



DESIGN COMMISSION REGULAR MEETING MINUTES AUGUST 31, 2016

CALL TO ORDER:

Chair 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; Vice-Chair Colin Brandt; Commissioners Anthony Perez; Tami Szerlip, Hui Tian, Susanne Foster were present. Commissioner Lara Sanderson was absent.

STAFF PRESENT:

Evan Maxim, Planning Manager; Scott Greenberg, Development Services Group Director, Christina Schuck, Assistant City Attorney and Will Piro, Planner were present.

MEETING MINUTES APPROVAL:

The Commission reviewed the minutes from the July 27, 2016 meeting. Commissioners Szerlip last name was misspelled in the second to last paragraph. The motion was seconded by Commissioner Tian. The minutes were approved as amended by a unanimous vote of 5-0. Vice-Chair Brandt abstained as he did not attend the meeting on July 27, 2016.

REGULAR BUSINESS:

Agenda Item #1: Preliminary Design Review Shorewood Heights Building A – 3209 Shorewood Drive

Christian Schuck, Assistant City Attorney, questioned the Design Commissioners regarding the Appearance of Fairness Doctrine. None of the Commissioners noted a conflict of interest.

Evan Maxim, Planning Manager, provided a staff presentation and responded to questions from the Commission related to additional items A – R as listed in the end of the staff report including parking requirements and difficulties with review.

Patrick Mullaney, Land Use Attorney, Foster Pepper, Introduced project team, and highlighted several aspects of the Shorewood project.

Charles Strazzara, Principal, Studio Meng Strazzara, described the architectural elements of the proposal and responded to questions from Commissioners related to pedestrian walkways, access points, and consistencies in plans.

Mark Brumbaugh, Landscape Architect, Brumbaugh & Associates, described the site plan and landscaping features associated with the proposal.

Blas Puzon, Shorewood Heights, described the general theme for improving the standard of living, including property infrastructure improvements, life safety improvements, storm water management, public infrastructure funding and other projects. Mr. Puzon responded to questions from Commission about grading resulting from relocated parking and the residential unit mix.

Don Elwith, P.E., Triad Associates, answered questions from Commission regarding the allowed impervious surface on site.

Chair Erwin moved to deliberate on the project amongst the Commission.

Vice-Chair Brandt moved to grant the Shorewood Building A and associated site improvements preliminary design approval for construction of a new building, parking, site improvements, and landscaping at 3209 Shorewood Drive, as shown in Exhibit 1, and as conditioned by the August 31, 2016 staff report to the Design Commission as amended by additional conditions generated this evening, to include:

- A. 19.12.020(B)(2)(c) related to providing an inviting building entry orientation.
- B. 19.12.020(B)(3)(a) and (b) related to pedestrian and vehicular circulation, pedestrian access and safety, as well as the associated interface with the rest of the community.
- C. 19.12.020(B)(3)(e) related to decorative landmarks.
- D. 19.12.030(B)(2)(a) and (b) related to horizontal and vertical modulation design specifics. General modulation, setback, roofline, entry.
- E. 19.12.030(B)(3)(b) related to proposed building fenestration and design.
- F. 19.12.030(B)(5)(a) and (b) related to building entrance prominence, architectural features, and design.
- G. 19.12.030(B)(5)(b) related to pedestrian access to the building entrance from the parking lot (and on-site walkways).
- H. 19.12.030(B)(6) related to proposed roof line variation or modulation.
- I. 19.12.030(B)(7) related to design elements and base articulation.
- J. 19.12.030(B)(9) related to the provision of awnings, canopies, covered walkways, or other similar all-weather amenities.
- K. 19.12.040(B)(1) related to landscaped areas and designed to achieve more of a “park-like feel” for the rest of the complex.
- L. 19.12.040(B)(4) related to the amount of impervious surfaces within the landscaped areas.
- M. 19.12.040(B)(7) related to required landscaping screen type and width.
- N. 19.12.040(B)(9) related to planting quantities for each parking lot location modified by the proposed project.
- O. 19.12.040(B)(11)(c) revise the landscaping plan to provide a minimum landscape width of five feet on the southeast side of Building A.
- P. 19.12.040(B)(11)(g) related to plantings near utilities.
- Q. 19.12.040(B)(11)(i) related to maintenance of landscaping.
- R. 19.12.060(B)(5) related to the landscaping design, screening, and location of the garbage, recycling collection areas.
- S. 19.12.070(B) related to lighting.

Commissioner Tian seconded the motion. The motion passed unanimously (6-0).

Chair Erwin recessed the meeting at 9:17 PM. The meeting was resumed at 9:28PM.

Agenda Item #2: Preliminary Design Review Aegis Assisted Living Community – 7445 SE 24th Street

Christina Schuck, Assistant City Attorney, informed the Commission of the quasi-judicial nature of this agenda item and asked the Commissioners to answer questions concerning the Appearance of Fairness Doctrine. None of the Commissioners noted a conflict of interest.

Evan Maxim, Planning Manager, provided a staff presentation and responded to questions from the Commission about the secondary approach from 74th.

Walter Brown, Senior Vice President, Aegis, gave an overview of Aegis and the vision for the project.

Molly Wolf gave a presentation and responded to questions from the Commission regarding

Roby Snow, LA Studio LLC, Landscape Architects, gave a presentation about the landscaping elements.

Vice-Chair Brandt moved to grant the Aegis Assisted Living Community preliminary design approval for construction of a new building, parking, site improvements, and landscaping for an assisted living community located at 7445 SE 24th Street, as shown in Exhibit 1, and as conditioned by the August 31, 2016 staff report to the Design Commission, as amended below:

1. Per MICC 19.15.040(F)(2)(f)(1), any materials required for final design review must be submitted a minimum of 21 days prior to the Design Commission final review hearing date.
2. Per MICC 19.15.040(F)(1)(d)(iii), if the applicant has not submitted a complete application for a building permit within two years from the date of the notice of the design review decision, 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. The applicant is responsible for knowledge of the expiration date.
3. Additional information in the form of plans and / or supporting documentation showing compliance with the following MICC provisions shall be submitted for review and approval as part of the application for final design review:
 - A. 19.12.040(B)(9) related to planting quantities for each parking lot location modified by the proposed project.
 - B. 19.12.040(B)(10) related to landscape grading standards.
 - C. 19.12.040(B)(11)(d) related to plantings and sight clearances.
 - D. 19.12.040(B)(11)(f) related to plantings near parking facilities and curbing.
 - E. 19.12.040(B)(11)(g) related to plantings near utilities.
 - F. 19.12.040(B)(11)(i) related to maintenance of landscaping.
 - G. 19.12.030(B)(4)(b) related to color palette.

Commissioner Foster seconded the motion. The motion passed unanimously (6-0).

OTHER BUSINESS: None

PLANNED ABSENCES FOR FUTURE MEETINGS: Chair Erwin will be absent from September 2nd to September 10th, 2016.

ANNOUNCEMENTS AND COMMUNICATIONS: The next regularly scheduled meeting is September 14, 2016.

Vice-Chair Brandt asked staff a general question around Design Commission conditions of approvals.

ADJOURNMENT: The meeting was adjourned at 10:45 PM.

Respectfully submitted, Will Piro, Planner