



# DESIGN COMMISSION REGULAR MEETING MINUTES SEPTEMBER 10, 2014

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## **CALL TO ORDER:**

Chair Richard Erwin called the meeting to order at 7:04 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, and Tami Szerlip were present. Commissioners Sanderson and Tian were absent.

## **STAFF PRESENT:**

Travis Saunders, Planner, and George Steirer, Principal Planner, were present.

## **MEETING MINUTES APPROVAL:**

The Design Commission reviewed the minutes from the June 11, 2014 meeting. Commissioner Brandt motioned to approve the minutes. Commissioner Foster seconded the motion. The minutes were approved unanimously.

## **REGULAR BUSINESS:**

### **Agenda Item #1: DSR14-018/DSR14-006 - Preliminary Approval – Mercer Island Elementary School 4 – 4030 86<sup>th</sup> Ave SE**

The Design Commission conducted the public meeting and provided feedback on a new elementary school.

George Steirer, Principal Planner, provided a brief staff presentation. Steirer recommended the following two conditions of approval:

1. 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.
2. The applicant shall comply with the SEPA mitigation conditions for the project, as identified by the MDNS permit number SEP14-019.

JoAnn Wilcox of Mahlum, and Chris Saleeba of Cascade Design Collaborative, provided a presentation on behalf of the applicant of the study session.

The Design Commission asked questions of the applicant.

Chair Erwin opened public meeting comments portion of the agenda item.

Gordon Paulson 4241 85<sup>th</sup> Ave SE asked questions regarding the selection of maple trees.

No one else requested to speak. Chair Erwin closed the public meeting portion of the agenda item.

Commissioner Hubbell provided feedback.

Vice-Chair Brandt provided comment regarding façade modulation.

Commissioner Foster provided comment regarding the slope between the right-of-way and parking area on the west side of the site.

Vice-Chair Brandt provided comment regarding treatment of concrete walls and requesting examples from the applicant. The applicant provided visual examples, which they stated would be included in the final design review application.

Vice-Chair Brandt provided comment regarding the east entrance.

Commissioner Szerlip provided comment regarding color.

Commissioner Hubbell provided comment regarding the roofing.

The Design Commission agreed to add the following as a third condition of approval:

3. The applicant shall demonstrate compliance with MICC 19.12.030.B.4.d as it relates to the concrete walls. Examples of compliance includes, but is not limited to, textured concrete, exposed aggregate, sand blasting, stamping or color coating.

Vice-Chair Brandt moved to provide preliminary approval, subject to the three conditions of approval discussed at the Design Commission meeting, and authorize the chair to sign the findings of facts.

Commissioner Hubbell seconded the motion. The motion passed unanimously.

**Agenda Item #2: STUDY SESSION – 5-unit Townhomes - 7420 SE 27<sup>th</sup> ST**

The Design Commission conducted the second study session regarding a new 5-unit townhouse project.

Travis Saunders, Planner, provided a brief presentation.

Gary Nash, of Nash and Associates of Kirkland, Washington, provided a presentation as the applicant.

The Design Commission asked questions of the applicant. The Commission provided the following comments:

1. Consult with staff to meet the maximum height and story limit. Grade would likely be measured from existing grade, not proposed grade, in order to retain existing contours and be consistent with how the city code measures the maximum height.
2. Meet the upper story setback on the western facade of the building.
3. Explore options for a clearly delineated pedestrian walkway on site.

**OTHER BUSINESS:**

Staff had no additional comments.

There will likely be no meeting on October 8, 2014. The next regular scheduled meeting would be September 24, 2014. No one stated they would be absent at the October 8<sup>th</sup> meeting.

**ADJOURNMENT:** Hubble moved to adjourn the meeting. Szerlip seconded the motion. The motion passed unanimously. The meeting was adjourned at 9:35 PM.

Respectfully submitted,  
Travis Saunders, Planner