



DESIGN COMMISSION REGULAR MEETING MINUTES NOVEMBER 14, 2018

CALL TO ORDER

Vice Chair Colin Brandt called the meeting to order at 7:05 PM in the Council Chambers, 9611 SE 36th Street, Mercer Island, Washington.

ROLL CALL

Vice Chair Colin Brandt, Commissioners Claire McPherson, Anthony Perez, Hui Tian and Suzanne Zahr were present. Chair Richard Erwin and Commissioner Tom Soeprono were absent.

STAFF PRESENT

Evan Maxim, Community Planning & Development (formerly Development Services Group) Director, Andrea Larson, Senior Administrative Assistant, Nicole Gaudette, Senior Planner, Robin Proebsting, Senior Planner, Hershel Rostov, Fire Marshal, Patrick Yamashita, City Engineer, and Bio Park, Assistant City Attorney were present.

MEETING MINUTES APPROVAL

The Commission reviewed the minutes from the September 29, 2018.

It was moved by McPherson; seconded by Perez to:

Approved the September 29, 2018 minutes as amended (clerical errors)

Passed 4-0-1, Commissioner Brandt abstained.

REGULAR BUSINESS

Agenda Item #1: Design Review DSR2018-004

Robin Proebsting, Senior Planner, provided a brief presentation for the second design review study session for a new office building (East Seattle Partners) in Town Center.

Scott Carr, the architect, gave a brief presentation on the proposed new office building and Ivonne Beckett, Landscape architect answered questions regarding the plans and landscaping.

The Commission review the proposal and answered the applicant's questions.

1. Do the proposed exterior materials meet the intent of MICC 19.11.110- Materials and Color?
The Commission stated that it should be considered to make sure there is enough of a tonal change from the brick to the concrete. Commissioner Perez cautioned against the powder coated garage door. Commissioner Brandt stated that to ensure that the concrete finish is a refined finish for the pedestrian experience.
2. Is the proposed extension of the second level over the sidewalk consistent with the code?
The Commission stated that the material of the soffit should integrate more with the other materials of the building, that the overhang maintain at least 10' 9" overhang and that they would like to see some sort of articulation on the overhang.
3. Does the proposed streetscape design along SE 30th St meet the intent of MICC 19.11.120?
The Commission agreed that the streetscape design does meet the intent of the code.
4. Do the proposed Minor Site Features meet the intent of MICC 19.11.120- Site Design?
The Commission agreed that the Minor Site Features meet the intent of the code.
5. Does the proposed design of north wall meet the intent of MICC 19.11.100- Walls?

The Commission agreed that the north wall meets the intent of the code.

Commissioner Zhar left at 8:30pm.

The Commission took a break until 8:35pm.

Agenda Item #2: Design Review DSR2018-018

Nicole Gaudette, Senior Planner, provided a brief presentation for the design review study session for a new mixed-use building at the “King” and Mud Bay properties in Town Center.

Sher Chan, Johnson Architects, gave a presentation on the proposed mixed-use building and answered questions regarding the proposal.

Clayton Roadwin, ???, gave a presentation on the landscaping and walking path on the through block connection.

1. What is the Design Commission’s vision for the Town Center?
The Commission stated pedestrian scale and massing are very important to the character of the Town Center.
2. Is the height limit appropriately applied?
Vice-Chair Brandt stated that the sloped roof height limit would not apply to this building design.
3. If the arborist recommends removal of the trees, and the trees are replanted according to the City’s Streetscape Manual using City approved tree species, would the commission be ok with removal of existing street trees?
The Commission stated that they are ok with the removal/ replacement of the trees and follow the Streetscape Manual.
4. Do the proposed setbacks meet the intent of the code?
The Commission stated that they would need to see more diagrams to determine if the proposed setbacks meet the intent of the code.
5. Is the proposed approach to meeting the daylight plane standard acceptable?
The Commission stated that they would need to see more diagrams to determine if the design meets the daylight plane. The Commission wants to be able to see that the mass is being brought down through use of the daylight plane or modulation. The Commission requests to see a shadow study in the next session.
6. What is an acceptable width for the walking path area per the Design Commission’s understanding of a through block connection?
The Commission would like to see if there is a way to add some sort of pocket in the pathway and agrees that it is a reasonable width for the walking path.
7. What type of decorative landmarks or kiosks or other site features should the applicant provide as minor or major site features?
Seating areas in the south plaza. Consider opening the courtyard to the public. The Commission welcomes creative ideas and thinking outside of the box.

PLANNED ABSENCES FOR FUTURE MEETINGS

OTHER BUSINESS

Evan Maxim, CPD Director, provided a Directors report on a few more Town Center projects that maybe coming.

ANNOUNCEMENTS AND COMMUNICATIONS

The next Design Commission meeting is on December 12, 2018 at 7:00PM.

ADJOURNMENT The meeting was adjourned at 11:09pm