



DESIGN COMMISSION REGULAR MEETING MINUTES DECEMBER 10, 2014

CALL TO ORDER:

Chair Richard Erwin called the meeting to order at 8:10 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, Lara Sanderson and Tami Szerlip were present. Commissioner Hui Tian was absent.

STAFF PRESENT:

Scott Greenberg, Development Services Director; Assistant City Attorney, Christina Schuck; and Travis Saunders, Planner were present.

MEETING MINUTES APPROVAL:

The Design Commission reviewed the minutes from the November 12, 2014 meeting. Commissioner Foster inquired if the detention pond screening that was verbally agreed upon was written down as part of the record for File DSR14-020. Staff indicated they would verify if the verbal agreement was reflected in the written record. The Commission motioned to bring the minutes of November 12, 2014 to the next meeting for approval, after staff verified the verbal agreement was reflected in the record.

REGULAR BUSINESS:

STUDY SESSION – Hines Mixed Use Development at 2750 and 2864 77th Avenue SE, 7710 SE 29th Street, and 2885 78th Avenue SE

Travis Saunders, Planner, provided a brief presentation. The Commission asked question of Mr. Saunders

Evan Kaseguma of Hines Development, 800 Fifth Avenue, Suite 3838, Seattle WA, 98104 provided a presentation.

Brian Runberg of Runberg Architecture Group, One Yesler Way, Suite 200, Seattle, WA 98104 provided a presentation.

Evan Kaseguma of Hines Development provided additional project information.

Ben Gist of Runberg Architecture Group One Yesler Way, Suite 200, Seattle, WA 98104 provided a presentation.

Commissioner Hubbell expressed concern regarding proposed leasing office and private fitness center next to the public plaza.

Brian Runberg responded to Commissioner Hubbell's concern, stating the desire to provide continuous retail along the building's east façade was a factor in use location selection.

Commissioners Brant, Sanderson and Erwin also expressed concern regarding the proposed uses adjacent to the public plaza.

Chair Erwin, Vice-Chair Brandt and the applicant team discussed the court yard as public space. The applicant team stated the courtyard is intended to remain private.

Commissioner Foster presented the idea of having retail as a separate building along the street with a pathway between residential and retail use. Commissioner Foster expressed that it would help take pedestrians away from the roadway.

Brian Runberg indicated they would look at frontage options and come back with models, showing dimensions and site sections to illustrate function.

Commissioner Szerlip presented the idea of providing retail in the area proposed as the courtyard and placing the courtyard over the lobby.

Commissioner Hubbell and Chair Erwin encouraged more two and three bedroom units to accommodate families.

OTHER BUSINESS:

Scott Greenberg briefed the Commission on the Town Center guidelines update process.

PLANNED ABSENCES FOR FUTURE MEETINGS:

Commissioner Hubbell will be absent on January 28, 2015.

ANNOUNCEMENTS AND COMMUNICATIONS

There will be no meeting on December 24, 2014. The next regularly scheduled meeting is January 14, 2015.

ADJOURNMENT: Commissioner Szerlip moved to adjourn the meeting. Commissioner Hubbell seconded the motion. The motion passed unanimously. The meeting was adjourned at 9:17 PM.

Respectfully submitted,
Travis Saunders, Planner