



# 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 27<sup>th</sup> 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 76<sup>th</sup> 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 78<sup>th</sup> 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