040; Identified by King County Tax Parcel #5452300540
Zoning District:	Town Center (TC) – TC-3
Exhibits:	<ol style="list-style-type: none">1. Design Commission Study Session Questions, prepared by Public47 Architects dated March 14, 20182. Plan set for 2856 80th Avenue SE Project prepared by Public47 Architects dated March 28, 2018

1. SUMMARY

The applicant has requested a study session with the Design Commission in order to obtain guidance on several aspects of design of a proposed building, including bulk regulations, setbacks, and parking. The applicant also would like to obtain early design guidance from the Design Commission on the proposal.

The site on which the building proposed to be located is at 2856 80th Ave SE, at the northeast corner of SE 30th St and 80th Ave SE. The site is currently occupied by a two-story office building and surface parking lot.

This project will require design review and approval by the Design Commission prior to issuance of any construction permits. Following receipt of an application for design review, a public meeting and subsequent open record public hearing in front of the Design Commission will be scheduled pursuant to MICC 19.15.040(F)(2). The project is subject to the criteria in MICC Section 19.11, Town Center.

2. STAFF ANALYSIS AND CRITERIA FOR REVIEW

Pursuant to MICC 19.15.040(F)(2)(b), and applicant may meet with the Design Commission in a study session to discuss project concepts before the plans are fully developed. The applicant has elected to use this option in order to obtain guidance on aspects of design for which there is flexibility in the code standards, subject to review and approval by the Design Commission.

The applicant submitted a list of questions (Exhibit 1), which requests Design Commission feedback on three

aspects of the project design. These questions are listed below, followed by staff analysis in italicized text. The applicant has also requested general feedback from the Design Commission on the design of the building.

1. Applicant Question #1: Does the massing of the proposed building meet the intent of MICC 19.11.030?

Staff analysis: Regulations regarding building bulk are in MICC 19.11.030. The subject site is in the TC-3 zone, in which building are allowed a base height of 27 feet, and 2 base building stories, with a maximum of 39 feet in height and 3 stories allowed (MICC 19.11.030(A)(1)).

MICC 19.11.030(A)(4) notes that mezzanines “shall not be counted as a story for determining the allowed number of stories when constructed in accordance with the requirements of the construction codes set forth in MICC Title 17.” Neither MICC Title 17 nor Chapter 19.16 defines “mezzanine”. Merriam-Webster dictionary defines “mezzanine” as “a low-ceilinged story between two main stories of a building; especially: an intermediate story that projects in the form of a balcony”. The building section on page 12 of Exhibit 2 shows the mezzanine level as being partially open to the floor below, forming a balcony. The ceiling height is shown as 10 feet, which generally is not considered a low ceiling. Based upon the above information, staff believes that a reasonable case could be made that the upper building area could qualify as a mezzanine but is seeking Design Commission input and guidance.

MICC 19.11.030(A)(3)(a) describes the intent of the building height calculation as being to limit the visual mass of a building so that it does not appear to exceed the maximum height limit. The building’s ground floor is proposed to be 4 feet behind the west and south property lines, with the upper floor stepped back consistent with Average Daylight Plane standards, limiting the volume of building visible from the street (Exhibit 2, pages 11-12). It will also not exceed the maximum height limit at any point. This design appears to meet the intent of MICC 19.11.030.

2. Applicant Question #2: Can the second level of the building extend into the minimum sidewalk setback (measured from the face of curb pursuant to MICC 19.11.030(A)(6)(b)) at 8 feet and higher above the sidewalk?

Staff analysis: MICC 19.11.030(A)(6)(b) requires all structures to be set back so that space is provided for at least 12 feet of sidewalk between the structure and face of the street curb. The second floor of the building proposes to extend closer than 12 feet from the face of the curb at the southwest corner of the building (Exhibit 2, page 10). Staff observe that this standard does not use the term “yard” (defined as “open, unoccupied space, unobstructed from the ground to the sky”), which is used in the residential zoning code when describing how far buildings must be set back from streets. Rather, this standard describes needing to have sufficient space for a 12-foot sidewalk.

The portion of the building extending into the area less than 12 feet from the face of the curb is proposed to be 8 feet and higher above the sidewalk. The standard of having an 8-foot minimum clearance for pedestrian areas is common; for example, the Town Center code requiring projecting signs over sidewalks to provide a minimum of 8 feet of clearance. Since the only areas where the building will extend over the sidewalk will be at least 8 feet above the sidewalk, and the ground floor of the building is proposed to be 16 feet from the face of the curb (Exhibit 2, page 10), staff conclude that there will be sufficient space for a usable 12-foot sidewalk, consistent with MICC 19.11.030(A)(6)(b).

3. Applicant Question #3: Is an automated parking system acceptable?

Staff analysis: The code is silent on the topic of automated parking. However, the design vision (MICC

19.11.010(D)(1)) notes that new development is encouraged to have parking in less visible areas or underground. MICC 19.11.130(A) lists an objective "Parking stalls shall be located within a structure, underground or behind buildings." An automated parking system that enables parking to be entirely underground and less visible would be consistent with the Town Center code.

4. Applicant Question #4: Is the proposed parking quantity acceptable?

Staff analysis: The Town Center code seems to allow for two potential interpretations regarding parking in this scenario, and staff seek the Design Commission's guidance regarding the policy intent behind the parking standards in order to understand which interpretation is correct. MICC 19.11.130(B)(5) states:

"On-site public parking consistent with and complying with the requirements of this section **shall be provided** in any existing development desiring to provide public parking consistent with the requirements of this section and **in any new mixed use or nonresidential development.**" (Emphasis added).

This code provision indicates that public parking would be required for this project, since a new nonresidential development is proposed.

However, MICC 19.11.130(B)(5)(a) states: "**All parking stalls provided** for nonresidential uses, or **if the primary use in the building is office then for nonoffice uses**, or if the primary use of the building is hotel/motel then for non-hotel/motel uses, **shall be available for public parking;**" (emphasis added). This code provision indicates that, since the proposed development is an office building, only those stalls provided for nonoffice uses (in this case zero) need to be available for public parking. Therefore, zero parking stalls must be available for public parking in the proposed building.

Staff would like to give the applicant as much certainty as possible at this stage of project development, and therefore request Design Commission guidance regarding whether public parking is required, and if so, whether any additional stalls beyond those proposed in Exhibit 2, page 15 would be required.

5. Applicant Question #6: Does the proposed parking space size meet the intent of MICC 19.11.130?

Staff response: Parking space size is set in MICC Title 19, Appendix A. Standard stall depth for a parking lot of this design, with two-way drive aisles and 90-degree parking, is 18.5 feet. The applicant is proposing 20-foot deep stalls (Exhibit 2, page 15), meeting this standard.

The proposed parking stalls are 8.5 feet wide, which is the width considered "compact" by the code (Appendix A). The standard stall width is 9 feet. MICC 19.11.130(B)(1)(d) sets a maximum percentage of stalls within a lot that may be compact. ("No more than 50 percent of the required off-street parking spaces for office ... uses may be designed for accommodating compact vehicles.") However, MICC 19.11.130(B)(1)(d) also states that "[p]arking lot design shall conform to the standard stall diagrams set out in Appendix A to this title, unless alternative design standards are approved by the design commission and the city engineer." Staff seek input from the Design Commission regarding whether the proposed automated garage would be an approvable alternate design.

6. Applicant Question #7: Does the proposed 17-foot parking garage entrance meet the intent of MICC 19.11.130?

Staff response: Neither the Town Center code nor MICC Title 19 Appendix A specify a garage entrance width.

Appendix A requires a minimum 18-foot drive aisle within a lot when 90-degree parking is proposed, however there is no requirement for garage entrances to be of an identical width to the drive aisle, and the Design Commission and City Engineer may approve alternate design standards. Past practice has been to require a minimum of 20 feet of width at garage entrances.

MICC 19.11.130(A) notes that one objective for parking areas is: "Clear, easy to understand circulation should be designed into all development to allow drivers and pedestrians to move safely on and off the site, and within it, without confusion and without disrupting on-street traffic flow." A driving entrance of 17 feet in width might not allow exiting and entering cars to move past each other, potentially creating confusion or temporary blockage. Without mitigation measures to prevent such a conflict, staff would not recommend approval of a 17-foot garage width.

7. Applicant Question #8: Does the Design Commission have any initial feedback on the how the proposed building addresses the design vision for Town Center?

Staff response: *Staff have reviewed the design standards in MICC 19.11 alongside the proposed design, and have not identified any conflicts, or standards that would be impossible to meet, given the present conceptual design.*

3. RECOMMENDATION

There is no recommended motion at this time, as this is a Design Commission study session.

DESIGN COMMISSION STUDY SESSION QUESTIONS

To: **Robin Proebsting**, Senior Planner, City of MI Mtg Date: April 11, 2018
 From: Scot Carr, AIA | PUBLIC47 Date: March 14, 2018
 Subject: 2856 80th Avenue, SE Cc: File, owner
 Mercer Island, WA 98040
 Attachments: Design Commission Study Session Packet

ITEM#	QUESTION (CODE SECTION)	REFER TO
1	BULK REGULATIONS (19.11.030) Please confirm proposed massing meets intent of 19.11.030, Bulk Regulations?	Packet Page 13
2	SETBACKS (19.11.030.A6.b.) Confirm Second Level can extend into 12'-0" minimum sidewalk setback (measured from face of curb per 19.11.030.A6.b.), at 8' and higher above sidewalk, as shown on Plan (pg. 10) Section (pg. 13) along 80 th Ave. Note that proposal does not extend beyond PL into ROW, extension provides weather protection at entry, and proposal exceeds 12' minimum on both streets at street level.	Packet Pages 9 and 12.
3	PARKING (19.11.130) Confirm four aspects of proposal meet the intent of the code as follows: 1. Automated parking system is acceptable? 2. Confirm Proposed Parking Quantity: (5,630 sf / 1,000 = 5.63, 5.63 X 3 spaces / 1,000 sf = 16.8 required spaces). 17 spaces proposed. OK? 3. Confirm proposed parking space size? 4. Confirm 17'-0" parking garage entrance meets intent of code?	Packet Pages 14-15
4	GENERAL QUESTION / DISCUSSION Discuss proposed building and Design Commission objectives for the development of the design	All sheets

END OF MEMO



East Seattle
PARTNERS

2856 80TH AVENUE S.E. PROJECT

Mercer Island Design Commission Study Session
March 28, 2018

PUBLIC47ARCHITECTS

PROJECT DESCRIPTION

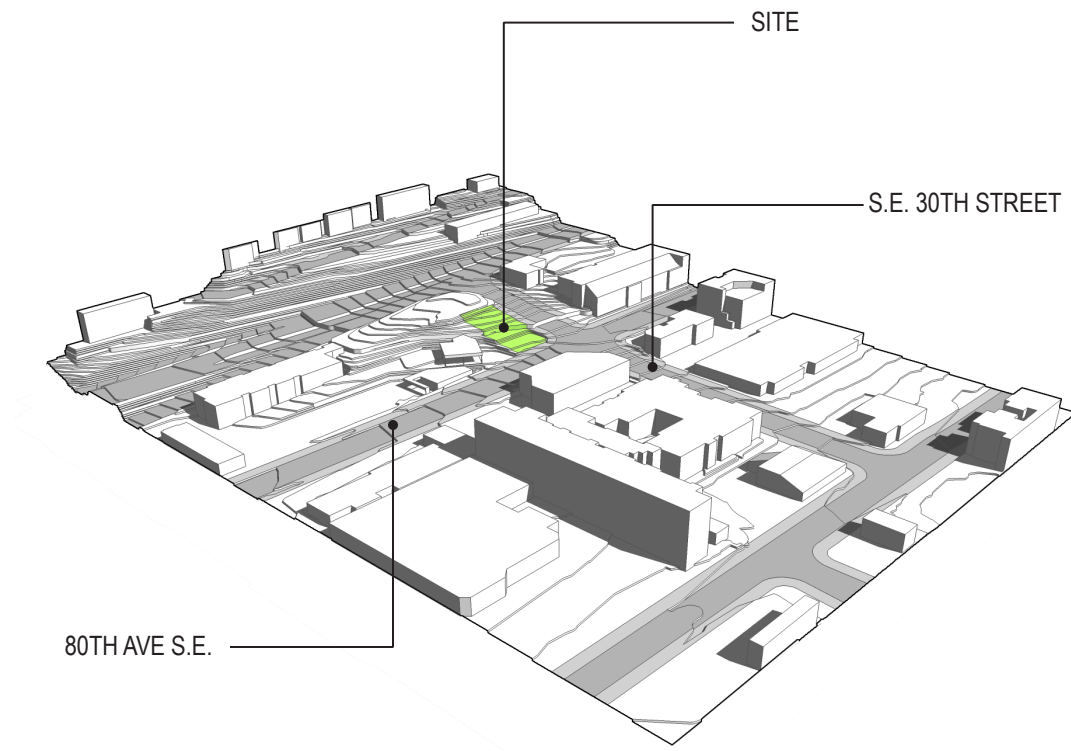


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2856 80TH AVENUE S.E.

Design Commission Study Session

The proposed project consists of demolishing the existing 2,948-square foot (sf) office building and replacing it with a new 7,000 - 7,500-sf office building for professional services. Parking for approximately 17 vehicles will be located below grade and accessed from the NW corner of the site, from 80th Ave SE.

Zoning TC-3
Site Area 6,588 SF

Owner
East Seattle Partners
2856 80th Avenue S.E.
Mercer Island, WA

Architect
Public47 Architects
820 John St. #204
Seattle, WA 98109

The proposed project seeks to achieve the following development objectives:

- Provide below grade vehicle parking for 17 vehicles.
- Create new 7,000 – 7,500 sf building for professional services private offices, collaboration, and community space.
- Take advantage of unique corner site geometry and topography.

Legacy Project

The goal is to create a high-quality and timeless building for a local family office, East Seattle Partners, and their foundation, East Seattle Foundation.



Sustainability

The project intends to reduce environmental impacts and serve as a model for sustainable development on Mercer Island and in the region.



Community

The project seeks to improve the Town Center and contribute positively to the community.



URBAN DESIGN ANALYSIS



Vicinity Context

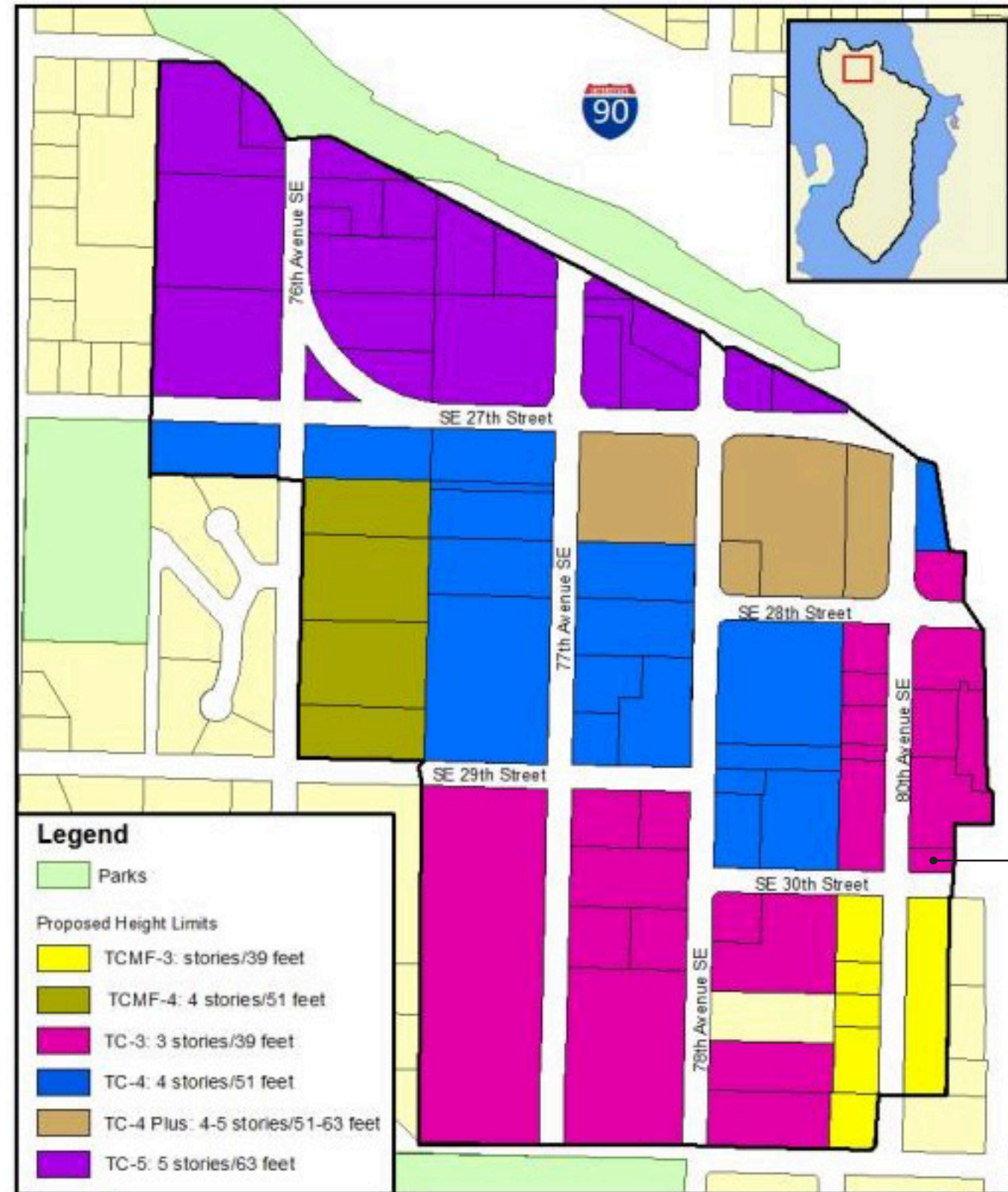
The site is located on the eastern edge of the Mercer Island Town Center. Vehicles traveling south on Island Crest Way that exit to the Town Center onto S.E. 30th Street, pass directly by the site. To the north, there is convenient access to I90 for vehicles, bicycles, the park and ride lot, and pedestrians. Bank of America occupies the site to the north and there are a mix of uses adjacent to the site, including professional offices and a Montessori School on 80th Ave S.E.

- 1 2856 80th Ave SE (Subject Property)
- 2 Mercer Island Town Center
- 3 Mercerdale Park
- 4 Luther Burbank Park
- 5 Lake Washington
- 6 I90



Zoning

The subject property is zoned TC-3 whose purpose, according to 19.11.015, "is to create an area of transition between the Town Center and adjacent residential neighborhoods. A broad mix of land uses is allowed. Buildings may be up to three stories in height."

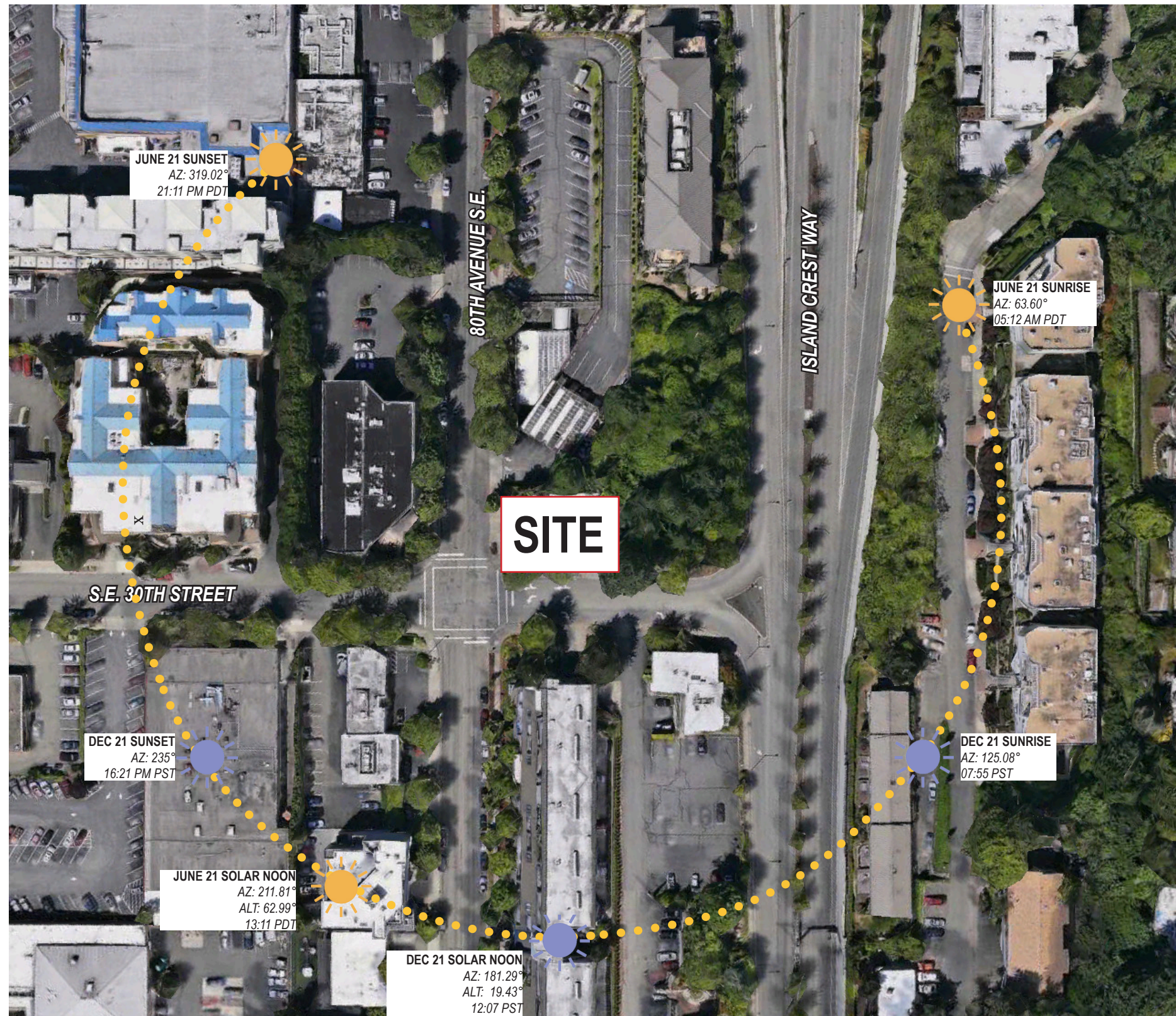


SITE

TOWN CENTER ZONING MAP



SITE ANALYSIS



Solar Access

The site has good solar access to the south and west. Morning sun is partially blocked by the the hill and tall trees to the east.

Building Access

The corner site is fronted on three sides by public right-of-way. S.E. 30th Street is very steep and traffic travelling off Island Crest Way moves quickly, making vehicular access challenging from the south side. 80th Ave SE presents the best vehicular and pedestrian access, though the frontage is only about 55'.

Massing

The surrounding buildings are 1-3 stories in height

Topography

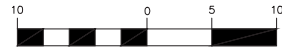
The subject property slopes approximately 28' from the NW corner to the SE corner, with a 22' slope along S.E. 30th Street. Beyond the site, the topography slopes up to the east and down to the Town Center to the west.

Views

There are territorial views to the south, west, and north from the upper portions of the site.



EXISTING SITE CONDITIONS - SURVEY



(IN FEET)
1 inch = 10 ft.

FND CONC MON
W/ BRASS PIN
IN CASE, DOWN 1.2'

1

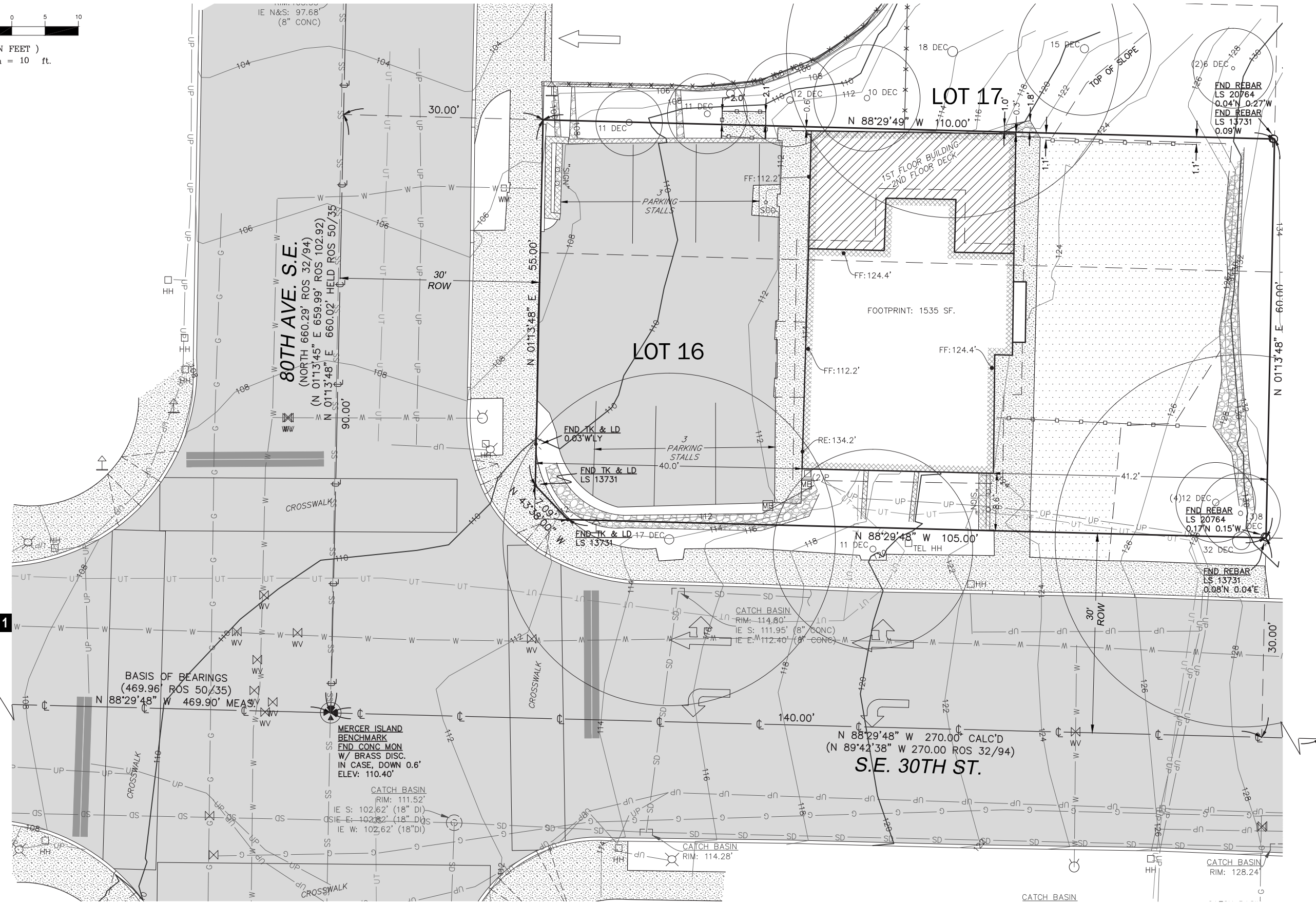
BASIS OF BEARINGS
(469.96' ROS 50/35)
N 88°29'48" W 469.90' MEAS

MERCER ISLAND
BENCHMARK
FND CONC MON
W/ BRASS DISC.
IN CASE, DOWN 0.6'
ELEV: 110.40'

CATCH BASIN
RIM: 111.52'
IE S: 102.62' (18" DI)
IE E: 102.82' (18" DI)
IE W: 102.62' (18" DI)

CATCH BASIN
RIM: 114.28'

CATCH BASIN
RIM: 128.24'



ISLAND CREST WAY
N 01°13'48" E 660.03' CALC'D
(NORTH 660.29' ROS 32/94)

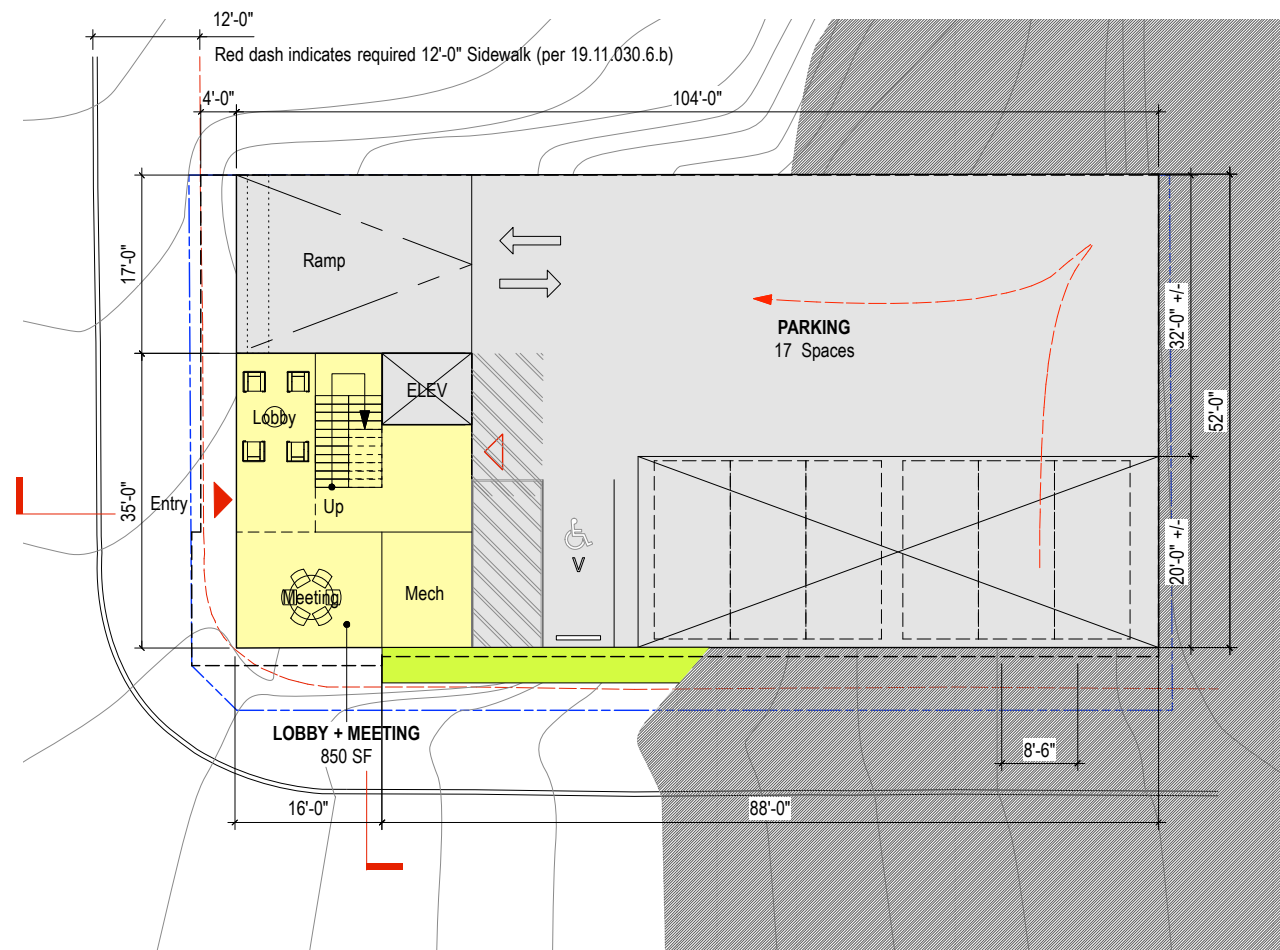
CALC'D
INT.



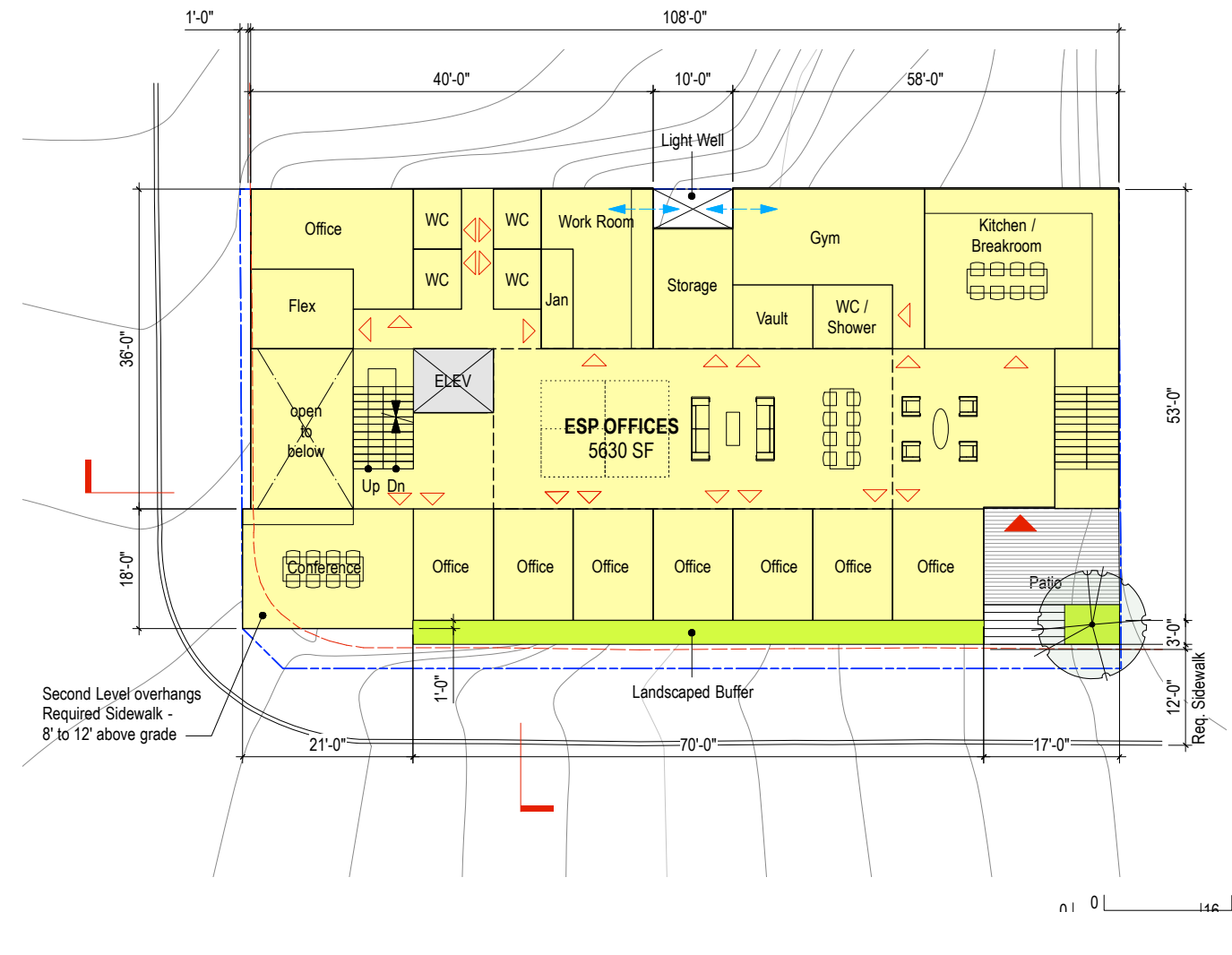
EXISTING SITE CONDITIONS



FIRST FLOOR PLAN DIAGRAM

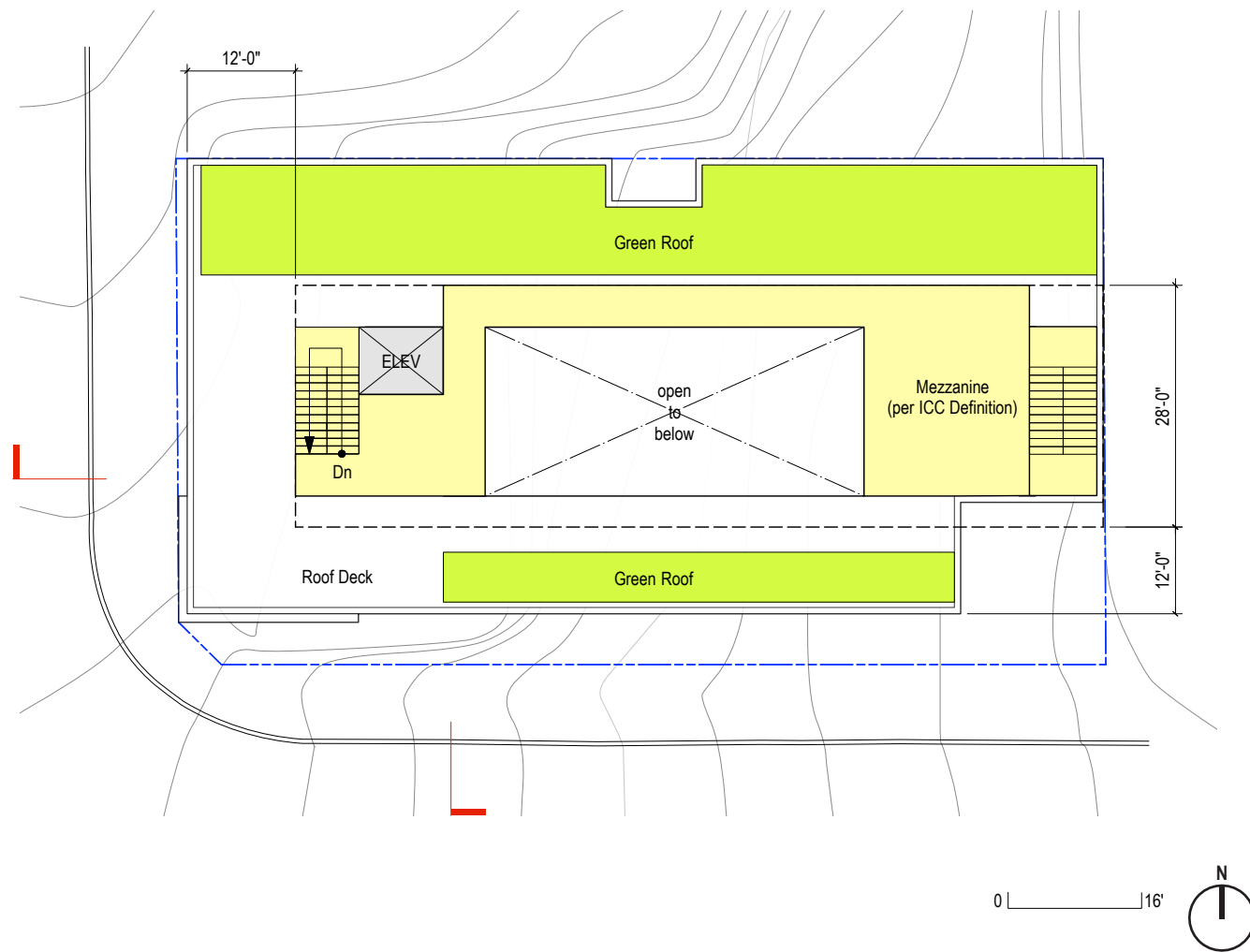


SECOND FLOOR PLAN DIAGRAM

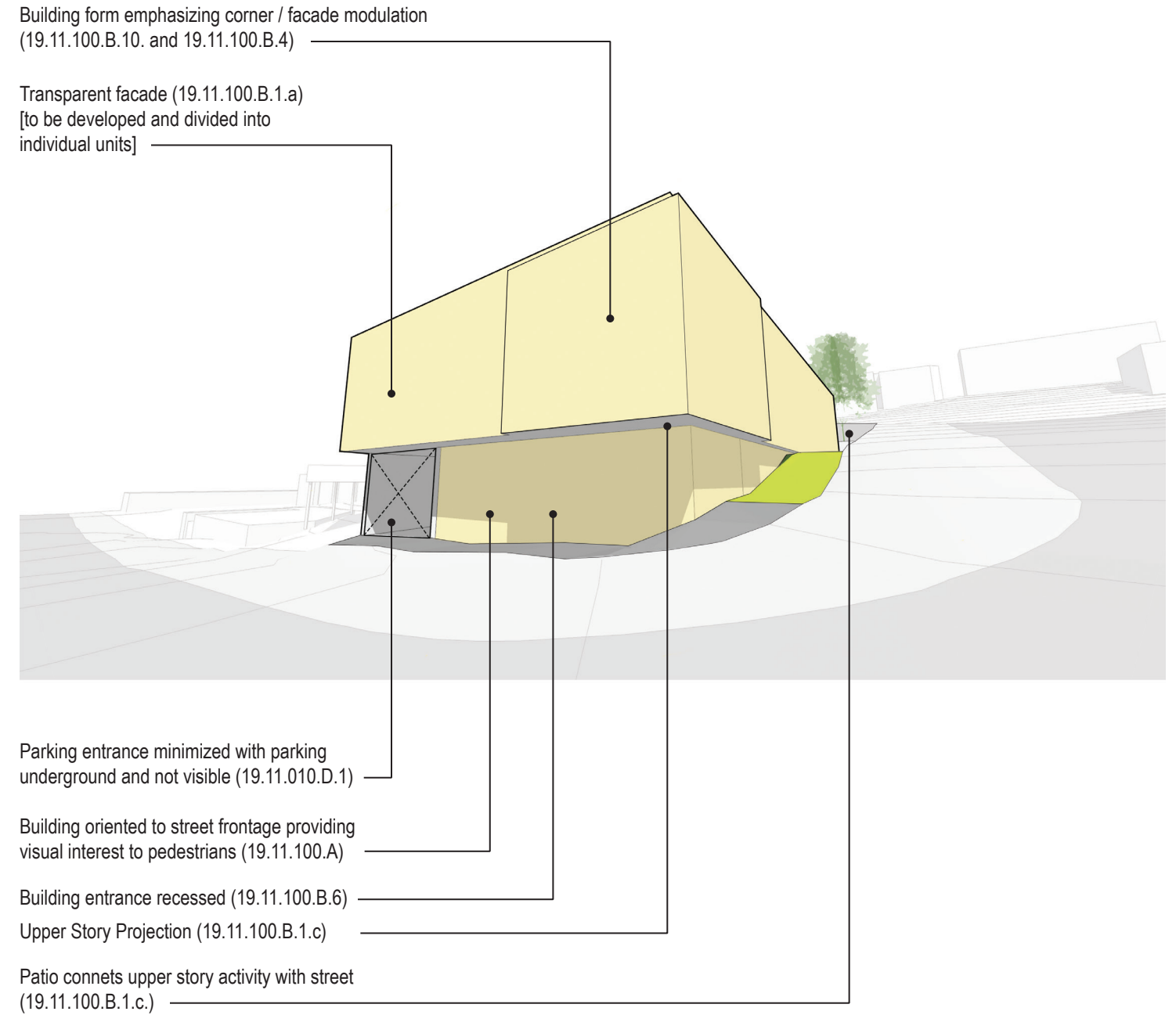


PROPOSED BUILDING DIAGRAMS

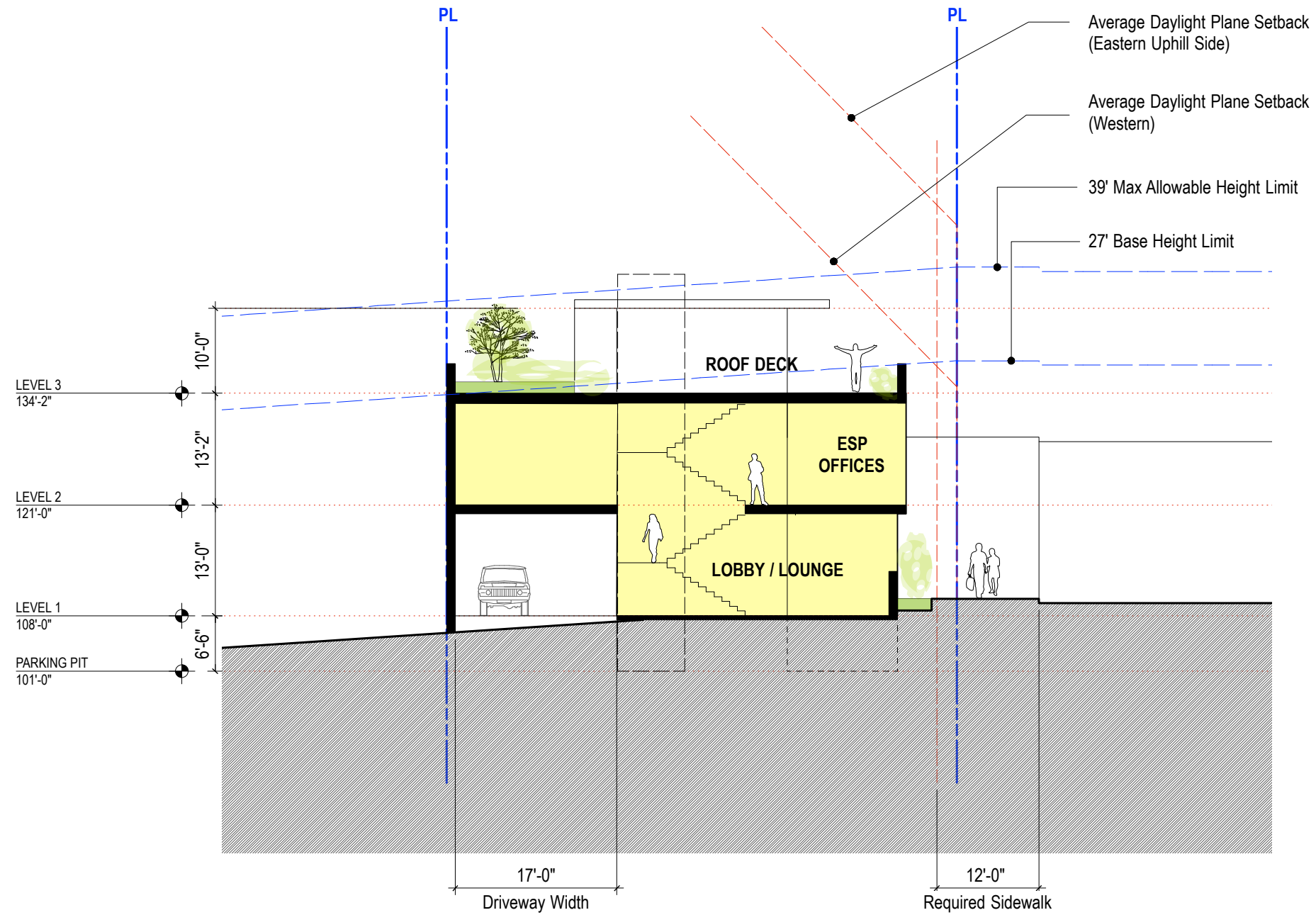
MEZZANINE / ROOF LEVEL PLAN DIAGRAM



MASSING DIAGRAM WITH DESIGN MOTIVES (CODE REFERENCES)

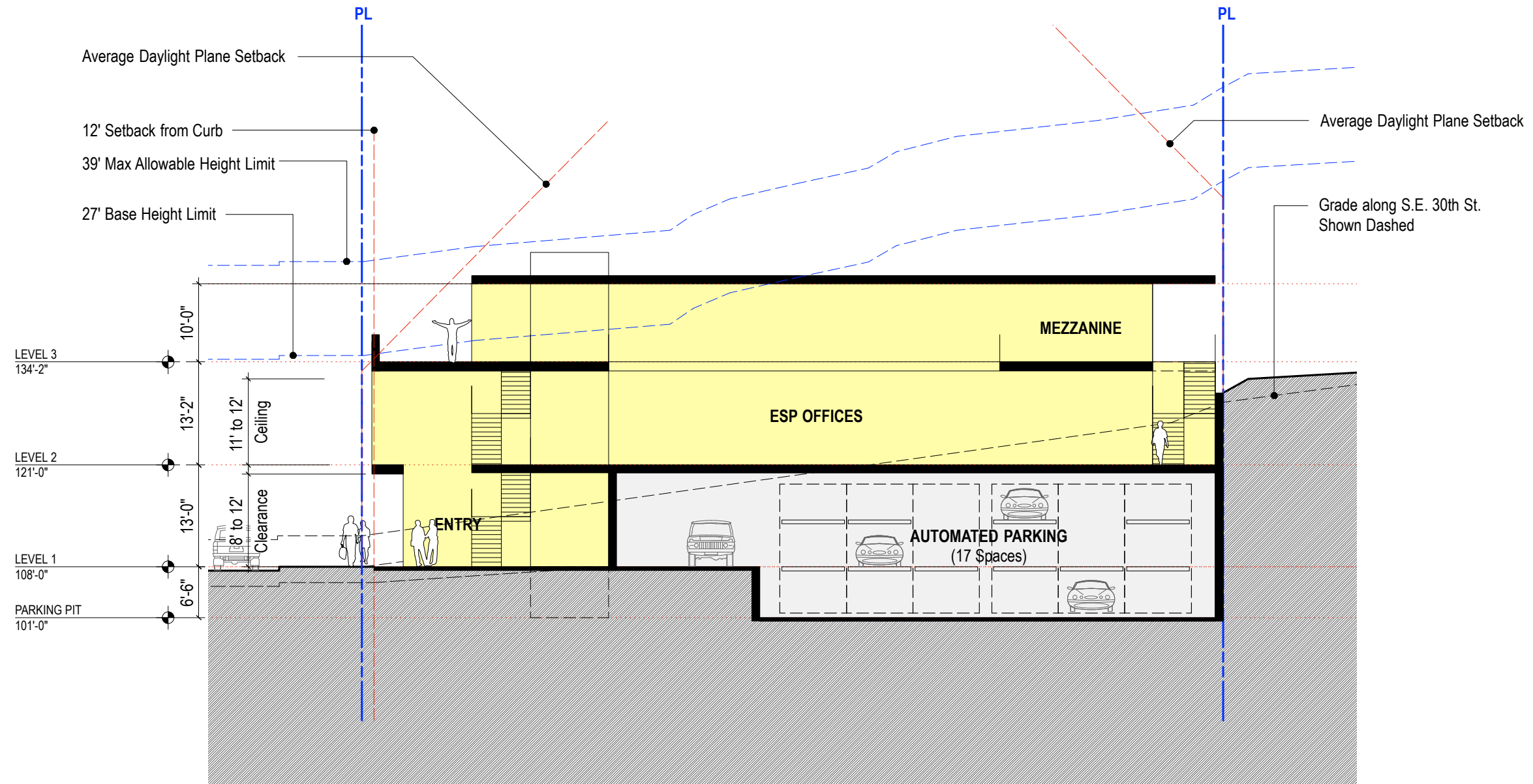


BUILDING CROSS SECTION



PROPOSED BUILDING DIAGRAMS

BUILDING LONGITUDINAL SECTION



BUILDING HEIGHT (19.11.030)

The Base Building height allowed in the TC-3 Subarea is 27' and 2-Stories, with a Maximum Allowable Building Height of 39' and 3-Stories. The relevant code sections are:

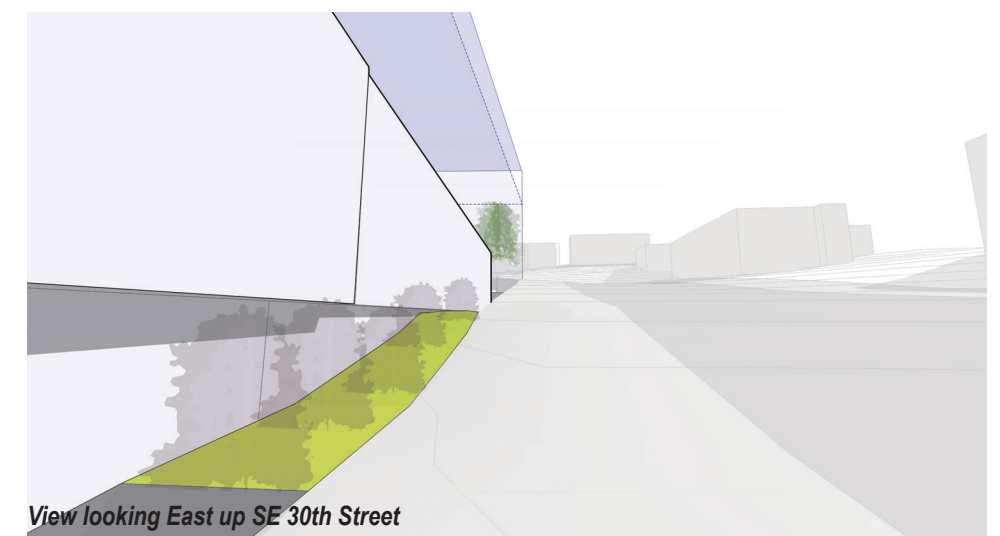
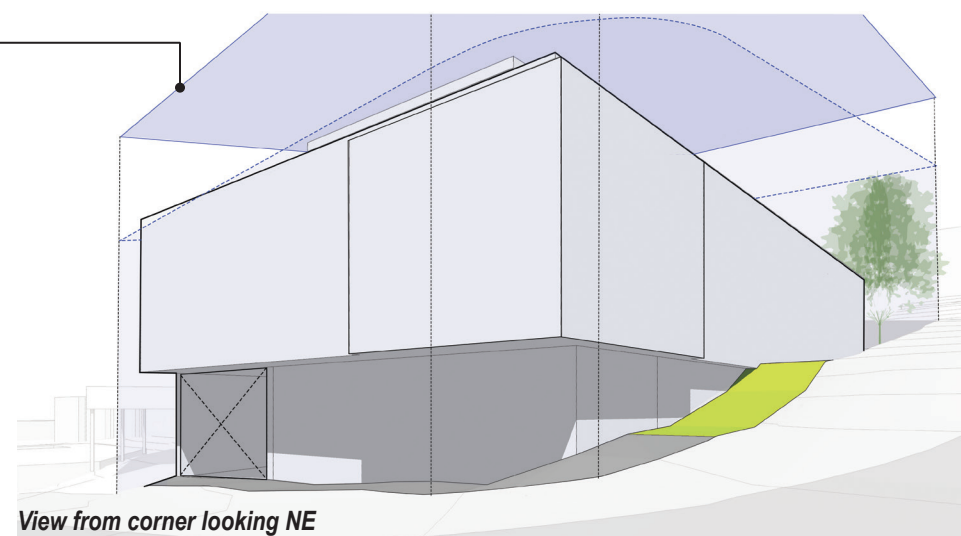
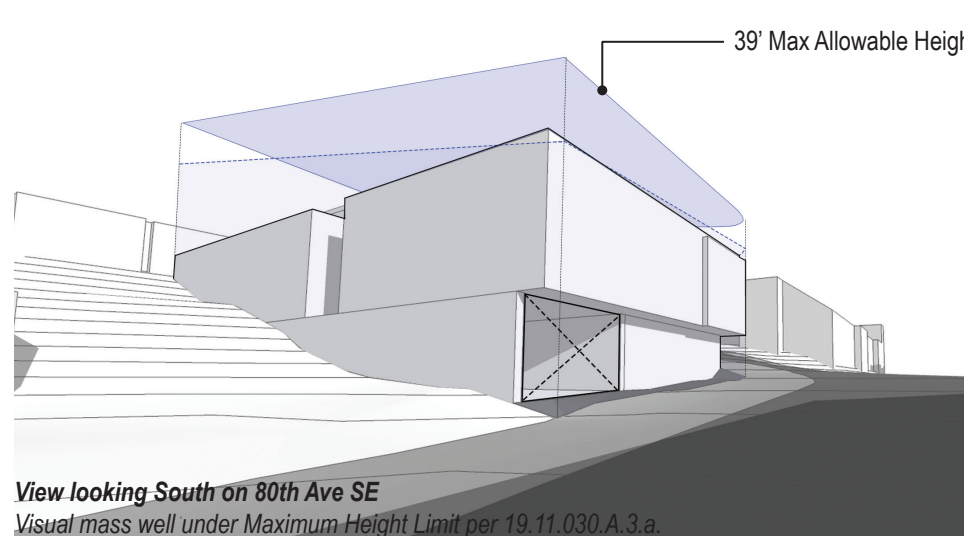
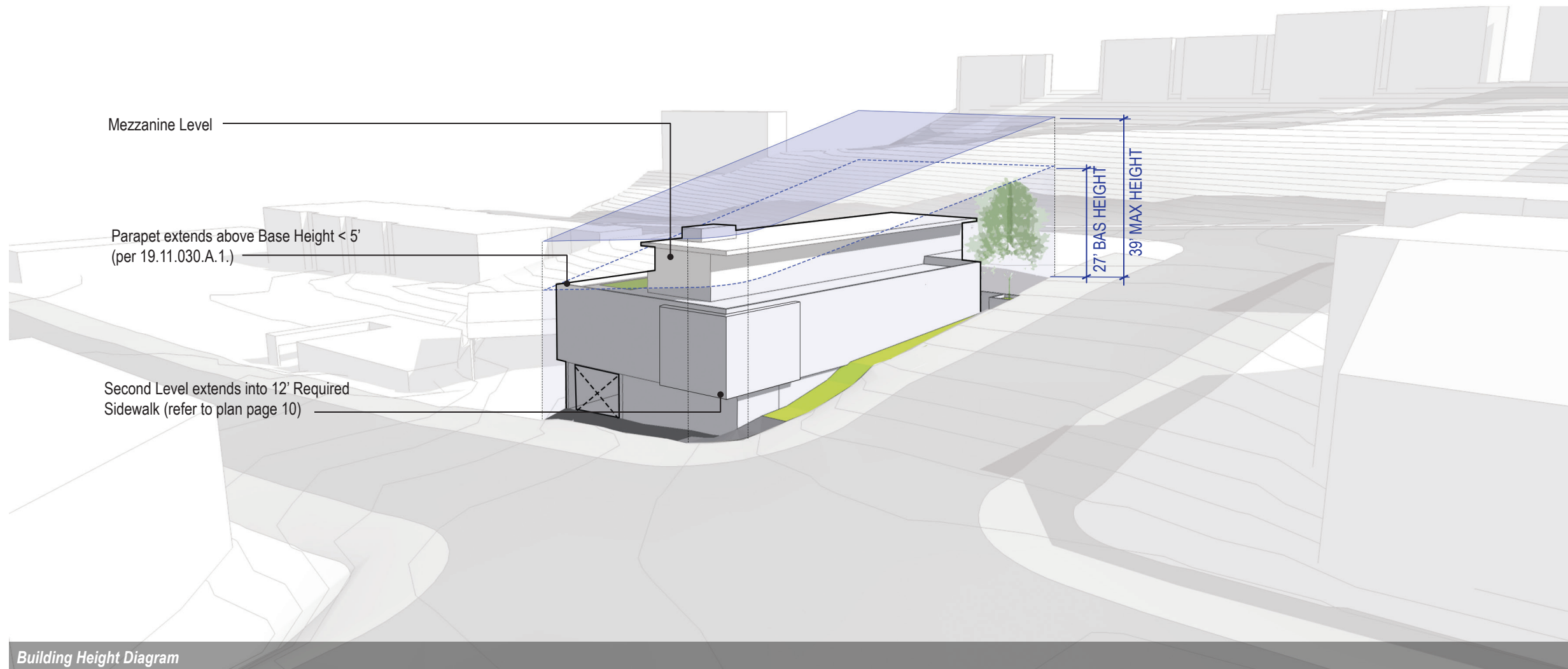
19.11.030. A.3a. The intent of the building height calculation in this section is to limit the visual mass of a building so that it does not appear to exceed the maximum height limit in subsection (A)(1) of this section.

19.11.030.A.4 Mezzanines. A mezzanine shall not be counted as a story for determining the allowable number of stories when constructed in accordance with the requirements of the construction codes set forth in MICC Title 17.

19.11.030.A.6.b Setbacks. All structures shall be set back so that space is provided for at least 12' of sidewalk between the structure and the face of the street curb.

STUDY SESSION QUESTIONS
 Confirm proposed massing meets intent of 19.11.030, Bulk Regulations?

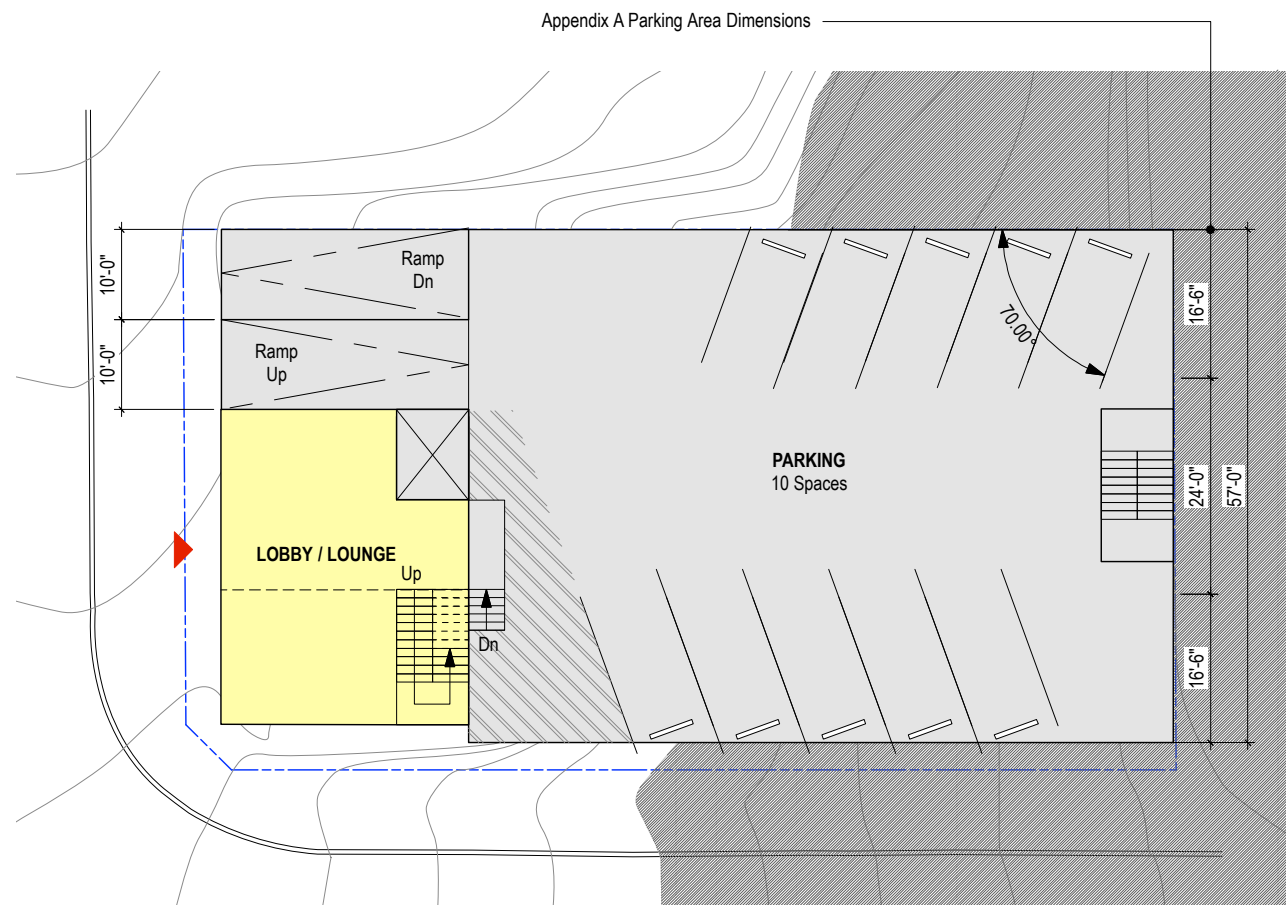
Confirm Second Level can extend into 12'-0" minimum sidewalk setback (measured from face of curb per 19.11.030. A6.b.), at 8' and higher above sidewalk.



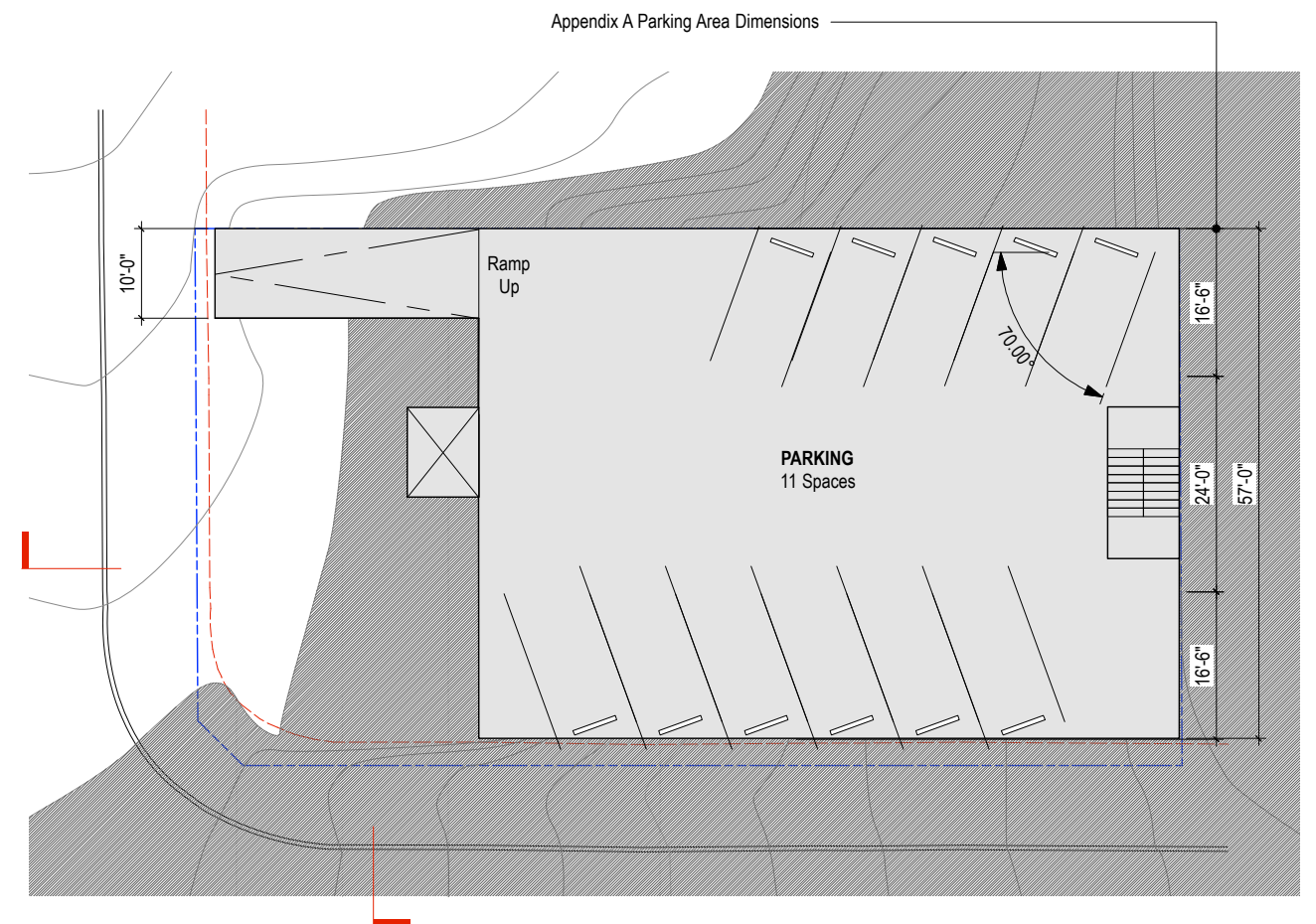
CONVENTIONAL PARKING LAYOUT

These layouts demonstrate the challenges of conventional parking on this narrow and steeply sloping site. In order to minimize the presence of the parking garage entrance along 80th Avenue SE, as code mandates, the individual ramps would need to be quite narrow and below code minimums (shown at 10'-0"). Further, the two dead-end parking levels would be challenging to maneuver in, and this configuration would require additional excavation and shoring. For these reasons, the project is proposing an automated parking system as shown on the facing page.

UPPER PARKING LEVEL PLAN



LOWER PARKING LEVEL PLAN



PROPOSED PARKING STRATEGY (19.11.130)

Given the narrow site and code-required quantity of parking, the project is proposing using an automated car parking system, by City-Lift (or a competitor). Heffron Transportation completed a Parking Demand Study in October of 2017, and established that the project demand for the proposed use is less than 3 spaces per 1,000 sf of office, and the owners have concluded that 15 parking stalls would be sufficient for their purposes, including staff and visitors. The current proposal has approximately 5,630 sf of office and 17 parking spaces. The proposed spaces are approximately 8'-6" x 19'-0" and the proposed underground parking garage entrance is 17'-0" wide.

STUDY SESSION QUESTION(S)

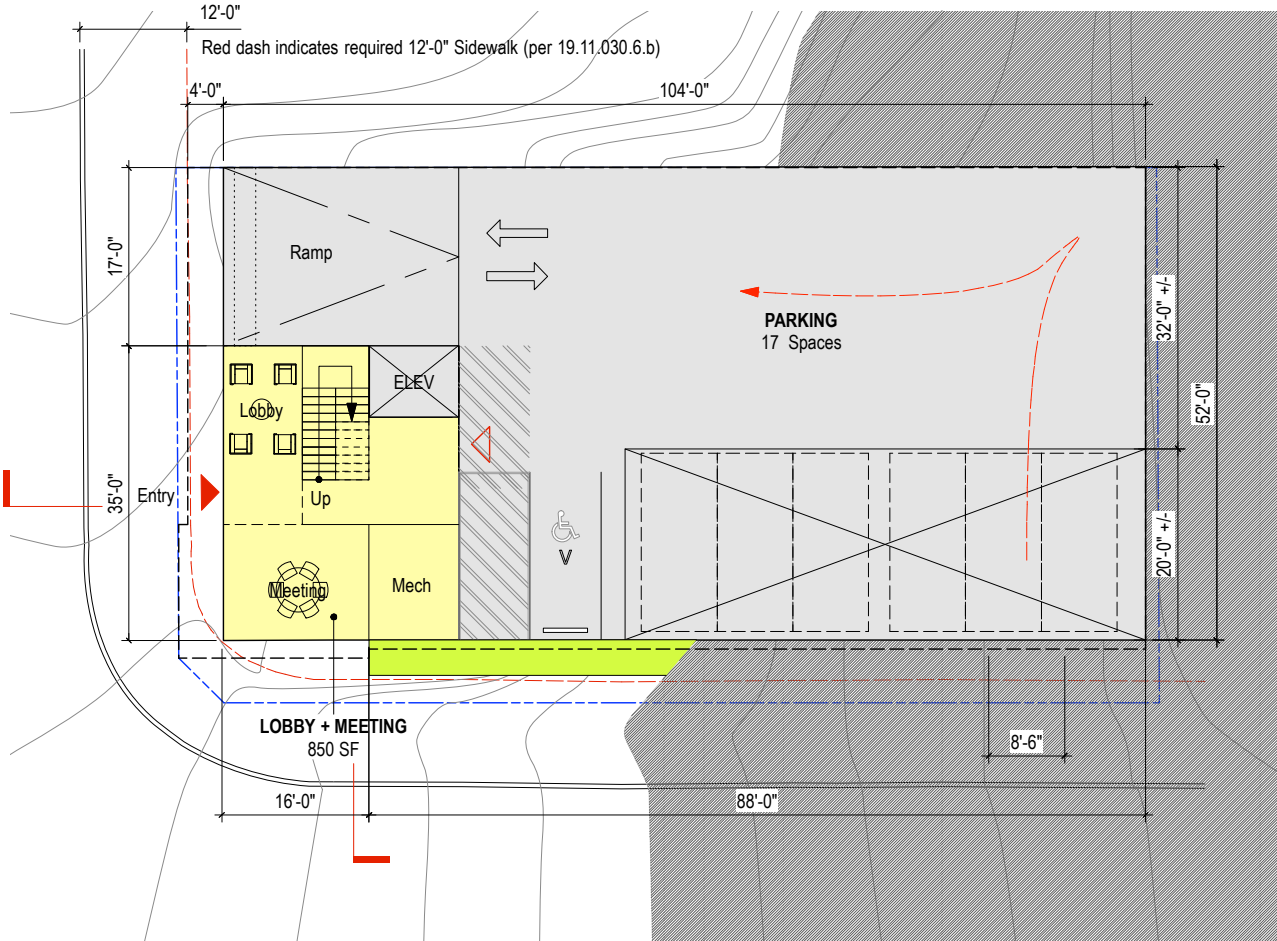
Confirm four aspects of proposal meet the intent of the code as follows:

1. Automated parking system is acceptable?
2. Confirm Proposed Parking Quantity (5,630sf / 1,000 = 5.63, 5.63 X 3 spaces / 1,000 sf = 16.8 required spaces). 17 spaces proposed.
3. Confirm proposed parking space size?
4. Confirm 17'-0" parking garage entrance meets intent of code?



CITYLIFT AUTOMATED PARKING SYSTEM

PROPOSED PARKING LEVEL PLAN



SUSTAINABILITY (19.11.050)

The project shall meet the LEED Gold Standard, as identified in the above code section. Sustainability strategies will focus on energy efficiency, water efficiency, and indoor air quality.



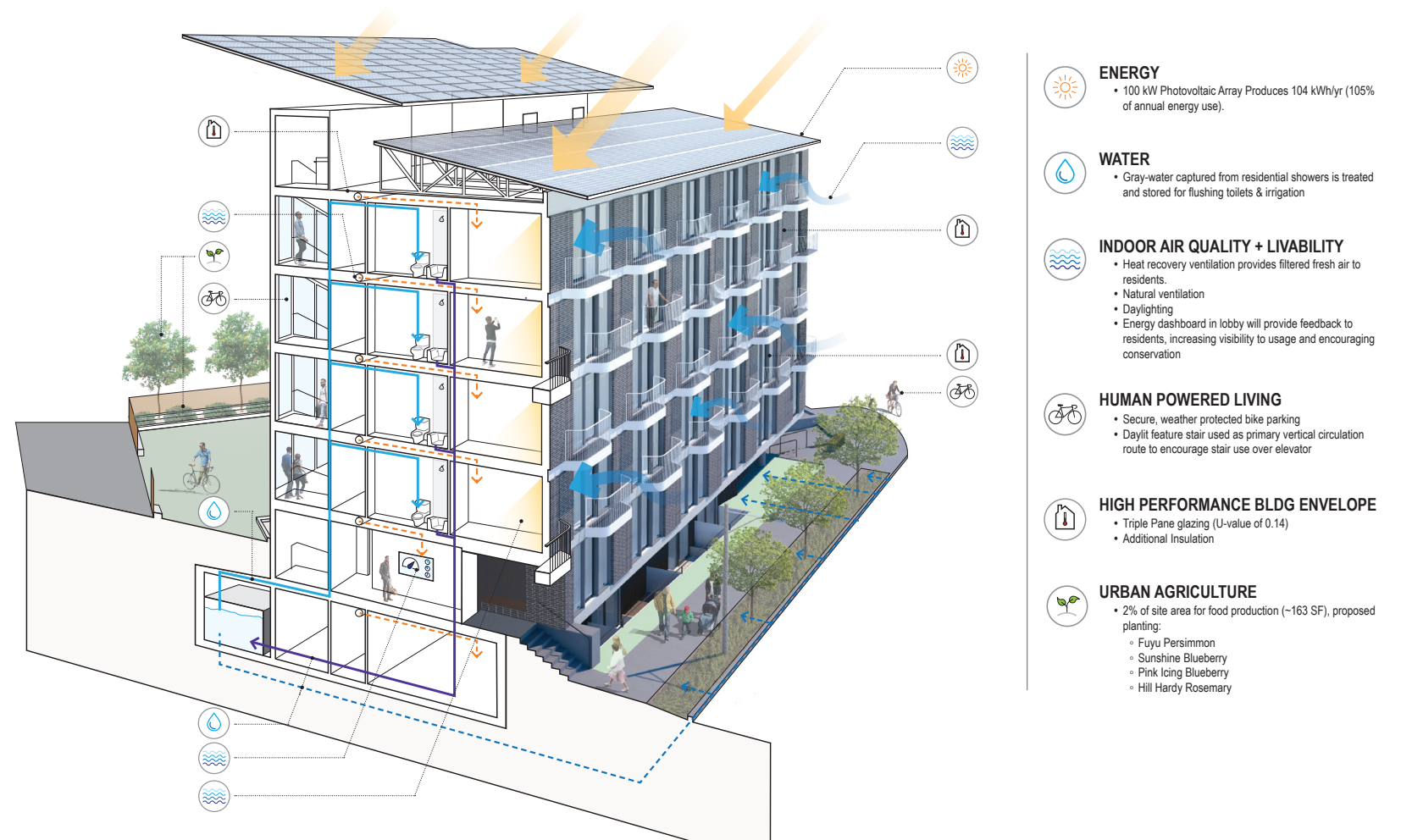
GOLD
60 - 79 POINTS

LEED for New Construction and Major Renovations (v4)

Category	Possible Points	Required Points	Current Points
LOCATION & TRANSPORTATION	16	0	0
SUSTAINABLE SITES	10	0	0
WATER EFFICIENCY	11	0	0
ENERGY & ATMOSPHERE	33	0	0
MATERIAL & RESOURCES	13	0	0
INDOOR ENVIRONMENTAL QUALITY	16	0	0
INNOVATION	6	0	0
REGIONAL PRIORITY	4	0	0
TOTAL	110	0	0

Points Range	Level
40-49 Points	CERTIFIED
50-59 Points	SILVER
60-79 Points	GOLD
80+ Points	PLATINUM

Sustainability Diagram for PUBLIC47 Project Currently Under Construction (for Reference)



MATERIALS + PRECEDENTS FOR DESIGN DEVELOPMENT (19.11.110)



Wood Structure / CLT



Brick Texture + Scale



Zinc Cladding



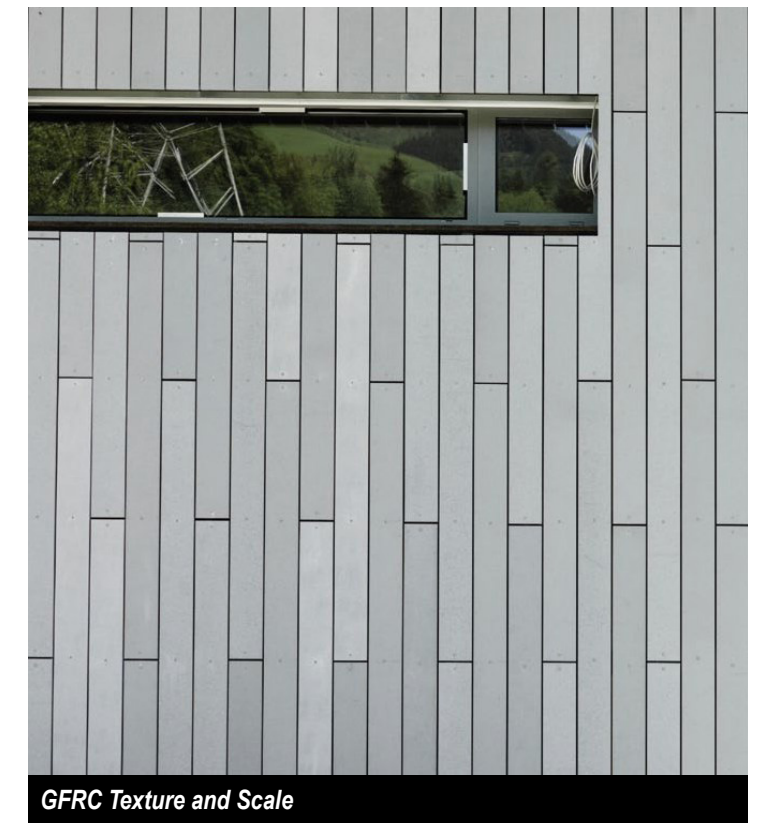
Wood Cladding



Brick



Contemporary Brick and Landscaped Streetscape



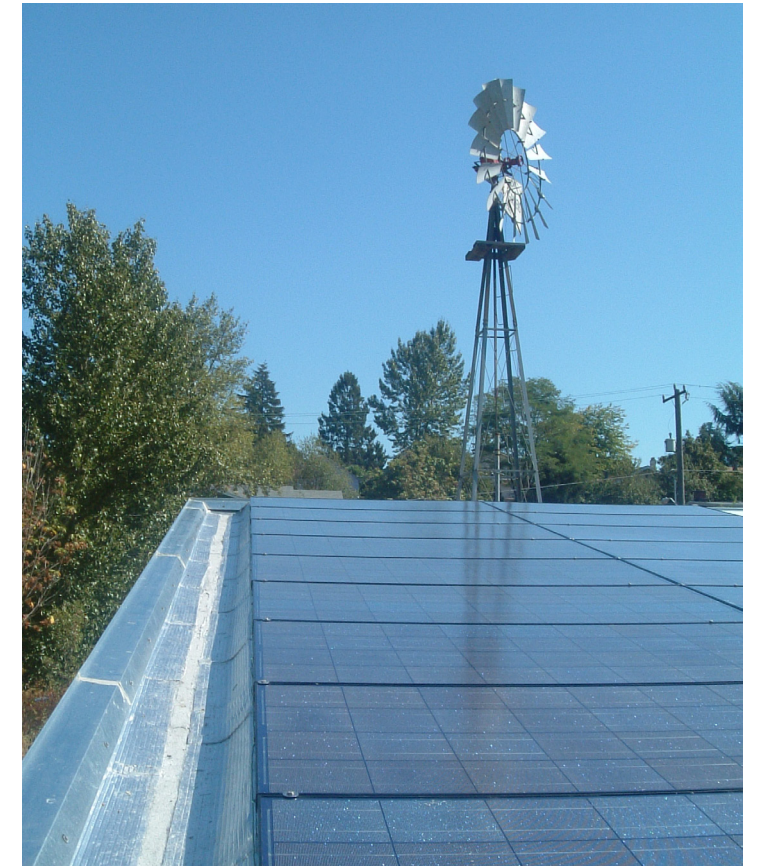
GFRC Texture and Scale

EXAMPLES OF PAST WORK

Bradner Gardens
Seattle, WA



2003 Seattle AIA, Honor Award Citation



Kenmore City Hall
Kenmore, WA



2011 NW & Pacific Region AIA Merit Award



EXAMPLES OF PAST WORK



Anhalt Apartment Renovation and Addition
[with East Seattle Partners]
Seattle, WA



2016 NW & Pacific Region AIA Merit Award
2015 Seattle AIA Honor Award
2015 People's Choice Urban Design Awards, Second Place
2015 Historic Seattle Preserving Neighborhood Character Award



SCCA Patient House
Seattle, WA



2011 Seattle AIA, Merit Award
2011 Pacific + NW Region, Honor Award
2011 Seattle AIA, Future Shack Award
2011 RADA Award