



## DESIGN COMMISSION SPECIAL MEETING AGENDA

Monday, March 5, 2018  
Mercer Island City Hall

### DESIGN COMMISSIONERS

Colin Brandt, Vice Chair  
Richard Erwin, Chair  
Susanne Foster  
Anthony Perez  
Tami Szerlip  
Hui Tian  
Suzanne Zahr

PHONE: 206-275-7729  
WEB: [www.mercergov.org](http://www.mercergov.org)

### CALL TO ORDER & ROLL CALL

7:00 PM

### APPROVAL OF MINUTES

Minutes from January 10, 2018

### REGULAR BUSINESS

#### **Agenda Item #1: DSR2017-025: Eyeworks Sign Design Review**

Design review and approval of a revised wall sign for the Eyeworks business.

Staff Contact: Nicole Gaudette, Senior Planner

#### **Agenda Item #2: DSR2018-001: Club Pilates Sign Design Review**

Design review and approval of a wall sign and window signs for Club Pilates.

Staff Contact: Lauren Anderson, Assistant Planner

#### **Agenda Item #3: DSR2018-003: Alliance Study Session**

Study session review of a proposed mixed use building in Town Center.

Staff Contact: Nicole Gaudette, Senior Planner

### OTHER BUSINESS

Planned Absences for Future Meetings

Announcements & Communications

Next Scheduled Meetings: March 14, 2018 at 7:00PM

### ADJOURN



# DESIGN COMMISSION REGULAR MEETING MINUTES JANUARY 10, 2018

**CALL TO ORDER:** Chair Richard Erwin called the meeting to order at 7:07 PM in the Council Chambers, 9611 SE 36th Street, Mercer Island, Washington.

**ROLL CALL:**

Chair Richard Erwin, Vice-Chair Colin Brandt, Commissioners Hui Tian, Tami Szerlip, Anthony Perez. and Susanne Foster were present. Commissioners Suzanne Zahr was absent.

**STAFF PRESENT:**

Evan Maxim, Planning Manager; Robin Proebsting, Senior Planner; Andrea Larson, Administrative Assistant, Kelsey Salvo, Administrative Assistant, Bio Park, Assistant City Attorney were present.

**MEETING MINUTES APPROVAL:**

The Commission reviewed the minutes from the November 29, 2017 meeting. Commission Tian requested a modification to absences. The minutes were approved as modified by a vote of 6-0-0.

**REGULAR BUSINESS:**

**Agenda Item #1: Design Review DSR17-023: Qdoba Signs Design Review**

Robin Proebsting, Senior Planner, provided a brief staff presentation on the project. The proposal is for the signage review and approval of Qdoba's proposed new illuminated wall sign, new illuminated blade sign, replacement of existing tenant panel and new indoor illuminated hanging sign at the Mercer building in Town Center.

The Design Commission reviewed the design of the signs.

Commission Brandt questioned temporary banner, that is a picture of the brown Qdoba grand opening and a now hiring sign (pg 5 exhibit 2).

Stephanie Lin with Myer Sign answered questions regarding the design of the signs.

Stephanie will check placement of hanging window sign.

Chair Erwin requests City to consider adding code that will allow Design Commission to have input regarding hanging window sign locations.

Vice Chair Brant moves to approve project with the alternative recommended motion with all three recommended conditions of approval. The motion was seconded by commissioner Szerlip.

Move to grant Myer Sign design approval for a retail tenant location in the Town Center located at 7650 SE 27<sup>th</sup> St #106, as shown in Exhibits 1 and 2, 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 2.
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 6-0-0.

Chair Erwin requests City to consider adding code that requires the restoration of building facades to a finished quality when the signs are replaced and new sign brackets are installed.

**PLANNED ABSENCES FOR FUTURE MEETINGS:**

Chair Erwin, Vice Chair Brandt and Commissioner Perez will not be present for the meeting on February 14<sup>th</sup> meeting.

**OTHER BUSINESS:**

Planning Manager Evan Maxim provided an overview of possible code amendments that may affect the Design Commission in 2018.

**ANNOUNCEMENTS AND COMMUNICATIONS:**

The next scheduled meeting is for January 24, 2018

**ADJOURNMENT:** The meeting was adjourned at 7:31pm

DRAFT



**CITY OF MERCER ISLAND  
DESIGN COMMISSION  
STAFF REPORT**

**Agenda Item: 1  
February 28, 2018**

Project:	DSR17-025 Mercer Island Eyeworks Signage at the 7800 Plaza in the Town Center
Description:	A request for design review approval of signage for a retail tenant at the 7800 Plaza in the Town Center.
Applicant:	Nicole Masciocchi
Site Addresses:	7800 SE 27 <sup>th</sup> St #104 Mercer Island, WA 98040; Identified by King County Tax Parcel # 769844-0030
Zoning District:	Town Center (TC)
Exhibits:	<ol style="list-style-type: none"><li>1. Drawings by Western Neon, received on December 9, 2017</li><li>2. Street View</li><li>3. 7800 Plaza Master Plan</li><li>4. 7800 Plaza Design Commission Approval, under DSR05-002, dated April 1, 2005</li><li>5. Directional Bullet Sign Light</li><li>6. LED Lamp Specifications</li><li>7. Application received on December 9, 2017</li></ol>

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**1. SUMMARY**

The applicant is requesting design review approval of signage for a retail tenant location on an existing mixed-use building containing multiple retail tenant locations at ground level in the Town Center (TC). The applicant was granted approval for two signs for their retail tenant location pursuant to permit DSR17-014 that was approved by the design commission on October 11, 2017. The approved signs were a non-illuminated wall sign and an illuminated projecting sign located underneath the canopy. The applicant has redesigned the wall sign and is seeking approval by this permit.

The 7800 Plaza Building underwent design review, under DSR07-004, which received final approval from the Design Commission on April 5, 2005. The proposed sign is subject to the sign master plan that was approved as a part of the original design commission approval. The subject property is addressed as 7800 SE 27<sup>th</sup> Street #104.

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**2. CRITERIA FOR REVIEW AND STAFF ANALYSIS**

Pursuant to MICC 19.15.010(E), 19.15.040(F)(1)(b), 19.15.040(F)(1)(c), and 19.15.040(F)(3)(c) a minor exterior modification in the Town Center may be reviewed by staff or by the Design Commission. The proposal is to approve new signage at a retail location within the Town Center.

Mercer Island City Code MICC 19.15.040 and the Design Standards for the Town Center in Chapter 19.11.140 provide the criteria for approval of sign design. The following is an analysis of the proposal regarding the criteria for approval:

1. **MICC 19.15.040(D), Powers of the Commission, states that:** No building permit or other required permit shall be issued by the city for any major new construction or minor exterior modification of any regulated improvement without prior approval of the Design Commission or Code Official as authorized pursuant to MICC 19.15.010(E).

**Staff Analysis:**

Staff finds that the regulation is applicable to the proposal. Pursuant to MICC 19.15.040(F)(3)(a), formal design review is not required for projects where “(6) the work does not include additional exterior lighting or a new or enlarged exterior sign.” The proposal is for two new signs. Therefore, the proposal will require formal review by the Design Commission.

2. **MICC 19.15.010(E), Summary of Actions and Authorities:** Minor Exterior Modifications with a construction valuation less than \$100,000 within the Town Center shall be reviewed by the Code Official.

**Staff Analysis:**

Design Commission approval is required pursuant to MICC 19.15.040(F)(3)(a), as described above.

3. **MICC 19.15.040(F)(4), Criteria for Design Review Decisions:** Following the applicable review process above, the Design Commission or Code Official shall deny an application if it finds that all the following criteria have not been met, or approve an application, or approve it with conditions, based on finding that all the following criteria have been met:

- a. The proposal conforms with the applicable design objectives and standards of the design requirements for the zone in which the improvement is located, as set forth in subsection G of this section:

**Staff Analysis:**

The proposal conforms to the applicable design standards as set forth in MICC 19.15.040(G) and MICC 19.11.140 (See analysis below), subject to design commission discretion.

- b. The proposal is consistent with the comprehensive plan.

**Staff Analysis:**

Goal 14 of the Land Use component of the Comprehensive Plan states:  
*Create an active, pedestrian-friendly core.*

*4.1 Street-level retail, office, and service uses should reinforce the pedestrian-oriented circulation system.*

*4.2 Retail street frontages should be the area where the majority of retail activity is focused. Retail shops and restaurants should be the dominant use, with personal services also encouraged to a more limited extent.*

This goal indicates that street level retail is a priority in the Town Center. Attractive signage to alert passersby to the presence of a retail establishment is vital to that establishment's viability. This criterion is met.

- c. The proposal does not increase the project's degree of nonconformity.

**Staff Analysis:**

The proposed comply with code and therefore will not result in nonconformity.

**4. MICC 19.15.040(G) Design Objectives and Standards**

- 2. Town Center. Design objectives and standards for regulated improvements within the Town Center are set forth in Chapter 19.11 MICC.

**Staff Analysis:**

The proposal conforms to the applicable design objectives and standards of the design requirements in MICC 19.11 for the Town Center, subject to design commission discretion. (See analysis below).

**5. MICC 19.11.140(B) Objectives:**

- 1. Signs shall be distinctive, finely crafted and designed to enhance the aesthetics of the Town Center and to improve pedestrian and motorist safety.

**Staff Finding:**

The proposed sign is distinctively designed to identify the business. The signs' design helps to enhance the aesthetics of the building and the Town Center, subject to design commission discretion.

- 3. Signs shall be designed for the purpose of identifying the business in an attractive and functional manner and to help customers find the specific business locations; they should not serve as general advertising.

**Staff Finding:**

The proposed sign is designed to identify the establishment in an attractive and functional manner. This criterion is met.

- 4. The size of signs shall be in proportion to the size of the business store frontage.

**Staff Finding:**

The size of the proposed sign is proportional to the size of the building and the tenant space it identifies (See Finding 6(b) below). This criterion is met.

5. Signs shall be integrated into the building design, compatible with their surroundings and clearly inform pedestrians and motorists of business names, but should not detract from the architectural quality of individual buildings.

**Staff Analysis:**

The proposed sign is compatible with the surrounding businesses and clearly indicates the nature of the business. The sign also does not detract from the architectural quality of surrounding business or park environments. This criterion is met.

**6. MICC 19.11.140(B)(2) Development and Design Standards, Wall Signs:**

- a. **Eligibility.** A wall sign shall be granted to commercial uses occupying buildings facing the streets and are limited to one sign per business on each street frontage. Commercial uses occupying a building adjacent to a driveway shall not qualify for a second wall sign. However, a commercial use occupying a building whose only exposure is from a driveway or parking lot shall be allowed one wall sign. Businesses that demonstrate that the entry off a driveway or parking lot is used by customers shall be eligible for a wall sign.

**Staff Analysis:**

The applicant is proposing one wall sign located along its street frontage. The 7800 Plaza building's master sign plan (Exhibit 3) states that one wall sign per business is allowed.

- b. **Size.** All signs shall be:
  - i. Proportionate. Proportionate to the street frontage of the use they identify; and
  - ii. Maximum Size. In no case shall a wall sign be larger than:
    - (A) Twenty-five square feet. Twenty-five square feet for individual business signs.
    - (B) Fifty square feet. Fifty square feet for joint business directory signs identifying the occupants of a commercial building and located next to the entrance.

**Staff Analysis:**

The proposed wall sign is proposed to measure 32" by 113 1/2", for a total area of about 25 square feet. This criterion is met.

- c. **Determination of Size.** The sign size is measured as follows:
  - i. "Boxed" Displays: total area of display including the background and borders.
  - ii. Individual Letters and Symbols: total combined area of a rectangle drawn around the outer perimeter of each word and each symbol.

**Staff Analysis:**

The proposed wall sign is a boxed sign display. The sign been measured per this code section and is 25 square feet (Exhibit 1). This criterion is met.

- d. **Placement.** Wall signs may not extend above the building parapet, soffit, the eave line or the roof of the building, or the windowsill of the second story. This criterion is met.

**Staff Analysis:**

The sign is proposed to be installed along its tenant space below the windowsill of the second story, and also below the building parapet, soffit, eave line, or roof. This criterion has been met.

- e. **Signs above Window Displays.** When a commercial complex provides spaces for signs above window displays, these signs should be compatible in shape, scale of letters, size, color, lighting, materials and style.

**Staff Analysis:**

The sign master plan of the 7800 Plaza building (Exhibit 3) shows that a space has been provided for each leasable area, above the windows, for the purpose of installing a wall sign. The wall sign is proposed to be located in this provided space. As proposed, the wall sign is compatible with the business it represents.

- f. **Design Commission Discretion.** If an applicant demonstrates to the satisfaction of the design commission that a wall sign is creative, artistic and an integral part of the architecture, the commission may waive the above restrictions.

**Staff Analysis:**

The proposed wall sign complies with the applicable criteria and does not required Design Commission discretion.

- g. **Master Sign Plan.** When multiple signs for individual businesses are contemplated for a major construction project, a master sign plan stipulating the location and size of future signs will be required.

**Staff Analysis:**

This proposal is for a wall sign for a single business, not a major construction project. However, a master sign plan was approved for the 7800 Plaza building as a part of the building's design review in 2005 and has been attached to this staff report as Exhibits 3 and 4. The elements of 7800 Plaza's master sign plan are discussed in the individual Findings of 6 of this staff report above.

- 7. **MICC 19.11.140(B)(9) Lighted Signs.** Lighted Signs shall be of high quality and durable materials, distinctive in shape, designed to enhance the architectural character of the building and use LED lights or other minimum wattage lighting, as necessary to identify the facility or establishment. Channel or punch-through letters are preferred over a sign that contains text and/or logo symbols within a single, enclosed cabinet.

**Staff Analysis:** The proposed wall sign will be illuminated. Two lights will be focused upwards at the sign. The lights will be LED bulbs of 950 lumens each (Exhibits 5 and 6). The business's logo will be composed of white dibond and blue vinyl over stainless steel with a blackened finish. The code states "Channel or punch-through letters are preferred over a sign that contains text and and/or logo symbols within a single, enclosed cabinet." The proposed sign style is not discussed. The proposed sign configuration may be approved at the design commission's discretion.



8. **MICC 19.15.040(F)(1)(d)(iii) states:** If the applicant has not submitted a complete application for a building permit within two years from the date of the notice of the final design review decision, or within two years from the decision on appeal from the final design review decision, design review approval shall expire. The design commission or 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.

**Staff Analysis:**

As conditioned, this criterion is met.

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### **3. RECOMMENDATION**

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Based on the analysis and findings included herein, staff recommends to the Design Commission the following:

**Recommended Motion:** Move to grant Western Neon design approval for signage for a retail tenant location in the Town Center located at 7800 SE 27<sup>th</sup> St, as shown in Exhibit 1, subject to the following conditions.

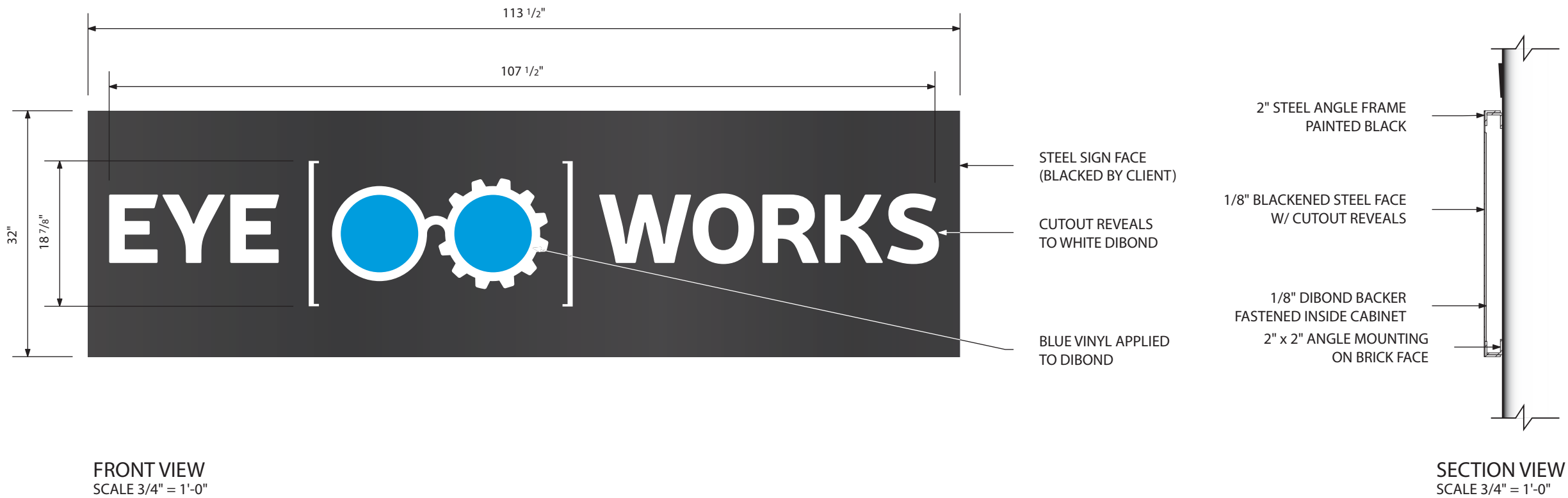
**Alternative Recommended Motion:** Move to grant Western Neon design approval for signage for a retail tenant location in the Town Center located at 7800 SE 27<sup>th</sup> St, as shown in Exhibit 1, subject to the following conditions and further conditioned as follows [specify conditions].

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### **4. RECOMMENDED CONDITIONS OF APPROVAL**

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1. All aspects of the wall sign shall be consistent 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 a building permit 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.



FRONT VIEW  
SCALE 3/4" = 1'-0"

SECTION VIEW  
SCALE 3/4" = 1'-0"

**SIGN 2: WALL SIGN**  
MANUFACTURE AND INSTALL ONE (1) NON-ILLUMINATED WALL SIGN



SIGN TO BE CENTERED ON RED BRICK  
BETWEEN ARCHWAY AND WINDOW

DIRECTIONAL SPOTLIGHTS  
MOUNTED ON THE AWNING



EXAMPLE OF TYPICAL SPOTLIGHT



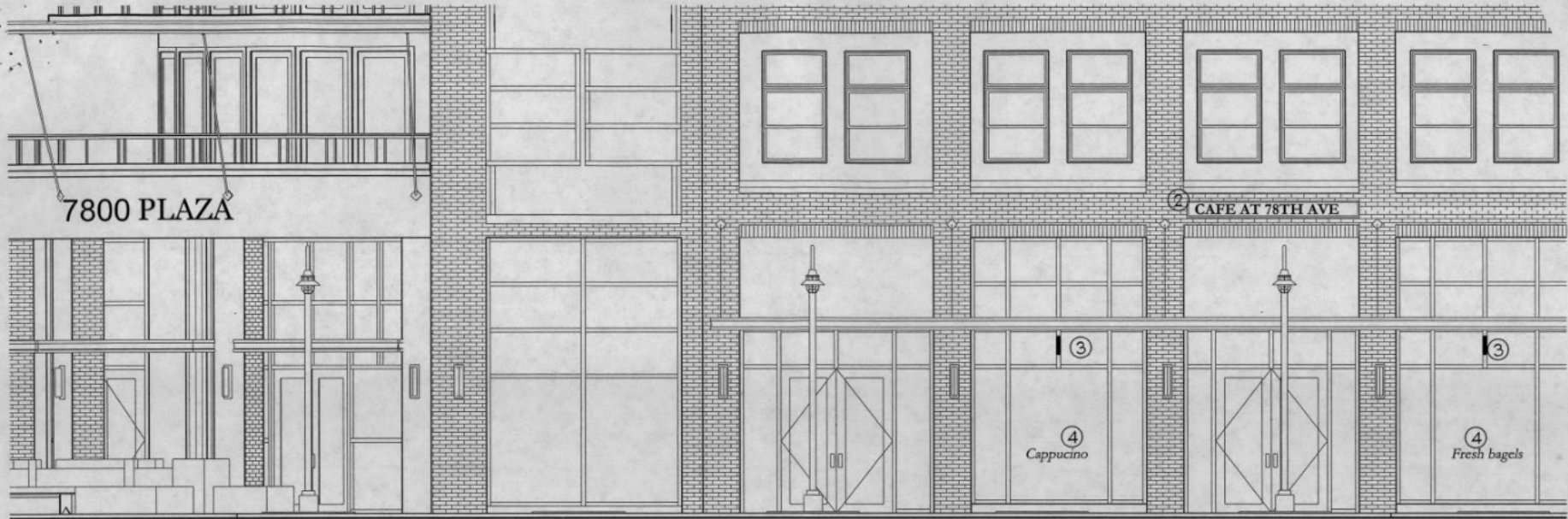
**MERCER ISLAND EYEWORKS**

The design depicted herein is the sole property of Western Neon Inc., and may not be reproduced in whole or in part without prior written consent. Actual color, letter sizes and graphic layout may vary slightly due to the properties of materials. Colors may vary depending on media substrate. This sign is intended to be installed in accordance with Article 600 of the National Electrical Code and/or other applicable local codes.

DRAWN: TYLER D	DATE 1.11.18	JOB NO. 10214_MI Eyeworks
CHECKED: XXXXXXXXXX	DATE 00.00.00	DRAWING TITLE WALL SIGN
DRAWING NO. 10214_SIGN02		VER. 7
SCALE AS INDICATED		PAGE 1

Exhibit 2





**SIGNAGE KEY NOTES**

(SIGNAGE PER CITY OF MERCER ISLAND TOWN CENTER -DEVELOPMENT AND DESIGN REQUIREMENT)

1 PART ELEVATION SOUTH END  
3/16" = 1'-0"

① **FREE STANDING GROUND SIGNS**

NOT USED

② **WALL SIGNS**

ALL SIGNS SHALL BE

- I. PROPORTIONATE TO THE STREET FRONTAGE THEY IDENTIFY AND
- II. MAXIMUM SIZE IN NO CASE LARGER THAN
  - (A) 25 SQ FT FOR INDIVIDUAL BUSINESS SIGNS
  - (B) 50 SQ FT FOR JOINT BUSINESS DIRECTORY SIGNS IDENTIFYING THE OCCUPANTS OF A COMMERCIAL BUILDING AND LOCATED NEXT TO THE ENTRANCE

③ **PROJECTING SIGNS**

A. SIDEWALK CLEARANCE  
PROJECTING SIGNS CLEARS THE SIDEWALK BY A MINIMUM OF 8'

B. MAXIMUM SIZE  
PROJECTING SIGNS SHALL NOT BE LARGER THAN 6'

C. PROJECTION FROM BUILDING  
SIGNS SHALL NOT PROJECT OVER 4' FROM THE BUILDING UNLESS THE SIGN IS A PART OF A PERMANENT MARQUEE OR AWNING OVER A SIDEWALK

④ **WINDOW SIGNS**

VINYL LETTERS AND GRAPHICS APPLIED TO THE INTERIOR FACE OF STOREFRONT GLAZING .GRAPHICS NOT TO EXCEED 25% OF WINDOW AREA

⑤ **PARKING LOT SIGNS**

NOT USED

⑥ **DIRECTIONAL SIGNS**

SHALL BE NO HIGHER THAN 36" AND NO WIDER THAN 4'-0"

NOTE: THIS SHEET COVERS ITEM 4i OF DESIGN REVIEW

1ST MARCH 05

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**7800 Plaza**  
 MIXED USE BUILDING FOR 7800 LLC  
 7800 S.E. 27th ST. MERCER ISLAND, WA



## NOTICE OF DECISION



### Design Commission

#### Notice of Decision For an Open Record Hearing DSR05-002

#### **Design Approval for the construction of 7800 Plaza, a new 5 story mixed-use residential building with retail and office at the street level and parking below at 7800 SE 27<sup>th</sup> St in the Town Center Zone (TC).**

#### **Project:**

This proposal is for the construction of a new 5 story mixed-use building with 24 condominium units, 5,700 square feet of retail space, 3,620 square feet of office space, 99 subgrade parking stalls, a plaza, a courtyard, and public amenities. The proposed building would be constructed at 7800 SE 27<sup>th</sup> St in the Town Center. Shelley Bolser, Associate Planner, and Richard Hart, Development Services Director, represented the City at the public meeting.

#### **Chronological Summary:**

1. On November 13, 2002, and January 22, 2003, the applicant came before the Design Commission for Study Sessions.
2. On January 12, 2005, the applicant submitted an application for preliminary design approval, including a project narrative, site plan, elevations, parking plan, sections, and perspectives.
3. On January 25, 2005, staff determined the application to be complete and it was noticed in the City Bulletin.
4. On January 25, 2005, notice of the application was posted on the property and mailed to all owners within 300 feet of the property.
5. On February 9, 2005, the Design Commission granted preliminary approved subject to seven conditions.
6. On February 18, 2005, staff sent notice of preliminary approval and subsequent conditions to the applicant and owner.
7. On February 9, 2005, March 1, 2005 and March 2, 2005, the applicant submitted additional materials addressing the conditions of preliminary approval.
8. On March 8, 2005, the application was noticed for final design approval in the City Bulletin.
9. On March 8, 2005, notice of the final design approval hearing was posted on the property and mailed to all owners within 300 feet of the property.
10. On March 23, 2005, the Design Commission granted final design approval subject to four conditions, as described below.

#### **Criteria for Review:**

This proposal was reviewed under criteria contained in MICC Unified Land Development Code, Chapter 19.11, including the following sections:

- MICC 19.11.010 – General**
- MICC 19.11.020 – Town Center Development**
- MICC 19.11.040 – Building Height**
- MICC 19.11.050 – Site Features**
- MICC 19.11.060 – Building Facades – Visual Interest**

**MICC 19.11.070 – Materials and Color**

**MICC 19.11.080 – Screening**

**MICC 19.11.090 – Lighting**

**MICC 19.11.100 – Landscaping and Outdoor Spaces**

**MICC 19.11.110 – Vehicular and Pedestrian Circulation**

**MICC 19.11.120 – Signs**

**Findings of Fact:**

1. The proposed development is a new 5 story mixed-use building with retail and office at the street level and condominium units above.
2. 5,700 square feet of retail space and 3,620 square feet of office space would be located at the street level and 99 parking stalls would be located below grade. 24 condominium units would be located on the top four floors.
3. The proposed development would be adjacent to the sidewalk on SE 27<sup>th</sup> St, 78<sup>th</sup> Ave SE, and Sunset Highway. The building would be adjacent to the east property line and Tully's Coffee.
4. Parking would be located below grade and accessed from SE 27<sup>th</sup> St. Loading and service areas would be accessed from Sunset Highway.
5. A public plaza is provided on the southwest corner and a private courtyard is located on the northeast corner.
6. Two bicycle racks are proposed for the sidewalk on the south and west sides of the building.
7. The proposed building would be 65 feet above average building elevation.
8. The applicant has proposed the use of special paving, public art, and pedestrian canopies.
9. The applicant has proposed a water feature on the southwest corner costing \$85,000. The construction costs for the entire development are approximately \$8 million.
10. Street-facing elements include window and door treatments, decorative paving, trellises, flower baskets hanging from decorative light posts, recessed entries, balconies, projecting metal and glass canopies, clerestories above the storefront windows. Six of these occur at the street level.
11. The ground floor includes primarily transparent storefront windows and entries.
12. The proposed building would be setback from the façade above the second story.
13. Elements of the upper façade include projecting bay windows and balconies.
14. A private courtyard is proposed for the northeast corner and public gathering areas on the northwest and southwest corners include seating areas, landscaping, public art, and a water feature.
15. The building entrances are located along the sidewalk. The main building entrances are recessed from the façade and located at the corners.
16. The proposed roof includes shed roof elements and a variety of parapet heights.
17. The applicant has proposed the use of a rotunda on the northwest corner and rounded protruding balconies and recessed rounded façades on the southwest corner.
18. Proposed materials include brick, stucco, and glass with metal trim. The proposed colors are terracotta, brown, and red brick, with beige and muted green stucco, and gray metal.
19. The applicant has proposed to place loading, garbage, and recycling on the northeast corner screened by a trellis and landscaping. Trash areas would be screened by a six-foot high aluminum fence with a gate.
20. Proposed lighting includes 100-watt fluorescent bulbs enclosed in a decorative sconce with opal glass. These fixtures would be mounted at several points at the street level of the façade and at the building entries.
21. 1,270 square feet of landscaping are proposed for the courtyard, public areas, containers, and perimeter plantings. The building would include 60,600 square feet of gross floor area.
22. The only property line shared with adjacent neighbors is the east border, adjacent to Tully's coffee. The applicant has proposed the use of climbing vines, arbors, shrubs and ground cover with the intent to provide a transition between properties and screening.

23. Vehicular and pedestrian circulation requirements have been addressed through SEPA review (SEP05-002).
24. The applicant has proposed a sign program that includes wall signs (maximum 25 square feet), projecting signs (maximum 6 square feet), and window signs (maximum 25 percent of window coverage). Each sign would be applied for by the tenant.

**Conclusions of Law:**

1. The Design Commission is authorized to review this proposal under MICC 19.15.040(D).
2. The proposed project complies with the applicable design objectives and principles of Chapter 19.11, Mercer Island City Code Town Center Development and Design Standards, subject to the conditions listed below.
3. The proposed project is consistent with the Comprehensive Plan and the concepts of the Town Center Plan.
4. The proposed project includes sufficient public amenities to satisfy the requirements for the Opportunity Site on 78<sup>th</sup> Ave SE north of SE 27<sup>th</sup> St, MICC 19.11.010(B)(1)(d).
5. The proposal includes sufficient modulation to reduce scale and achieve adequate form.
6. The proposed uses are permitted under MICC 19.11.020.
7. The project includes bicycle racks on two street frontages and therefore fulfills the requirements of MICC 19.11.020(C).
8. The proposed building height is allowed with the street level uses and the proposed site features, per MICC 19.11.040.
9. The development would include the use of adequate minor and major site features, and therefore fulfills the requirements of MICC 19.11.050.
10. The proposed façade includes the use of at least seven street-facing façade elements, at least four of which are located at the street level as described in Findings of Fact, #10. This fulfills the requirements of MICC 19.11.060.
11. The proposed materials and colors would be durable, consistently used, and fall within a harmonious range, therefore fulfilling the requirements of MICC 19.11.070.
12. The proposal includes screening in the form of trellises, landscaping, and gates. Subject to the conditions listed below, this satisfies the requirements of MICC 19.11.080.
13. Proposed lighting would be of a pedestrian scale, would be shielded and would adequately light the building entrances and pedestrian areas. This fulfills the requirements of MICC 19.11.090.
14. The proposed landscaping would exceed the minimum area required, would be used to create continuity with the adjacent property to the east, and would adequately screen loading and trash areas. Container plantings, sidewalk plantings, hanging baskets, and perimeter plantings are proposed to create open spaces, public seating areas, and continuity. Subject to the conditions listed below, the proposal meets the criteria of MICC 19.11.100.
15. The proposed project adheres to the minimum and maximum parking standards and guidelines and balances the need for adequate parking with minimizing the effects of the automobile, while encouraging other transportation alternatives. These requirements have been reviewed through the SEPA review process (SEP05-002, MDNS issued March 8, 2005), which determined that the project met the requirements of MICC 19.11.110.
16. The applicant has proposed a master signage plan which meets the placement, eligibility and size requirements of MICC 19.11.120. Future tenants would need to adhere to the master signage plan and the requirements of MICC 19.11.120 at the time of application.

**Decision:**

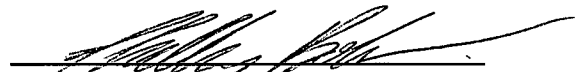
Based upon the design review criteria and the findings and conclusions stated above, the applicant is hereby granted final design approval for a new 5-story mixed-use building at 7800 SE 27th St, as presented on the formal site plans, drawings and elevations dated February 9, 2005, March 1, 2005, and March 2, 2005. All new designs supercede designs presented in earlier dated documents. This decision incorporates the findings of the Staff Report and is in accordance with MICC Section 19.11 Town Center Development and Design Standards, and Section 19.15.040(D) of the Mercer Island Code, with the following conditions:

1. The applicant shall install automatic irrigation systems in all planted areas.
2. The doors to the trash area on the north side of the site shall be self-closing.
3. All meters and mechanical areas shall be located inside the walls of the proposed building or fully screened when necessary to place outside of the building.
4. If the applicant chooses to place the art on the northwest corner in the public right of way, the art selection is subject to approval by the Arts Commission. If the applicant chooses to place that art on private property, the selection is subject to further approval by the Design Commission.

Approved this 1<sup>st</sup> day of April, 2005.



Fred Glick  
Design Commission Chairperson



Shelley Bolser  
Associate Planner

Under State law and Mercer Island City Code, you have the right to appeal this decision to the Mercer Island City Council. If you desire to file an appeal, you must submit the appropriate form, available from the Development Services Group, and file it with the City Clerk with fourteen (14) days from the date this decision is signed. Upon receipt of a complete appeal application and fee, an appeal hearing will be scheduled.



**ARCHITECTURAL SIGN BRACKETS**

- Architectural Sign Brackets - All
- Wall Mount Sign Brackets
- Fixed Mount Sign Brackets
- Lighted Wall Mount Sign Brackets
- Single Post Sign Brackets
- Ceiling Mount Sign Brackets
- Street Sign Frames & Brackets
- Sign Hanging Hardware
- Real Estate Sign Products and Promotional Sign Supplies

**SIGN HARDWARE & SIGN MOUNTS**

- Sign Hardware - All
- Direct Sign Mounts | Corridor Sign Holders
- Cleat Hangers & French Cleats
- Sign Standoffs
- Wall Mount Sign Hardware, Hardware For Signs
- Post Mount Sign Hardware
- Ceiling Mount Sign Hardware
- Interior Displays & Brackets
- Street Sign Mounting Brackets
- Strap Banding Sign Hardware
- Sign Hanging Hardware
- Sign Security Hardware

[Home](#) > [Sign & Business Lighting](#) > [Lighting - All](#) > [Flood/Spot Lights](#) > PAR 38 Directional Bullet Sign Light 5.5"D

**PAR 38 Directional Bullet Sign Light 5.5"D**



[Click to enlarge](#)



**Description** | Dimensions

Directional Spot Light

Materials: Powder Coated Cast Aluminum  
Lens: Clear, Heat Resistant, Tempered Glass  
Lamp: Par38 90W Max. 120V Lamp Not Included

Code:	D12-DPR38-GL-B-10FT
Price:	\$109.99
Availability:	Usually ships in 5-7 business days
Dimensions:	7" - 11.25"H x 5.5"W x 9.88" Housing

Qty:  [ADD TO CART](#)

**You May Also Like**



**6" 7W Compact Fluorescent Sign Light - Aluminum**

Price: \$109.85



**Flood/Spot Lighting Installation Accessories**



**Sign Lighting - Bullet Lights**

# LED LAMP

## SPECIFICATIONS

### Ideal For

Track Lighting | Recessed Lighting

**enhance**<sup>®</sup>  
VIVID NATURAL LIGHT



### Features

- Instant On To Full Brightness
- 90+ CRI
- Outdoor / Suitable for Wet Locations
- Dimmable
- UL/CUL Listed
- FCC Compliant
- RoHS Compliant
- 100% Mercury Free
- 5 Year Warranty
- Soft White
- Energy Star<sup>®</sup>
- Weatherproof

### Benefits

- Full Range Dimming
- Energy Efficient: Up to 83% less energy than standard incandescent
- No Ultraviolet - Safe for artwork
- Color Consistency
- Low Heat
- Durable
- Long Life



### Specifications

Item Number	Input Power (Watts)	Incandescent Equiv. (Watts)	Input Line Voltage
PAR38N/930/LEDG11	15.5	90	120
Base Type	Lumens	Lumen Efficiency (LPW)	CCT
E26 (Medium)	950	61	3000K
CRI	Beam Angle	MOL	Diameter
90+	38°	5"	4.75"
Life Hours	Minimum Starting Temperature		
25,000	-13°F		





**CITY OF MERCER ISLAND  
DESIGN COMMISSION  
STAFF REPORT**

**Agenda Item: 2  
February 28, 2018**

Project:	DSR18-001 Club Pilates Wall Sign and Window Signs at the Hadley Building
Description:	A request for preliminary design review to approve a wall sign and window signs for a personal service tenant at the Hadley Building in the Town Center.
Applicant:	Steve Zamberlin of National Sign Corporation
Site Addresses:	2601 76 <sup>th</sup> Ave SE Mercer Island, WA 98040; Identified by King County Tax Parcel # 531510-0505
Zoning District:	Town Center (TC)
Exhibits:	<ol style="list-style-type: none"><li>1. Specifications, elevation and site plan by National Sign Corporation, received on February 22, 2018.</li><li>2. Master Sign Plan for the Hadley Building</li><li>3. Night view photo of proposed sign, received on February 22, 2018.</li></ol>

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**1. SUMMARY**

The applicant is requesting preliminary design review of a wall sign for a retail tenant location on a newly constructed mixed use building (the Hadley Building) containing multiple retail tenant locations at ground level in the Town Center. The applicant is proposing one internally illuminated wall sign that will be attached to the sign band in front of their retail tenant location. The location of the sign was previously approved by the Design Commission as part of the Master Sign Plan for the Hadley Building. The subject property is addressed as 2601 76<sup>th</sup> Avenue SE.

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**2. CRITERIA FOR REVIEW AND STAFF ANALYSIS**

Pursuant to MICC 19.15.010(E), 19.15.040(F)(1)(b), 19.15.040(F)(1)(c), and 19.15.040(F)(3)(c) a minor exterior modification inside of the Town Center may be reviewed by staff or by the Design Commission. The proposal is to approve new signage at a commercial location in the Town Center. Signage location was approved by a master sign plan approved for the Hadley Building under permit DSR13-001. This review is for the design of an individual tenant's signage.

Mercer Island City Code MICC 19.15.040 and the Town Center Development and Design Standards in Chapter 19.11.140 provide the criteria for approval of sign design. The following is an analysis of the proposal regarding the criteria for approval:

1. **MICC 19.15.040(D), Powers of the Commission, states that:** No building permit or other required permit shall be issued by the city for any major new construction or minor exterior modification of any regulated improvement without prior approval of the Design Commission or Code Official as authorized pursuant to MICC 19.15.010(E).

**Staff Analysis:**

*Staff finds that the regulation is applicable to the proposal, building permit 1801-194 will not be issued until after Design Commission approval.*

2. **MICC 19.15.010.E, Summary of Actions and Authorities: Minor Exterior Modifications in the Town Center with a construction valuation less than \$100,000 shall be reviewed by the Code Official.**

**Staff Analysis:**

*Because the new building was reviewed previously as part of design review before the Design Commission and this review included a master sign plan, the Commission should review the new signage proposed for the building.*

3. **MICC 19.15.040(F)(4), Criteria for Design Review Decisions: Following the applicable review process above, the Design Commission or Code Official shall deny an application if it finds that all the following criteria have not been met, or approve an application, or approve it with conditions, based on finding that all the following criteria have been met:**

- a. The proposal conforms with the applicable design objectives and standards of the design requirements for the zone in which the improvement is located, as set forth in subsection G of this section:
  - i. In the Town Center, particular attention shall be given to whether:
    - A. The proposal meets the requirements for additional building height, if the proposal is for a building greater than two stories.

**Staff Analysis:**

*The proposal is for retail tenant signage only. Therefore, this criterion does not apply.*

- b. The proposal is consistent with the comprehensive plan.

**Staff Analysis:**

*Goal 4 of the Comprehensive Plans states:*

*Create an active, pedestrian-friendly core.*

*4.1 Street level retail, office, and service uses should reinforce the pedestrian-oriented circulation system.*

*4.2 Retail street frontages should be the area where the majority of retail activity is focused. Retail shops and restaurants should be the dominant use, with personal services also encouraged to a more limited extent.*

*This goal speaks to making street level retail a priority, and allowing personal services as well. According to MICC 19.11.020(B)(1)(a) if public parking is provided then a minimum of 40% of the ground floor street frontage shall be occupied by one or more of the*

*following permitted uses: retail, restaurant, and/or personal service use. The other uses within Hadley are restaurant (Mio Posto), retail (Freshy's Market), and personal services (Orange Theory Fitness). Club Pilates is primarily a personal service use with a small portion being retail, thus all the uses provided exceed the 40% minimum at 100% and meets the requirement.*

*Attractive signage to alert passersby to the presence of a retail, restaurant, or personal service establishment is vital to the viability of an establishment. This criterion is met.*

- c. The proposal does not increase the project's degree of nonconformity.

**Staff Analysis:**

*The application is proposing to comply with all applicable signage requirements, including size, type, and placement. This criterion is met.*

**3. MICC 19.15.050(G) Design Objectives and Standards**

- 1. Town Center. Design objectives and standards for regulated improvements within the Town Center are set forth in Chapter 19.11 MICC.

**Staff Analysis:**

*The proposal conforms to the applicable design objectives and standards of the design requirements in MICC 19.11 for the Town Center zone. (See analysis below).*

***The Design Standards for the Town Center in Chapter 19.11.140 provide the criteria for approval of sign design.***

**4. MICC 19.11.140(B) Objectives:**

- a. Signs shall be distinctive, finely crafted and designed to enhance the aesthetics of the Town Center and to improve pedestrian and motorist safety.

**Staff Analysis:**

*The proposed sign is distinctively designed to identify the business. The black and white wall sign will be made of acrylic, aluminum and vinyl. The frosted sparkle and Olympic blue window signs will be made of vinyl. The signs' design helps to enhance the aesthetics of the building and the Town Center, subject to design commission discretion.*

- b. Signs shall be designed for the purpose of identifying the business in an attractive and functional manner and to help customers find the specific business locations; they should not serve as general advertising.

**Staff Analysis:**

*The proposed sign is designed to identify the establishment in an attractive and functional manner. This criterion is met.*

- c. The size of signs shall be in proportion to the size of the business store frontage.

**Staff Analysis:**

*The size of the proposed sign is proportional to the size of the building and the tenant space it identifies (See Findings 5(b) and 6(a) below). It is about the same size as the surrounding tenant's signs in the Hadley building. This criterion is met.*

- d. Signs shall be integrated into the building design, compatible with their surroundings and clearly inform pedestrians and motorists of business names, but should not detract from the architectural quality of individual buildings.

**Staff Analysis:**

*The proposed sign is compatible with the surrounding businesses and clearly indicates the nature of the business. The sign also does not detract from the architectural quality of surrounding businesses or park environments. This criterion is met.*

**5. MICC 19.11.140(B)(3) Development and Design Standards, Wall Signs:**

- a. **Eligibility.** A wall sign shall be granted to commercial uses occupying buildings facing the streets and are limited to one sign per business on each street frontage. Commercial uses occupying a building adjacent to a driveway shall not qualify for a second wall sign. However, a commercial use occupying a building whose only exposure is from a driveway or parking lot shall be allowed one wall sign. Businesses that demonstrate that the entry off a driveway or parking lot is used by customers shall be eligible for a wall sign.

**Staff Analysis:**

*The applicant is proposing one sign to be attached to the sign band above the front entrance to their business. This is consistent with the code and with the master sign plan that allows one wall sign and one blade sign.*

- b. **Size.** All signs shall be:

- i. Proportionate. Proportionate to the street frontage of the businesses they identify; and
- ii. Maximum Size. In no case larger than:
  - (a) Twenty-five square feet. Twenty-five square feet for individual business signs.
  - (b) Fifty square feet. Fifty square feet for joint business directory signs identifying the occupants of a commercial building and located next to the entrance.

**Staff Analysis:**

*The proposed sign is proportionate to the tenants building frontage and is 21.6 square feet. This criterion is met.*

- c. **Determination of Size.** The sign size is measured as follows:

- i. "Boxed" Displays. "Boxed" display – total area of display including the background and borders.

ii. Individual Letters and Symbols. Individual letters and symbols – total combined area of a rectangle drawn around the outer perimeter of each word and each symbol.

**Staff Analysis:**

*The signage is a combination of a boxed display and individual symbols. It has been measured per this code section (Exhibit 1). This criterion is met.*

d. **Placement.** Wall signs may not extend above the building parapet, soffit, the eave line or the roof of the building, or the windowsill of the second story.

**Staff Analysis:**

*The applicant proposes that the wall signs will be attached to the sign band along the front of the tenant space, below the canopy. The sign will not extend above the building parapet, soffit, eave line, or roof of the building, and are below the windowsill of the second story. Please refer to Exhibit 1. This criterion has been met.*

e. **Signs above Window Displays.** When a commercial complex provides spaces for signs above window displays, these signs should be compatible in shape, scale of letters, size, color, lighting, materials and style.

**Staff Analysis:**

*The applicant has not proposed signs above window displays. Staff finds this requirement is not applicable.*

f. **Design Commission Discretion.** If an applicant demonstrates to the satisfaction of the design commission that a wall sign is creative, artistic, and an integral part of the architecture, the commission may waive the above restrictions.

**Staff Analysis:**

*This proposal is in compliance with the criterion proposed in MICC 19.11.140(B)(3) and does not require the commission to waive any restrictions.*

g. **Master Sign Plan.** When multiple signs for individual businesses are contemplated for a major construction project, a master sign plan stipulating the location and size of future signs will be required.

**Staff Analysis:**

*Signage location was approved by a master sign plan for the Hadley Building under permit DSR13-001(Exhibit 2). The proposed sign will be located on the building according to the master sign plan. This review, DSR18-001, is for the design of an individual tenant's signage. This criterion has been met.*

**6. MICC 19.11.140(B)(4) Window Signs.**

- a. Area Limitation. Permanent and temporary window signs are limited to maximum 25 percent of the window area.
- b. Integration with Window Display. Every effort should be made to integrate window signs with window display.



**Staff Analysis:**

*Referring to page 5 and 6 in Exhibit 1, the total area of the door and window signs is 20.8 square feet (sf). The total window frontage is 147.27sf, thus 20.8sf of window signage is 14.1% of the window area. Staff finds criterion (a) is met.*

*There is no proposed window display, thus (b) does not apply to this proposal.*

**7. MICC 19.11.140(B)(9) Lighted Signs.**

Lighted Signs shall be of high quality and durable materials, distinctive in shape, designed to enhance the architectural character of the building and use LED lights or other minimum wattage lighting, as necessary to identify the facility or establishment. Channel or punch-through letters are preferred over a sign that contains text and/or logo symbols within a single, enclosed cabinet.

**Staff Analysis:**

*The proposed wall sign will be illuminated internally with white LED lighting. The sign uses light diffusing acrylic to soften light output. The sign illumination is 600 lumens, and the brightness is non-adjustable. Please refer to Exhibit 1, page 3 for the lighting details and Exhibit 3 for what the proposed sign will look like at night.*

*The code states "Channel or punch-through letters are preferred over a sign that contains text and and/or logo symbols within a single, enclosed cabinet." The applicant is proposing one single face illuminated channel lettered sign display with the logo in the middle. Staff finds that the criterion has been met.*

- 8. MICC 19.15.040(F)(1)(d)(iii) states:** If the applicant has not submitted a complete application for a building permit within two years from the date of the notice of the final design review decision, or within two years from the decision on appeal from the final design review decision, design review approval shall expire. The design commission or 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.

**Staff Analysis:**

As conditioned, this criterion is met.

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**III. RECOMMENDATION**

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Based on the analysis and findings included herein, staff recommends to the Planning Commission the following:

**Recommended Motion:** 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.

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**IV. RECOMMENDED CONDITIONS OF APPROVAL**

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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 a building permit from the City of Mercer Island prior to installation of the sign.
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.



# CLUB PILATES

C56327

## LOCATION BRANDING DOCUMENT

City, State      Mercer Island WA  
Address          2601 76th Ave SE

Creation Date:    12.22.2017

Revision Date:    12.22.2017

Elevation Page



Revisions:	
X	X
X	X
X	X
X	X

File Location:	STND	___
Drive/Clients/	CSTM	___
<input type="checkbox"/> AS	<input type="checkbox"/> CR	<input checked="" type="checkbox"/> EN

Date:	12.22.2017
Designer:	AS
PM:	JH

City/State:	Mercer Island WA
Address:	2601 76th Ave SE

Drawing #	C56327
Site Name	-

S1b

**Face-Lit - Raceway Wired  
Letterset - White Faces**

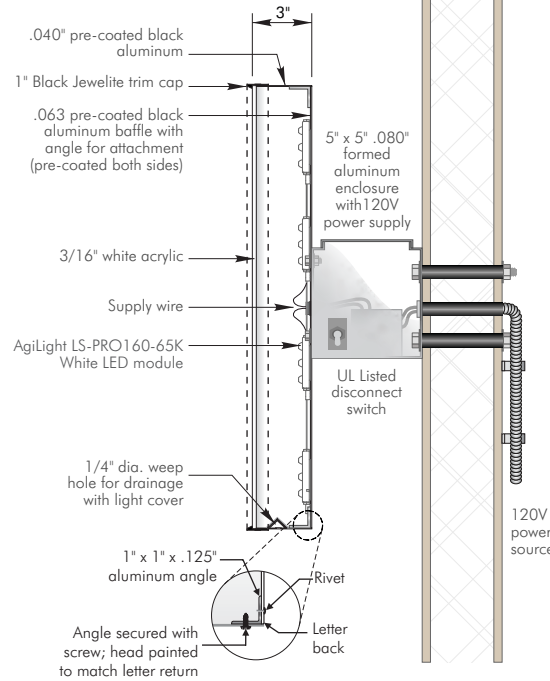


3M #7725-12  
Black Opaque Vinyl  
applied 1st surface

**Color Specifications**

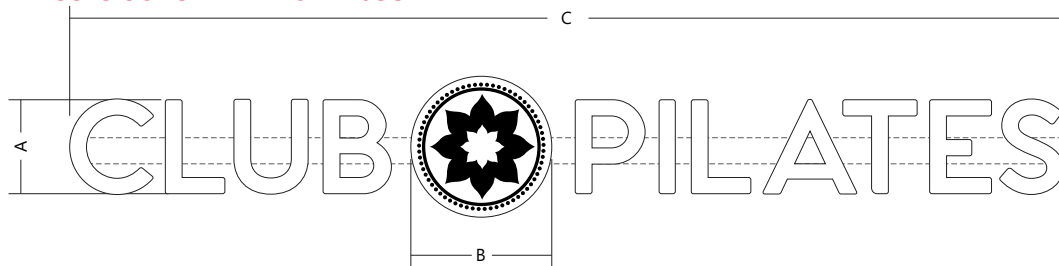
- Letter Face: 3/16" #7328 white acrylic
- Logo Face: 3/16" #7328 white acrylic  
3M #7725-12 Black Opaque Vinyl  
(1st surface)
- Returns: .040" pre-coated black aluminum coil
- Trim Cap: 1" Jewelite Black
- Backs: .063" pre-coated black aluminum
- Illumination: AgiLight LS-PRO160-65K  
White LED module
- All internal surfaces to  
be high reflective white.
- Raceway: .080" formed aluminum,  
painted to match fascia

**Logo & Letters  
Section Detail**



Letter Back Attachment

ILLUMINATION = 600 LUX  
BRIGHTNESS IS CONSTANT - NONADJUSTABLE



	A	B	C	Sq. Ft. (B x C)
CP-F-W-14-R	1'-2"	1'-9"	12'-4 1/16"	21.6

**Installation Guidelines**

- Install new raceway wired letterset as shown
- Raceway painted to match fascia



Revisions:		
X		X
X		X
X		X
X		X

File Location:	STND	X
Drive/Clients/	CSTM	

AS  
  CR  
  EN

Date:	12.22.2017
Designer:	KB      PM: JH

City/State:	Mercer Island WA
Address:	2601 76th Ave SE

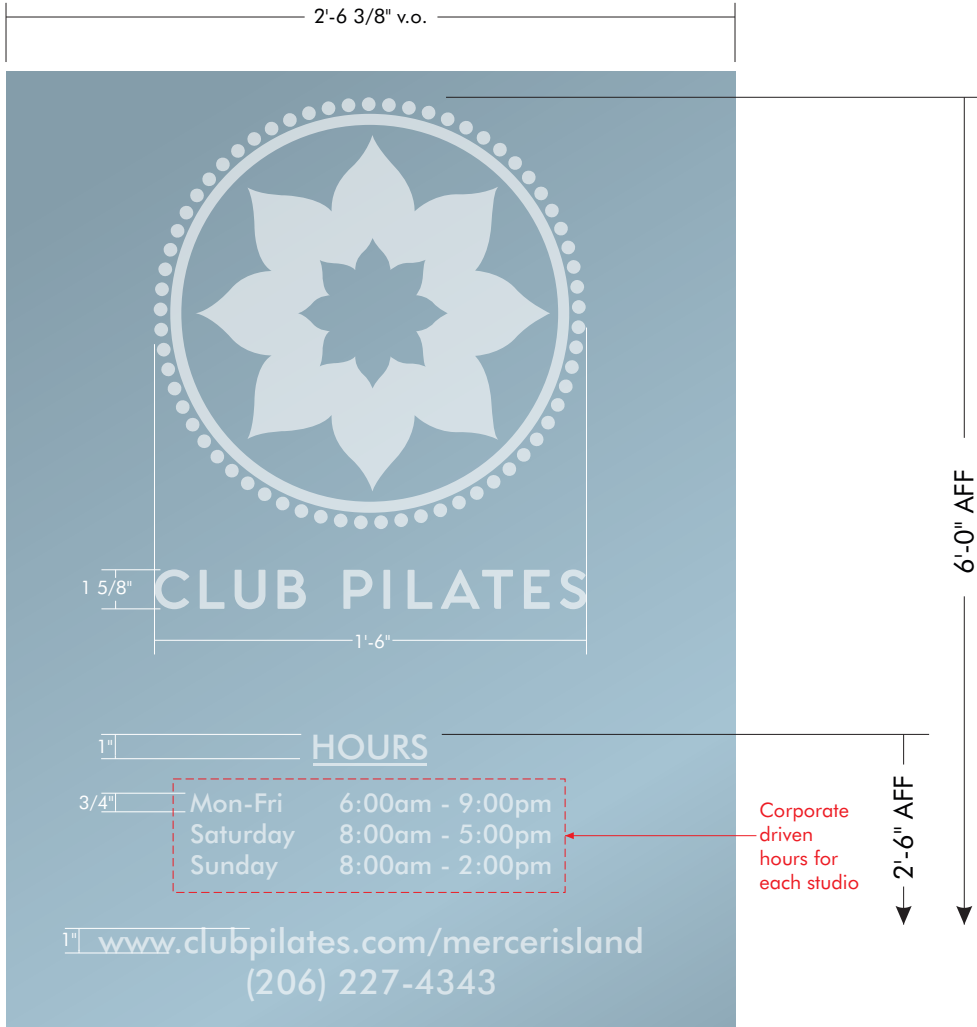
Drawing #	C56327
Site Name	-

S2

### Door Vinyl - Qty 2 logos, 1 set of hours



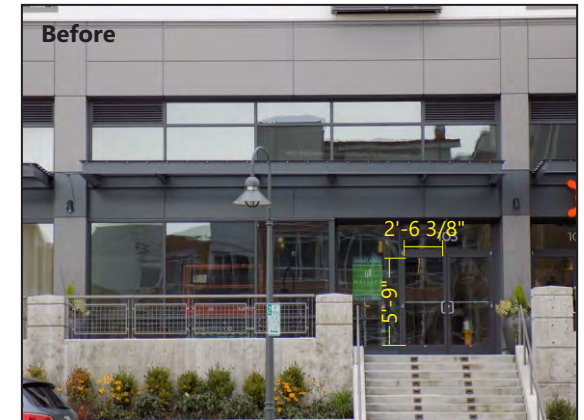
Solyx SX-324 Frosted Sparkle applied to first surface



Scale 1:8

### Installation Guidelines

- Remove existing door vinyl
- Clean remaining residue
- Install vinyl graphics to door as shown
- **Hours TBD**



Revisions:	
Updated web address & phone # / KB / 12.22.17	X
X	X
X	X

File Location:	STND	X
Drive/Clients/	CSTM	
AS	CR	EN

Date:	12.22.2017
Designer:	AS PM: JH

City/State:	Mercer Island WA
Address:	2601 76th Ave SE

Drawing #	C56327
Site Name	-

S3

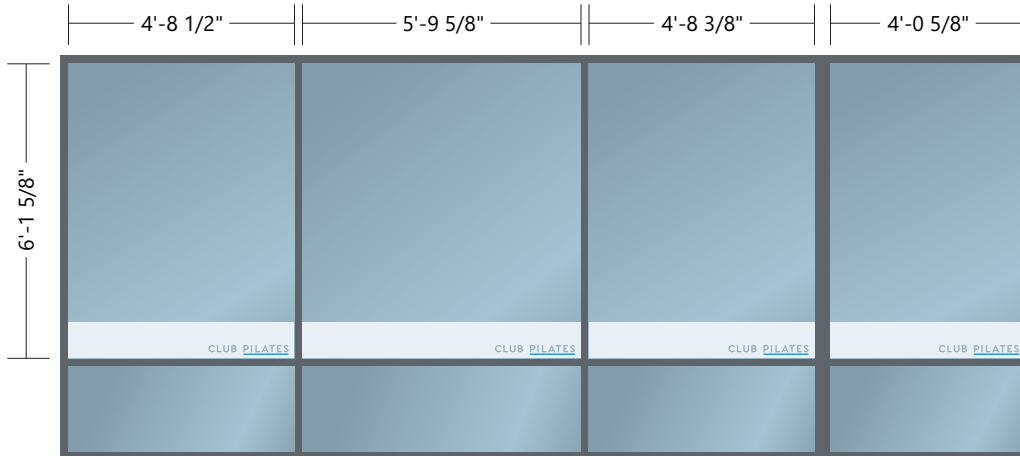
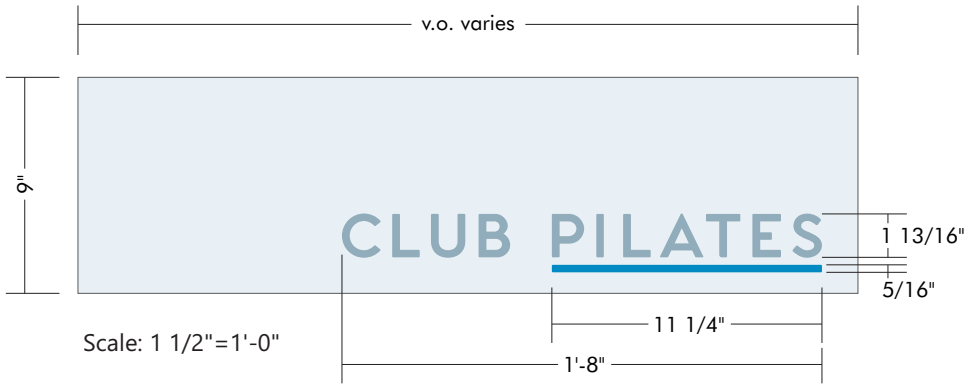
**Window Vinyl (Qty. 4)**



Solyx SX-324 Frosted Sparkle applied first surface w/ copy weeded out



3M #7725-57 Olympic Blue Vinyl applied first surface



Scale: 1/4"=1'-0"

**Installation Guidelines**

- Remove existing vinyl graphics
- Clean glass of all residue
- Install new vinyl graphics as shown



Revisions:	
X	X
X	X
X	X
X	X

File Location:	STND	<input checked="" type="checkbox"/>
Drive/Clients/	CSTM	<input type="checkbox"/>
<input checked="" type="checkbox"/> AS	<input type="checkbox"/> CR	<input type="checkbox"/> EN

Date:	12.22.2017
Designer:	AS
PM:	JH

City/State:	Mercer Island WA
Address:	2601 76th Ave SE

Drawing #	C56327
Site Name	-

# Exhibit 2- Hadley Master Sign Plan

## LEGACY MERCER ISLAND

signage

### Signs

*NOTE: All signs represent the proposed scale and design features for future signs. Signs do not reflect signage for actual tenants or uses*

19.11.120

#### Freestanding Ground Signs:

1 allowed / 1 provided

19.11.120-B.1

The design is integrated with the materials, colors, and details of the building and the site.

The size is not more than 50 sf in area and not more than 42" tall (sign is within 10' from the property line)

#### Wall Signs:

1 sign per business allowed / a sign space for each potential leasable area has been provided.

The maximum allowable sign size is 25 sf

19.11.120-B.2

The provided area in each partitioned signage band is 1' x 25' = 25sf which is proportionate to the fenestration system. Tenants will be required to provide a sign that meets the 25 sf maximum area for individual letters and symbols and is in character with the signage band background

19.11.120-B.2.c.ii

#### Projecting Signs:

Minimum of 8' above the sidewalk

19.11.120-B.3

Not greater than 6 sf, not projecting more than 4' beyond the building / 2' x 3' = 6sf provided, at 9' above sidewalk.

#### Additional Signs:

WINDOW SIGNS will be limited to a maximum of 25% of each retail space

19.11.120-B.4 - B.8

DIRECTIONAL SIGNS will be kept to a minimum as required to protect safety

TEMPORARY SIGNS will be dealt with as required per MICC 19.06.020

#### Lighted Signs

PROHIBITED SIGNS (roof, moving signs, pennants / inflatable signs) are not proposed. FREESTANDING GROUND SIGNS, WALL SIGNS, and PROJECTING SIGNS will contain lighting designed to enhance the architectural character of the building and use the minimum wattage necessary to provide identification

19.11.120-B.9

#### Sign Master Plan Key

1. Freestanding Ground Sign
2. Potential Wall Sign Locations
3. Projecting Signs (typical)
10. Street Number



25sf (maximum) sign area

32sf signage band

6sf blade sign



50sf (maximum) sign area, 4' tall

ground sign 3'10" above ground



# Exhibit 3- Night View Photo

CLUB  PILATES





**CITY OF MERCER ISLAND  
DESIGN COMMISSION  
STUDY SESSION STAFF REPORT  
MAJOR NEW CONSTRUCTION**

**Agenda Item: 3  
February 28, 2018**

Project:	DSR18-003 Alliance Residential Mercer Island
Description:	A Design Commission study session to review a proposed site development concept for a proposed new mixed-use project in the Town Center.
Applicant:	Jeremiah Jolicoeur of Alliance Realty Partners, LLC
Site Addresses:	2885 78 <sup>th</sup> Ave SE; Identified by King County Tax Parcel # 531510-1326
Zoning District:	Town Center -4 (TC-4)
Exhibits:	<ol style="list-style-type: none"><li>1. Plan Set by Ankrom Moisan, dated received on February 7, 2018</li><li>2. Design Review Packet by Alliance, dated received on February 7, 2018</li><li>3. Questions for the Design Commission, dated received on February 21, 2018</li><li>4. Easement, dated received on February 22, 2018</li></ol>

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**1. SUMMARY**

The applicant is participating in a Design Commission study session to review a proposed site development concept for a proposed new mixed use building located in the Town Center - 4 (TC-4) zone. The proposal will provide senior apartments and associated amenities including a restaurant, a bistro and other commercial uses. The property currently contains one two-story building that is occupied by a few businesses including Seven Star Restaurant and Lounge, Tony Maroni's, and King Insurance. All major new construction projects in the Town Center have the option to undergo a study session before the Design Commission. The study session provides an opportunity to obtain feedback from the design commission early in the design review process.

As the project progresses through the application process, a public meeting and subsequent open record public hearing will be scheduled in front of the Design Commission pursuant to Mercer Island City Code (MICC) 19.15.040(F)(2). When the applicant formally comes before the Design Commission, the project must meet the criteria listed in MICC Section 19.11, Town Center Development and Design Standards.

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**2. STAFF ANALYSIS AND CRITERIA FOR REVIEW**

Pursuant to MICC 19.15.010(E), 19.15.040(F)(1)(b), and 19.15.040(F)(1)(c), major new construction inside of the Town Center is subject to review by the Design Commission. MICC 19.15.040(F)(2)(b)(ii) allows for the applicant to schedule a study session with the Design Commission "to discuss project concepts before the plans are fully developed."

The applicant has provided an analysis of how they meet the code within their Design Review Packet submittal (Exhibit 2). They have addressed many of the code sections of the Town Center Code.

There are some minor code sections that are not currently addressed that the applicant will need to address as they move forward with the review process. For the study session, the applicant would like the Design Commission to review the materials provided and provide feedback. The applicant has specific questions (Exhibit 3) , and would like to discuss these with the Design Commission. The questions are provided below. After answering the applicant's questions, the design commission may provide guidance to the applicant regarding general design of the proposed project.

1. **Applicant question:** Our building has two different height limits, calculated from the two different street frontages it is on. This results in two buildings with separate floor levels. Confirm this is the design intent of the code.

**Staff analysis:** *Looking at the elevations on page 9 of Exhibit 2 and the picture depicting the view towards the north on page 17 of Exhibit 2, there is a change in elevation of 8-feet, with the lowest elevation to the west. The applicant has proposed to meet the height limit by constructing two separate buildings. The code provides guidance in MICC 19.11.030(A)(3):*

3. Calculation of Building Height.

- a. The intent of the building height calculation in this section is to limit the visual mass of a building so that it does not appear to exceed the maximum height limit in subsection (A)(1) of this section.
- b. The maximum allowable building height in subsection (A)(1) of this section shall be calculated as the vertical distance measured from the base of a building facade to the highest point of the roof structure excluding appurtenances. The base of the building facade shall be measured from the adjacent public sidewalk if applicable, or from the lower of existing or finished grade along building facades that are not adjacent to a public sidewalk. See Figure 4.
- c. If the bases of the opposite building facades are at approximately the same elevation, then the building height at any point between the facades can never exceed the maximum permitted building height. If the bases of the opposite building facades are not at approximately the same elevation, then the building must be configured to go down in height as between the higher and lower facades in a manner similar to Figure 4 or in an equivalent manner such that the average of the building heights calculated between the facades is approximately equal to or less than the maximum permitted building height.

**Figure 4 – Maximum Building Height**



2. **Applicant question:** We would primarily like to use high quality detailing and materials and small-scale modulation to satisfy the ‘major façade modulation’ as described under 3.b. – what your opinion of that approach based on the preliminary rendering provided.

**Staff analysis:** MICC 19.11.100(B)(3) requires building modulation. It states:

3. Major Facade Modulation. Block frontages shall include at least one of the following features (subsection (B)(3)(a), (b) or (c) of this section) at intervals no greater than 120 feet to break up the massing of the block and add visual interest. The design commission may approve modifications or alternatives to the following features if the proposed modulation is at least as aesthetically acceptable as one of the following features:

- a. Vertical building modulation at least 20 feet deep and 30 feet wide. See example on Figure 10.

For multi-story buildings, the modulation must extend through more than one-half of the building stories.

- b. Use of a significant contrasting vertical modulated design component featuring all of the following:
  - i. An extension through all stories above the first story fronting on the street. Exception: upper stories that are set back more than 10 feet horizontally from the facade are exempt.
  - ii. A change in building materials that effectively contrast from the rest of the facade.
  - iii. A modulation horizontally from the rest of the facade by an average of 24 inches.
  - iv. A design to provide roofline modulation.

c. Building walls with contrasting articulation and roofline modulation that make it appear like two or more distinct buildings. See examples on Figure 11. To qualify for this option, these contrasting facades shall employ all of the following:

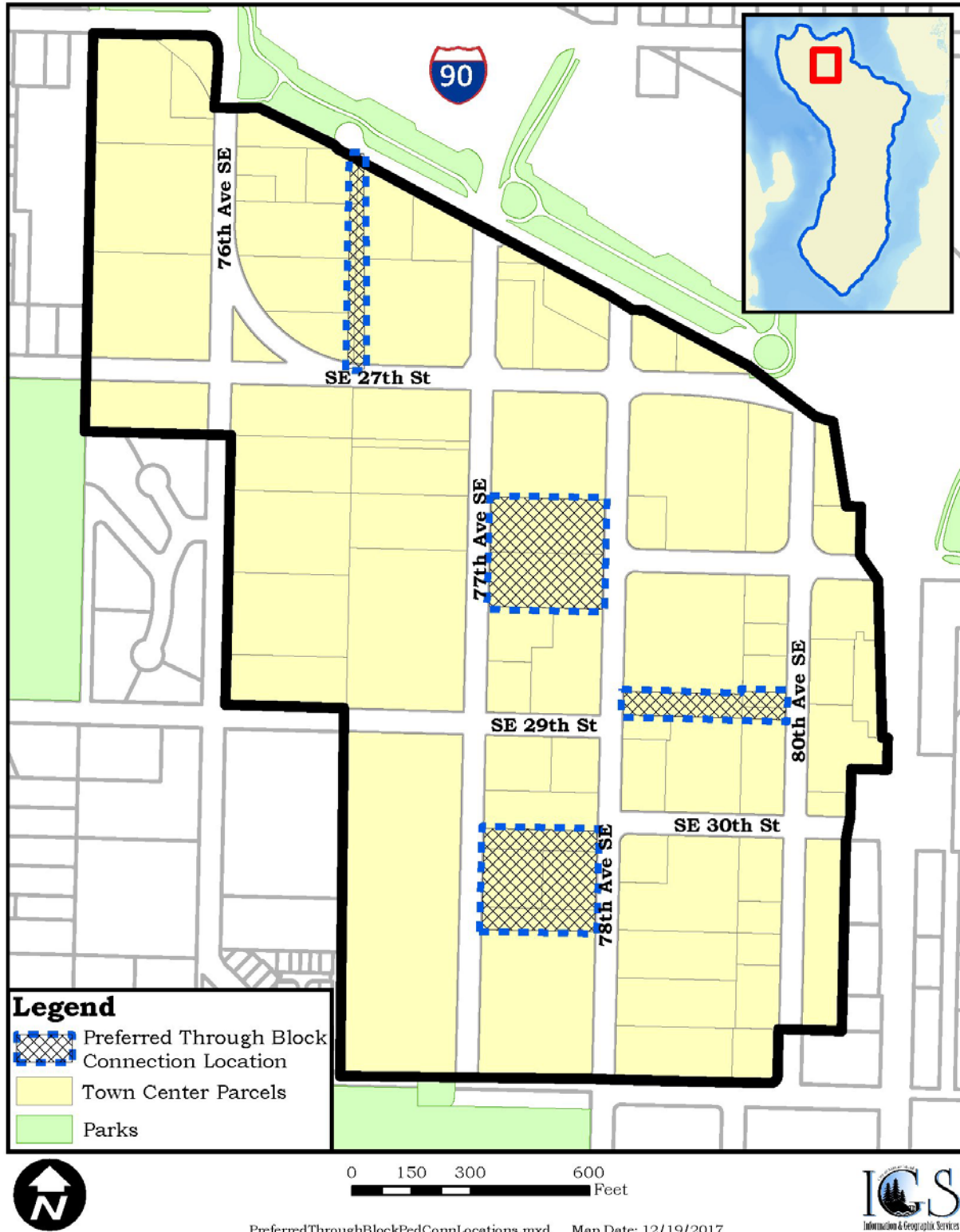
- i. Different building materials and/or configuration of building materials; and
- ii. Contrasting window design (sizes or configurations).

*The rendering is shown on page 12 of Exhibit 2.*

3. **Applicant question:** We do not own property sufficient to create a through block connection and have provided a public open space as our 'major site feature'. Based on current design, is this an approvable approach?

***Staff analysis:*** MICC 19.11.060(B) requires that any new construction located on a property that abuts a preferred through-block connection location shall include a through-block connection subject to design commission determination that such a connection is feasible and achievable. Preferred through block connections are show on this figure:

Figure 7 – Preferred Through-Block Pedestrian Connection Locations



*The subject property abuts a preferred through-block connection. The preferred through-block connection location is located on the property to the north. The northern edge of the subject property is encumbered by an access easement that provide access to the property to the west (Exhibit 4). This area cannot be encumbered by a through-block connection. If a through-block connection was provided, it would need to be south of the easement, which would locate the connection further away from the preferred location.*

*Through-block connections must also be located according to MICC 19.11.060(E) which states:*

E. Through-Block Pedestrian Connections. Through-block pedestrian connections are intended to provide convenient and safe public pedestrian routes through city blocks.

1. Location. Connections shall be located on the lots eligible for through-block pedestrian connections as shown on Figure 7 and in other locations based on the following criteria. The actual location of the pedestrian connection on the lot shall be determined by the design commission based upon the following criteria: (a) the connection will connect with existing or future rights-of-way, other pedestrian connections and/or public open spaces; (b) the connection has the effect of dividing a large city block approximately in the middle of such block in approximately the preferred locations shown on Figure 7; and (c) it is likely that the remainder of the subject connection will be developed in the future based upon development conditions on surrounding lots.

4. **Applicant question:** How does the design commission view amenities we provide to seniors as ground floor uses? Can they count as commercial uses?

***Staff analysis:*** *The code requires a mix of ground floor uses but does not specify if the uses must be open to the public or if they can be amenities of a senior housing complex. A number of code sections refer to provide retail businesses to promote pedestrian activity. It could be interpreted that businesses that are not open to the public would not promote pedestrian activity.*

*These code sections discuss the promotion of pedestrian activity and require a mix of uses on the ground floor.*

***MICC 19.11.010(D)(1):***

1. Development and Design Standards. The development and design standards that follow are intended to enhance the Town Center for pedestrians and develop a sense of place. To accomplish this vision, new or redevelopment is encouraged to orient buildings toward the public right-of-way with buildings brought forward to the sidewalk or landscaped edge; parking placed behind buildings and in less visible areas or underground; design structures with varied mass and scale, modulation of heights and wall planes; and pedestrian through-block connections that will break up very large or long blocks for improved pedestrian circulation from one side of the block through to the other side.

**MICC 19.11.010(D)(2):**

2. Function. The design of buildings, structures and streetscapes within the Town Center is intended to support a built environment that is convenient and accessible to pedestrians, motorists, bicyclists and public transit users. Development should enhance the Town Center as a vibrant, healthy, mixed use downtown that serves as the city's retail, business, social, cultural and entertainment center and ensures the commercial and economic vitality of the area. New or redevelopment should increase the attractions and pedestrian amenities that bring residents to the Town Center, including local shopping, services, offices, specialty retail, restaurants, residences, festivals, special events, and entertainment. Outdoor spaces should function as social settings for a variety of experiences, adding to the comfort of life in Mercer Island, while maintaining a human scale and an ability for easy pedestrian circulation.

**MICC 19.11.010(D)(4):**

4. Pedestrian Orientation. Pedestrian-oriented and customer intensive retail businesses and offices are encouraged to locate on the street level to promote active use of sidewalks by pedestrians, thus increasing the activity level and economic viability of the Town Center. New or redevelopment should also enhance and support a range of transportation choices and be designed to maximize opportunities for alternative modes of transportation and maintain individual mobility. Even with a healthy variety of development in the Town Center, each individual development or redevelopment project shall favor the pedestrian over the automobile in terms of site design, building placement and parking locations.

**MICC 19.11.020(B)(1):**

B. Required Ground Floor Uses. Retail, restaurant or personal service uses are required along retail street frontages as shown on Figure 2.

1. If public parking is provided pursuant to MICC 19.11.130(B)(5), then the following applies:
  - a. A minimum of 40 percent of the ground floor street frontage shall be occupied by one or more of the following permitted uses: retail, restaurant, and/or personal service use.
  - b. A maximum of 60 percent of each ground floor street frontage can be occupied by the following uses: hotel/motel, personal service, public facility, or office.
  - c. Driveways, service and truck loading areas, parking garage entrances and lobbies shall not be included in calculating the required percentages of ground floor use.

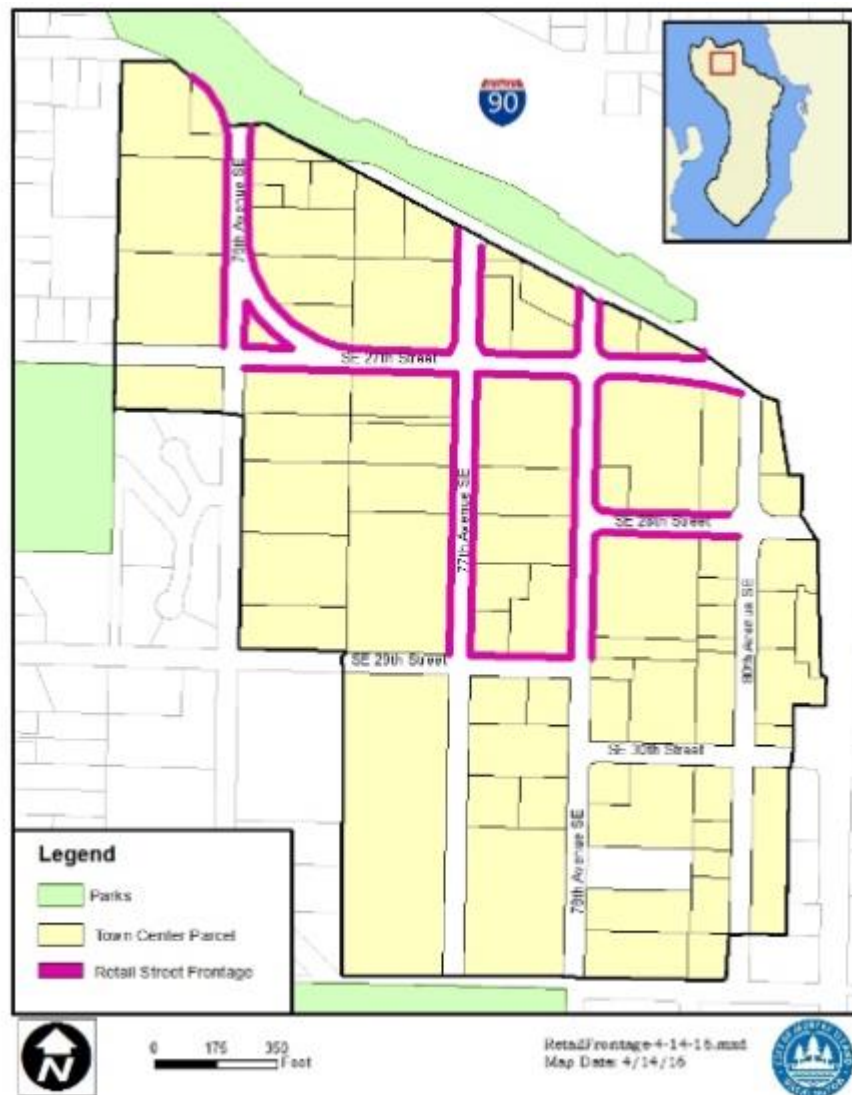
**MICC 19.11.020(B)(3) and (4) and Figure 2:**



3. No use shall occupy a continuous linear street frontage exceeding 60 feet in length. The design commission may approve up to an additional six feet in length if the use incorporates a feature to promote pedestrian activity, including but not limited to: an additional pedestrian entrance onto a sidewalk or through-block connection, or additional 10 percent transparency beyond the requirement of MICC 19.11.100(B)(1)(b).

4. The minimum required depth of storefronts along retail street frontages is 16 feet.

**Figure 2 – Area of Required Retail, Restaurant or Personal Services Use Along Ground Floor Street Frontages**



MICC 19.11.020(C) and Figure 3:

C. Reducing continuous retail frontages through the use of smaller retail spaces is intended to encourage pedestrian friendly retail, ensure that the retail spaces are appropriately sized for small retail operators, and limit large (“box store”) development. Figure 3 provides an example of how a building floor can be designed. Smaller retail spaces are provided along a street and larger nonretail space is provided in the back of the floor.

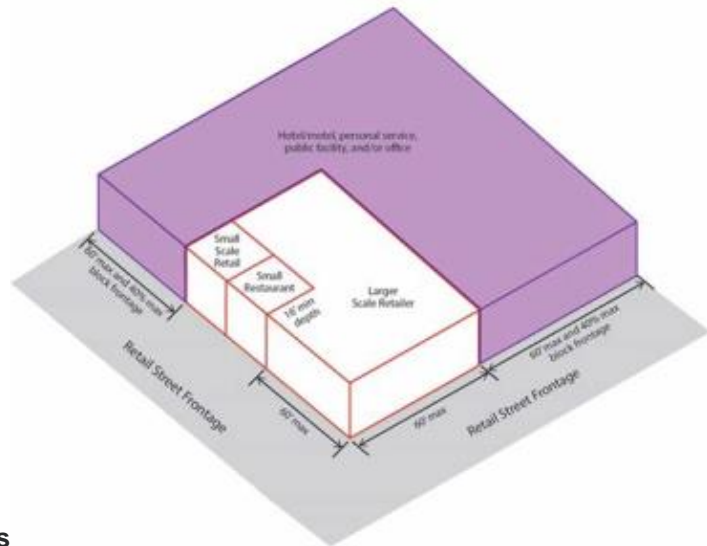


Figure 3 – Retail Frontage Standards

5. **Applicant question:** If there are multiple distinct amenities, may they extend beyond the 60’ limit without interruption by other non-amenity uses?

**Staff analysis:** See analysis of question #4 above where a mix of uses are required, and no individual use can extend for more than 60-feet in length along the frontage. Also see page 10 of Exhibit 2. The applicant does not yet know if the commercial spaces along 78<sup>th</sup> Avenue SE will be open to the public. If these spaces are for residents only, would they be considered distinct uses in compliance with the 60-foot limit? Or would they be a single use not in compliance with the 6-foot limit?

6. **Applicant question:** What is the commission’s opinion of continuing and enhancing the established ‘town center’ style?

**Staff analysis:** MICC 19.11.015 (G) states the following regarding town center style:

“Style. The objectives and standards do not set or encourage a particular style of architecture or design theme. However, building and site design shall be pedestrian in scale and address design features such as sloped roof lines; distinctive building shapes; integration of art, textures, and patterns; treatment of pedestrian and public spaces; interface with the public right-of-way; landscaping; signage and facade treatments.”

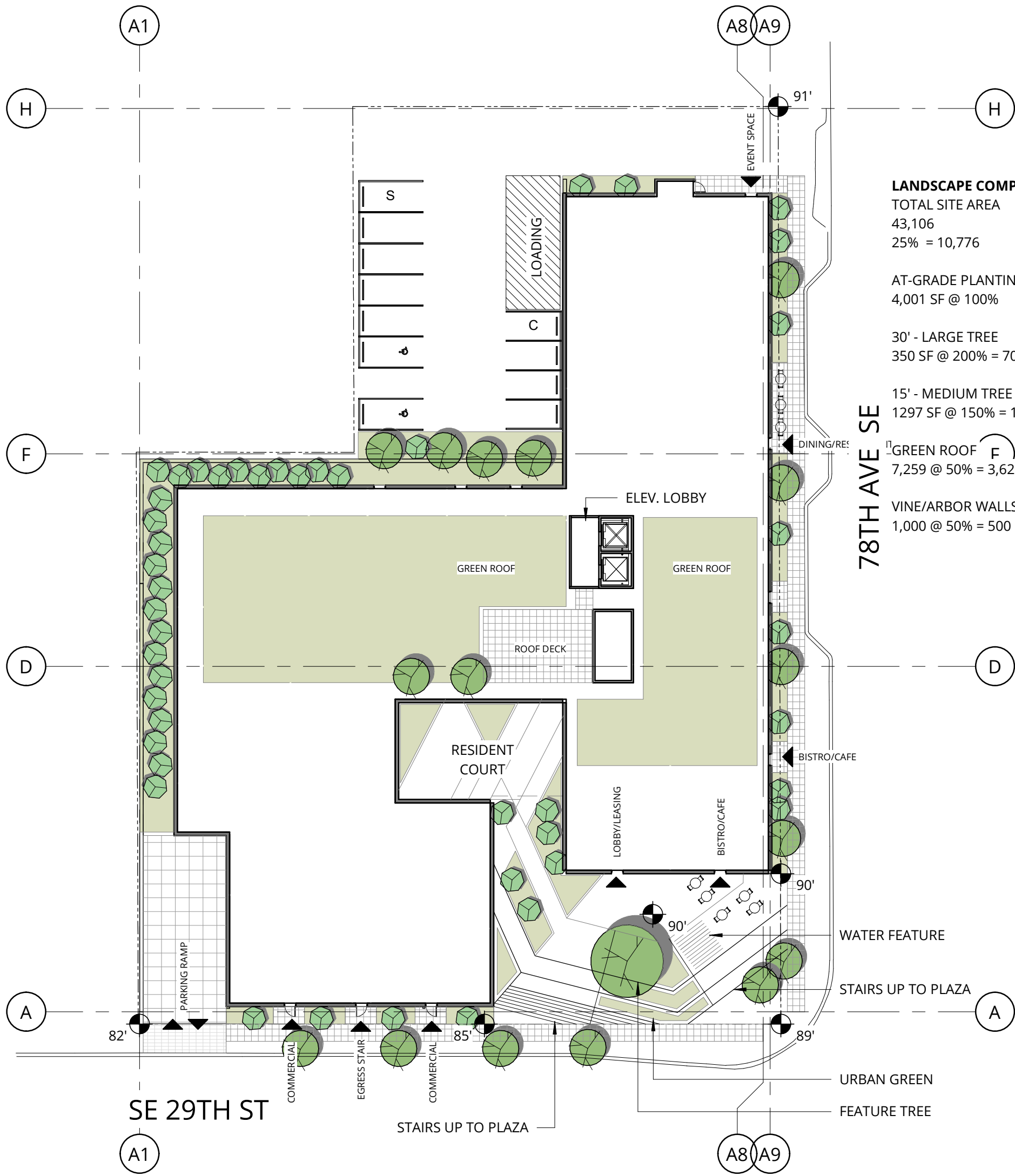
*A design that meets the individual elements listed in MICC 19.11.015(G) is the priority rather than a particular style.*

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### **III. RECOMMENDATION**

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There is no recommended motion at this time, as this is a Design Commission study session.



**LANDSCAPE COMPLIANCE**  
 TOTAL SITE AREA  
 43,106  
 25% = 10,776

AT-GRADE PLANTING BEDS  
 4,001 SF @ 100%

30' - LARGE TREE  
 350 SF @ 200% = 700 SF

15' - MEDIUM TREE  
 1297 SF @ 150% = 1,945

GREEN ROOF  
 7,259 @ 50% = 3,629

VINE/ARBOR WALLS  
 1,000 @ 50% = 500

78TH AVE SE

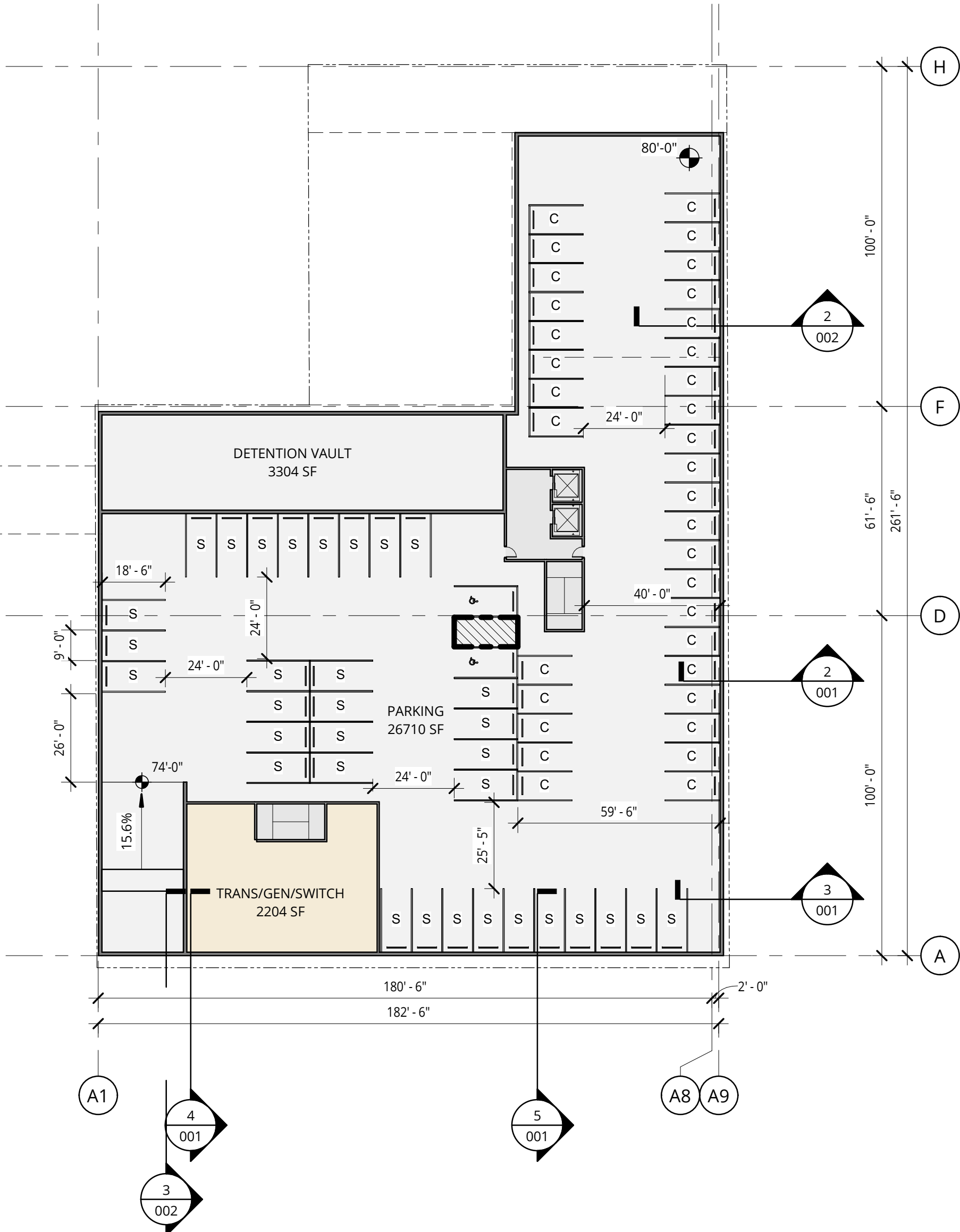
SE 29TH ST

# 1 SITE/LANDSCAPE PLAN

1" = 30'-0"



SCALE FS.102	DATE: 10.2017	SITE PLAN	<b>ALLIANCE RESIDENTIAL - MERCER ISLAND SENIOR</b> 78TH AVE SE & 29TH ST MERCER ISLAND, WA ALLIANCE REALTY PARTNERS	© ANKROM MOISAN ARCHITECTS, INC. 1014 HOWARD STREET SAN FRANCISCO, CA 94103 T 415.252.7063 1505 5TH AVE, SUITE 300 SEATTLE, WA 98101 T 206.576.1600 6720 SW MACADAM AVE, STE 100 PORTLAND, OR 97219 T 503.245-7100	
	PROJECT #:				

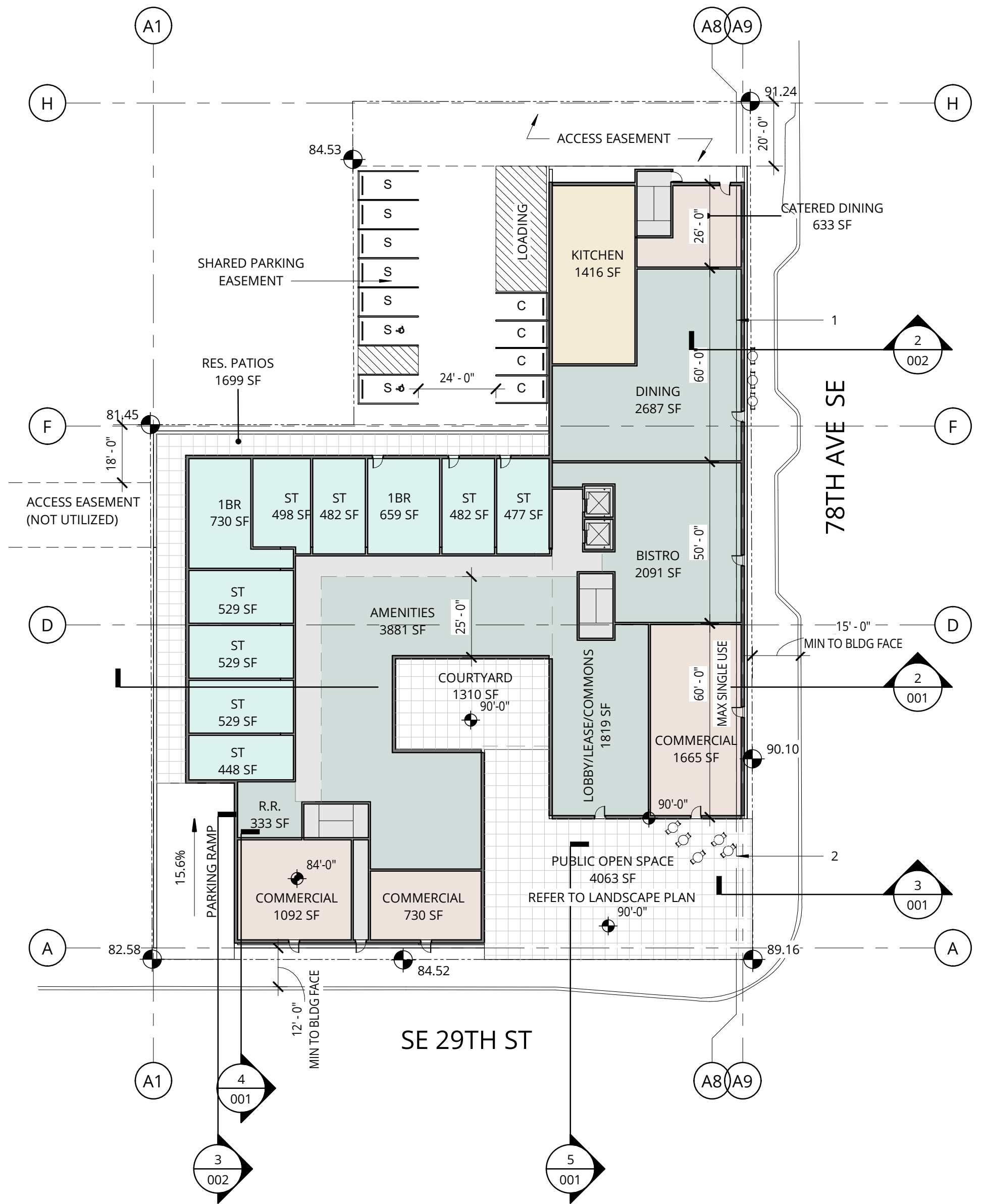


# 1 LEVEL P1 KEY PLAN

1" = 30'-0"



<b>SCALE</b> <b>FS.103</b>	<b>DATE:</b> 10.2017	<b>FEASIBILITY</b>	<b>ALLIANCE RESIDENTIAL - MERCER ISLAND SENIOR</b> 78TH AVE SE & 29TH ST MERCER ISLAND, WA ALLIANCE REALTY PARTNERS	© ANKROM MOISAN ARCHITECTS, INC. 1014 HOWARD STREET SAN FRANCISCO, CA 94103 T 415.252.7063 1505 5TH AVE, SUITE 300 SEATTLE, WA 98101 T 206.576.1600 6720 SW MACADAM AVE, STE 100 PORTLAND, OR 97219 T 503.245-7100	
	<b>PROJECT #:</b> 101401				

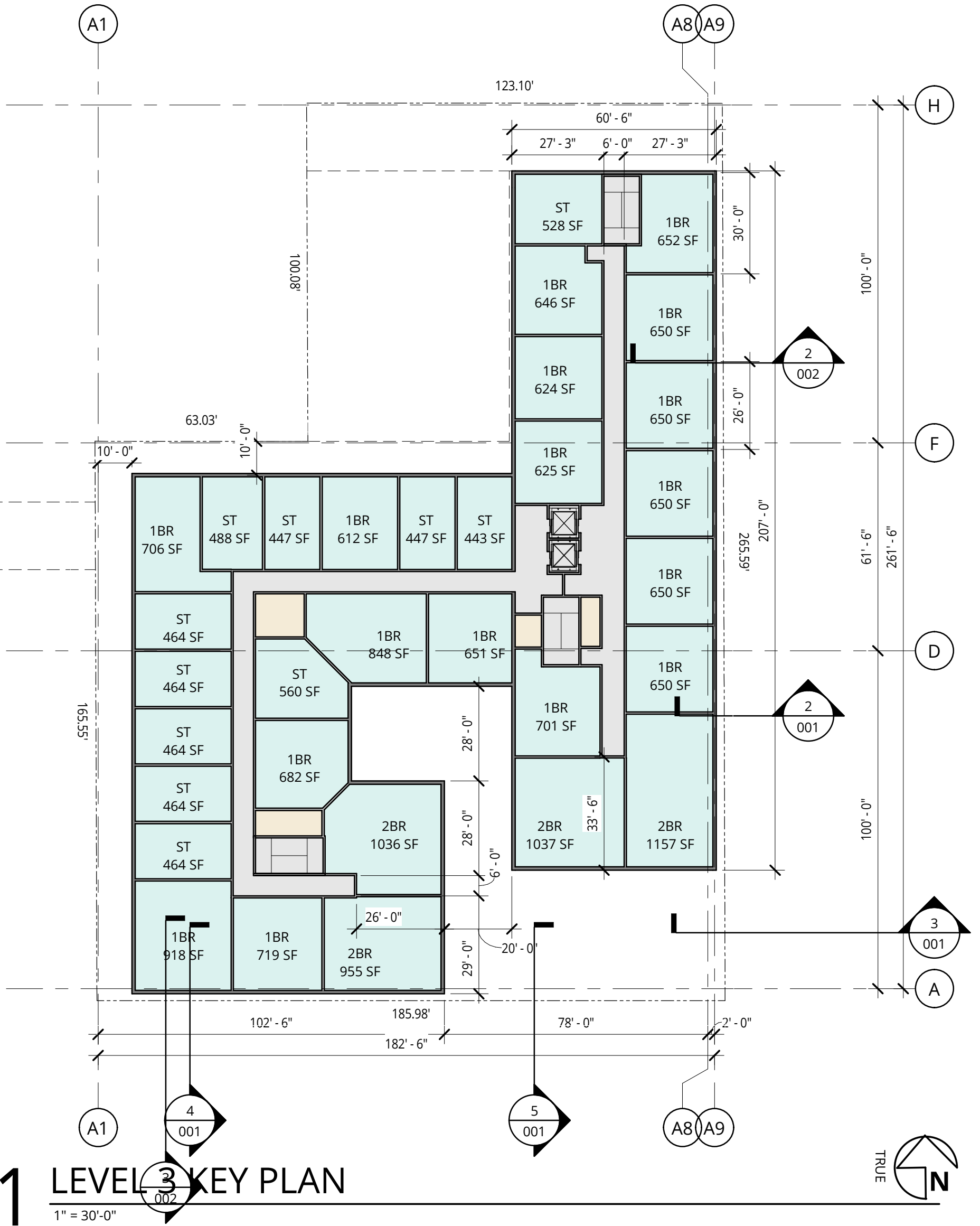


# 1 LEVEL 1 KEY PLAN

1" = 30'-0"



SCALE <b>FS.104</b>	FEASIBILITY	<b>ALLIANCE RESIDENTIAL - MERCER ISLAND SENIOR</b> 78TH AVE SE & 29TH ST MERCER ISLAND, WA ALLIANCE REALTY PARTNERS	© ANKROM MOISAN ARCHITECTS, INC. 1014 HOWARD STREET SAN FRANCISCO, CA 94103 T 415.252.7063 1505 5TH AVE, SUITE 300 SEATTLE, WA 98101 T 206.576.1600 6720 SW MACADAM AVE, STE 100 PORTLAND, OR 97219 T 503.245-7100	
	LEVEL 1 PLAN			
	PROJECT #:			



**PLAN NOTES**

1. BECAUSE OF MERCER ISLAND HEIGHT CALCULATIONS, THERE WILL BE TWO BUILDINGS WITH TWO DIFFERENT HEIGHT ALLOWANCES. A DOUBLE SIDED ELEVATOR AND EGRESS STAIR IS THE TERMINATION POINT BETWEEN THE SOUTH HEIGHT MEASUREMENT AND THE EAST HEIGHT MEASUREMENT.

SCALE <b>FS.106</b>	FEASIBILITY	LEVEL 3 PLAN	<p><b>ALLIANCE RESIDENTIAL - MERCER ISLAND SENIOR</b></p> <p>78TH AVE SE &amp; 29TH ST                  MERCER ISLAND, WA                  ALLIANCE REALTY PARTNERS</p>	© ANKROM MOISAN ARCHITECTS, INC. 1014 HOWARD STREET SAN FRANCISCO, CA 94103 T 415.252.7063 1505 5TH AVE, SUITE 300 SEATTLE, WA 98101 T 206.576.1600 6720 SW MACADAM AVE, STE 100 PORTLAND, OR 97219 T 503-245-7100	<p><b>ANKROM Moisan</b></p>
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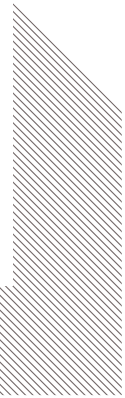


**ALLIANCE RESIDENTIAL  
MERCER ISLAND**

**DESIGN REVIEW PACKET  
02.07.2018**



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### SITE INFORMATION

ADDRESS: 2885 75TH AVE SE, MERCER ISLAND, WA

ZONING: TOWN CENTER

### DEVELOPMENT OBJECTIVES

Design and develop a 4-story senior living community with 1 story of below grade parking. The basic program includes approximately:

- 106 residential units
- 134,150 total GSF
- 3,500 sf commercial space
- 80 parking stalls

- Site
- Mixed-Use / Residential
- Commercial



## ZONING CODE SUMMARY

**King County parcel numbers:**

# 531510-1326

**Site Area:**

43,705 SF (approx)

**Base zone:**

TOWN CENTER

LAND USE CODE SECTION AND DESCRIPTION	DESCRIPTION
<b>Ord 16C-06 Town Center Development</b>	Town Center 4 (TC-4)
<b>Uses Allowed (19.11.020)</b>	Residential dwelling, restaurant, retail, service, special needs housing. <b>COMPLIANCE:</b> Independent Senior Living is a residential use. Commercial use will be programmed at the ground floor.
<b>Land Uses (19.11.020.B)</b>	Retail, restaurant, or personal service uses are required along retail street frontages. <b>COMPLIANCE:</b> Retail and/or restaurant services will be provided on both street frontages.
<b>Land Uses (19.11.020.B.1.a)</b>	A minimum of 40% of the ground floor street frontage shall be occupied by the above uses. A maximum of 60% of the ground floor street frontage can be occupied by hotel, personal service, or office. <b>COMPLIANCE:</b> Refer to L1 plans.
<b>Land Uses (19.11020.B.2)</b>	If public parking is not provided pursuant to MICC 19.11.130(B)(5), then the following applies: a. A minimum of 60% of the ground floor street frontage shall be occupied by one or more of the following uses: retail, restaurant, or personal service. b. A maximum of 40% of each ground floor street frontage can be occupied by the following uses: hotel, personal service, or office. c. Driveways, service and truck loading areas, parking garage entrances and lobbies shall not be included in calculating the required ground floor uses if public parking is provided. <b>COMPLIANCE:</b> Public parking will be provided.
<b>Land Uses (19.11.020.B.3)</b>	No use shall occupy a continuous linear street frontage exceeding 60' in length. 4. The minimum required depth of storefronts along retail street frontages is 16'. <b>COMPLIANCE:</b> Refer to Sections.
<b>Building Height (19.11.030)</b>	TC-4 Maximum allowable building height: 51 feet Ground floor height adjacent to streets: 15 feet minimum No minimum setback required except where necessary to provide landscaping or through connection. All street frontages are subject to the average daylight plane standards. <b>COMPLIANCE:</b> Refer to L1 plans.
<b>Rooftop Appurtenances (19.11.030.A.5)</b>	Roof Appurtenances may extend up to 1' above the maximum building height allowed, provided there is a functional need and that functional need cannot be met with an appurtenance of a lesser height. Should be located at least 10' from the exterior edge of any building.
<b>Setbacks (19.11.030.A.6)</b>	a. 78th avenue SE. All structures shall be set back so that space is provided for at least 15'; of sidewalk between the structure and the face of the street curb, excluding locations where the curblines is interrupted by parking pockets. b. All others: All structures shall be set back so that space is provided for at least 12' of sidewalk between the structure and the face of the street curb, excluding locations where the curblines is interrupted by parking pockets.
<b>Daylight Plane (19.11.030.A.7)</b>	a.iv. Encourage the integration of courtyards and open space along block frontages. b.i. From a height of 25' at the front property line, buildings shall stepback at a 45 degree angle up to the maximum height limit. b.ii. Calculations for determining compliance with the average daylight plane standards shall utilize cubic volume and shall consider only the first 30' of depth along block frontages. b.iv. Since the daylight plane standards above apply a minimum average, portions of block frontages may project beyond the daylight plane provided the applicable block frontage as a whole complies with the minimum average. <b>COMPLIANCE:</b> Refer to L1 plans.
<b>Green Building Standards (19.11.050)</b>	Any major new construction shall meet the LEED Gold standard. Projects that are primarily residential (at least 50%) may instead meet the Built Green 4 Star standard.

LAND USE CODE SECTION AND DESCRIPTION	DESCRIPTION
<b>Minor Site Features (19.11.060.A)</b>	All major new construction regardless of its height shall have at least three major site features. 3. At least 5' of sidewalk width, in addition to the minimum sidewalk setback. <b>COMPLIANCE:</b> 1. A water feature is provided in the public plaza. 2. Art will be provided in the public plaza. 3. A significant specimen tree will be provided in the public plaza.
<b>Site Design(19.11.060.B)</b>	Any major new construction in the Tc-4 subareas which exceeds the 2 story base height shall include a through-block connection, subject to determination that such connection is feasible and achievable. 2. Public open spaces will qualify as a major site feature upon satisfaction of the development standards set forth in 19.11.060.D <b>COMPLIANCE:</b> Due to the development site ownership and easments on the site, a through-block connection is infeasible. The neighboring parcel to the north is a better candidate. A large public open space is provided.
<b>Site Design (19.11.060.D)</b>	D.1. A single public open space shall be a minimum size equal to 3% of the gross floor area of the development and shall be at least 20' in width. Lobby entrances, stairs, and cordoned off/private outdoor seating shall not be included in calculating the minimum size of the public open spaces.
<b>Greenery &amp; Outdoor Spaces (19.11.070.B.1)</b>	Landscaped surfaces equal to 25% of the development site shall be provided. a. Ground level planting beds qualify as landscaped surfaces at a 100% rate. Planting areas that support a large tree (30' or taller) may be counted at a 200% rate, and planting areas that support a medium sized tree (15' or taller) may be counted at a 150% rate. Terraced or other raised planting surfaces qualify as landscaped surfaces at the same rates as ground level planting beds. b. Green roofs qualify as a landscaped surface at a 50% rate. Green roof areas supporting large shrubs and trees may qualify for bonus credit (up to 100% rate). <b>COMPLIANCE:</b> Refer to landscape plan.
<b>Greenery &amp; Outdoor Spaces (19.11.070.B.3)</b>	Surface parking lots shall be landscaped to reduce and break up large areas of asphalt and paving.
<b>Building Design (19.11.100.B.1.b)</b>	Major new construction along 77th Ave S, 78th Ave SE, and SE 27th St, within the TC-4 sub-areas, shall have at least 75% of the length of the ground floor facade between the height of 2' and 7' devoted to windows and doors affording views into retail, office, or lobby space.
<b>Building Design (19.11.100.B.3)</b>	Block frontages shall include at least one of the following features at intervals no greater than 120' to break up the massing of the block and add visual interest. The Design commission may approve modifications or alternatives to the following features if the proposed modulation is at least as aesthetically acceptable as one of the following features: a. Vertical building modulation at least 20' deep and 30' wide b. Use of a significant contrasting vertical modulated design component featuring the following: b.i. An extension through all stories above the first story fronting the street b.ii. A change in building materials that effectively contrast from the rest of the facade b.iii. A modulation horizontally from the rest of the facade by an average of 24" b.iv. A design to provide rooftop modulation c. Building walls with contrasting articulation and roofline modulation that make it appear like two or more distinct buildings. To qualify, the contrasting facades shall employ the following: c.i. Different building materials and/or configuration of building materials c.ii. Contrasting window design
<b>Building Design (19.11.100.B.7)</b>	Sloping roofs are encouraged.

**GROSS BUILDING AREA**

**ALLIANCE RESIDENTIAL MERCER ISLAND SENIOR  
FEASIBILITY PROGRAMMING  
ANKROM MOISAN ARCHITECTS**

**1/23/2018  
JP EMERY**

**AREAS**

Level	GSF	Retail	Parking	Amenity	Unit	Service	Circulation
<b>Roof</b>							
<b>4</b>	25,550				21,800	500	3,250
<b>3</b>	25,550				21,800	500	3,250
<b>2</b>	25,550				21,800	500	3,250
<b>1</b>	24,100	3,500		11,400	5,500	1,400	2,300
<b>P</b>	33,400		32,500				900
<b>Totals</b>	<b>134,150</b>	3,500	32,500	11,400	70,900	2,900	12,950

**UNITS**

NSF	Avg	Qty
70,900	670	106

Type	Typ Size	Qty	% of Total
Studio	450	41	39%
1 BR	650	53	50%
2 BR	1030	12	11%
		<u>106</u>	

**PARKING**

Level	C-Stall	S-Stall	Total
<b>1</b>	4	7	11
<b>P</b>	34	35	<u>69</u>
			<b>80</b>

1/400sf Retail Use Required Parking

9 Stalls Required For Current Retail Designated Use

**REQUIRED PUBLIC OPEN SPACE**

3% OF GSF REQUIRED

4,025 =3% OF GSF

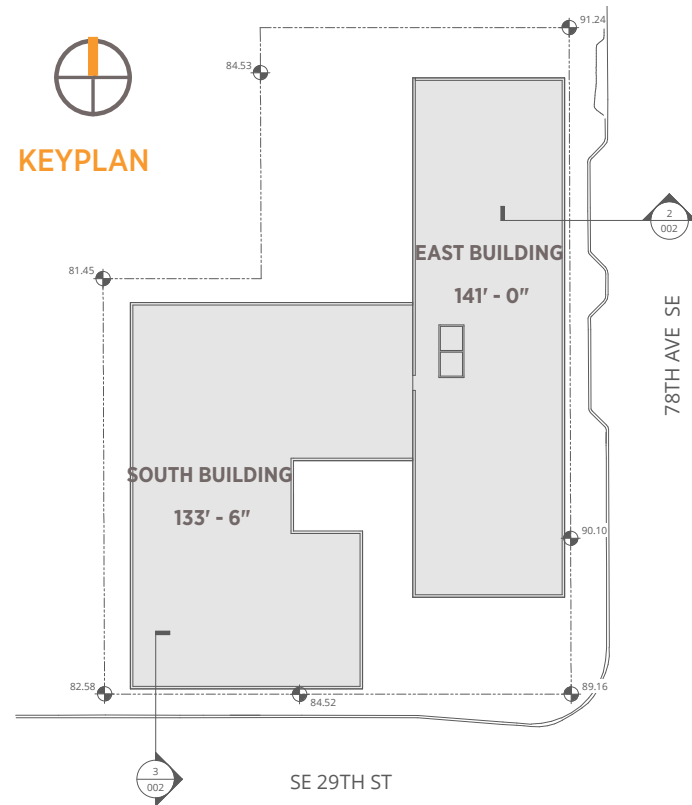
4,060 PROVIDED ON PLANS

## BUILDING HEIGHT COMPLIANCE

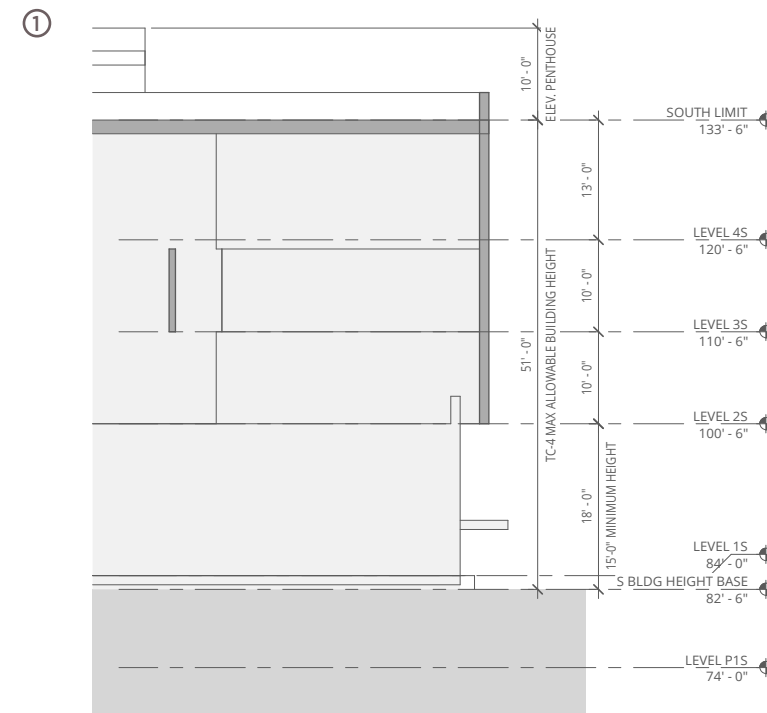
TC-4 HEIGHT RESTRICTION: 51 FEET

SE 29TH STREET:  
 LOWER EXISTING GRADE: 82.5 FEET  
 MAXIMUM BUILDING HEIGHT: **133.5 FEET**

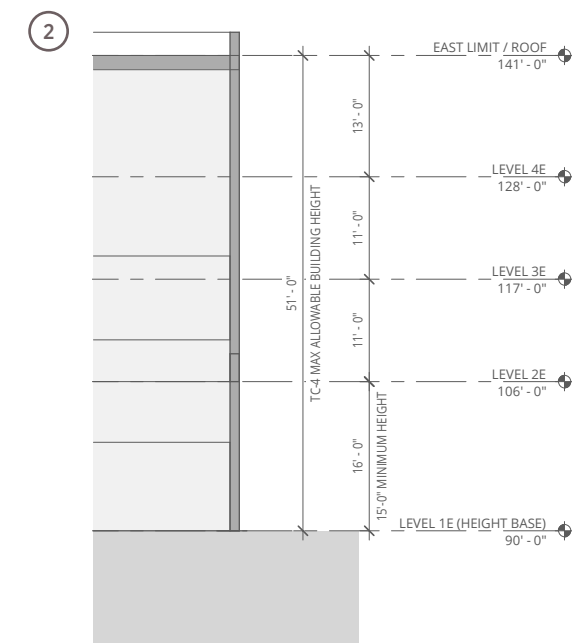
78TH AVENUE SE:  
 LOWER EXISTING GRADE: 90 FEET  
 MAXIMUM BUILDING HEIGHT: **141 FEET**



### SE 29TH STREET



### 78TH AVENUE SE



## THROUGH-BLOCK CONNECTION

PARCEL # 531510-1326

DOES NOT LEND ITSELF WELL TO A THROUGH BLOCK CONNECTION, DUE TO ADJACENT PARCELS WITHIN THE SAME BLOCK. AN EAST-WEST CONNECTION IS NEGATED BY PARCELS 531510-1325 & 531510-1316 ABUT THE EASTERN BORDER OF THE SITE.

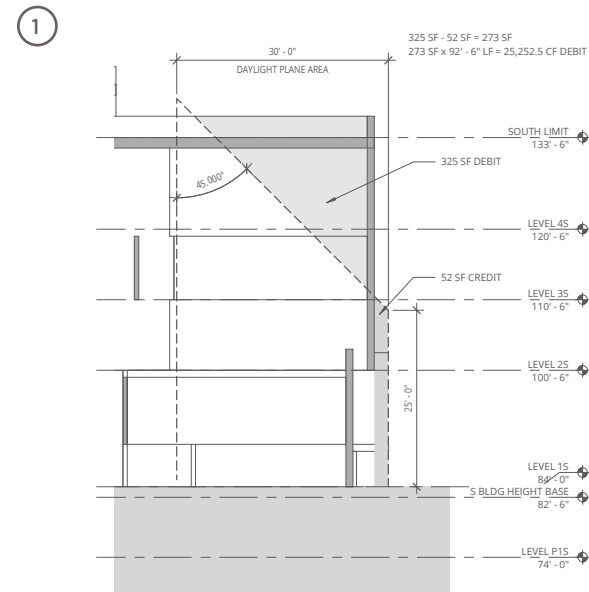
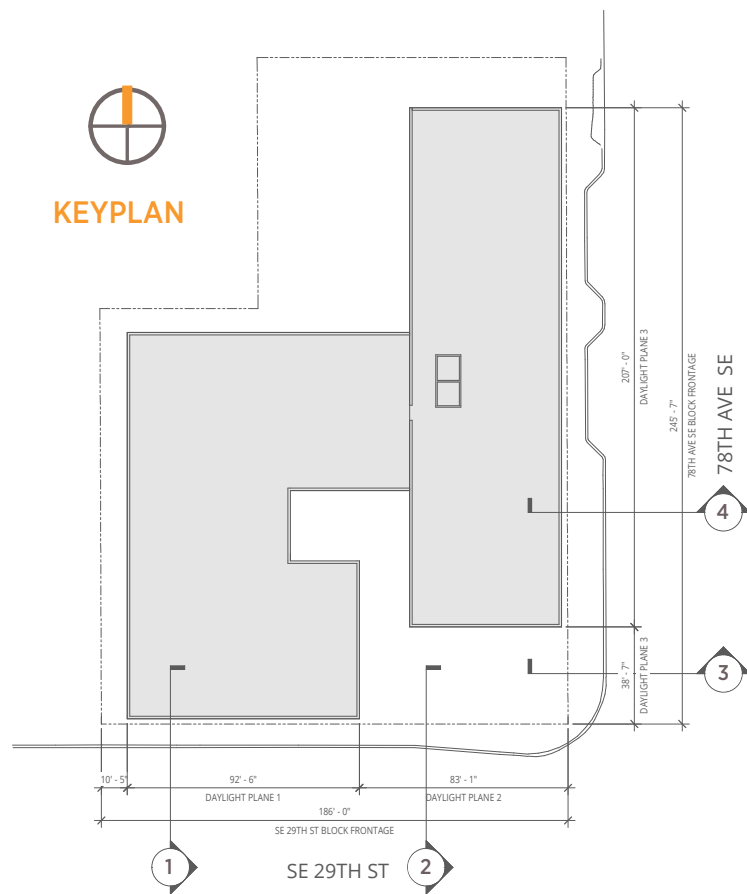
TO THE NORTH, PARCEL 531510-1305 SPANS THE ENTIRE BLOCK, WITH AN OPPURTUNITY TO SPAN BETWEEN N77TH AVE SE & 78TH AVE SE.



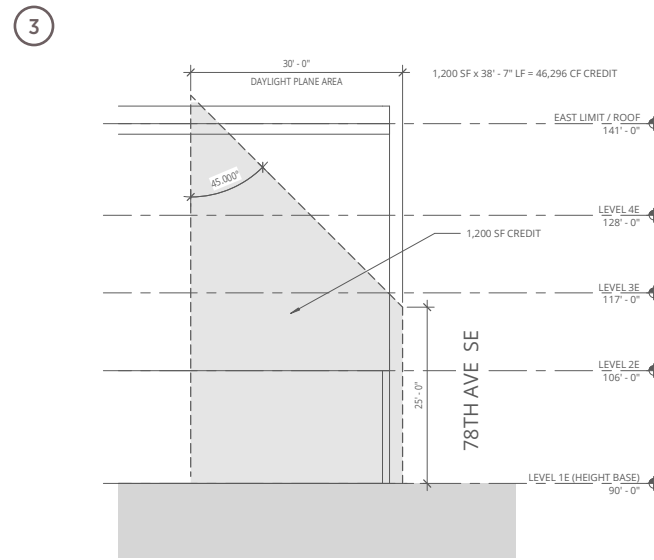
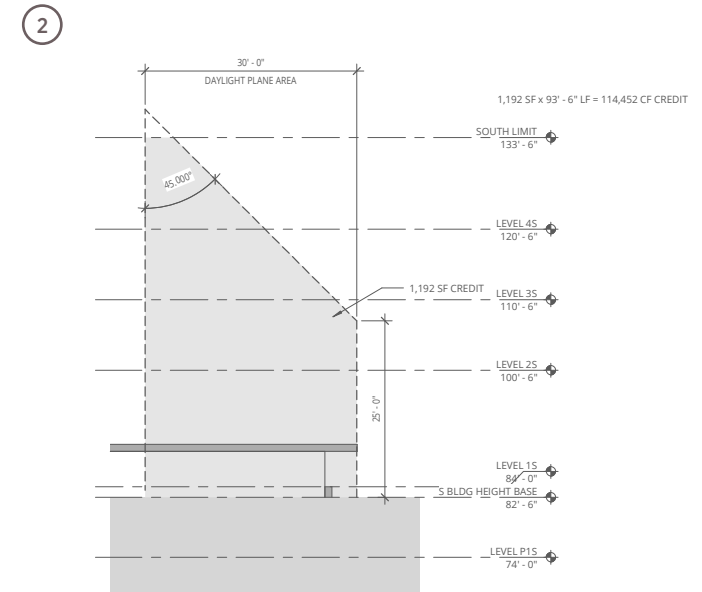
# 2.0 ZONING DATA

## DAYLIGHT PLANE COMPLIANCE

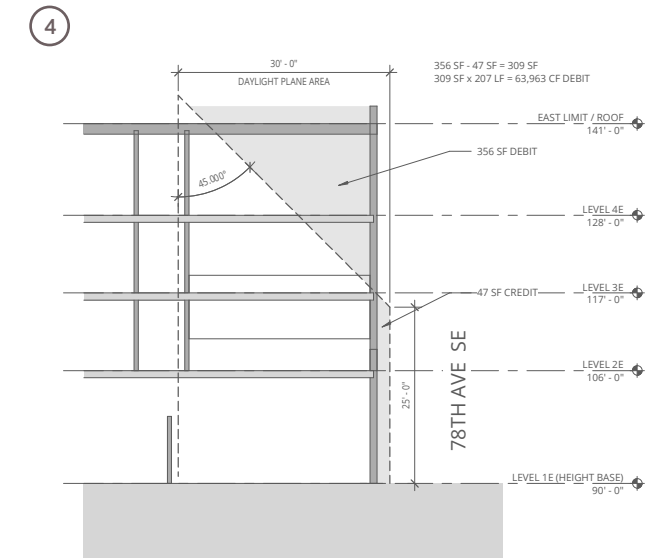
SE 29TH STREET:	114,452 CF CREDIT
	25,252.4 CF DEBIT
NET:	<b>89,199.5 CF CREDIT</b>
78TH AVENUE SE:	42,296 CF CREDIT
	70,200 CF DEBIT
NET:	<b>27,904 CF CREDIT</b>



### SE 29TH STREET



### 78TH AVENUE SE



## EXISTING SITE SURVEY

### LEGAL DESCRIPTION:

MCGILVRAS ISLAND ADD PARCEL 1 CITY OF MERCER ISLAND SP #MI 77-9-040 REC AF #7710250620 SD PLAT DAF LOT 5 & E 185.83 FT OF LOT 6 BLK 16 LESS W 10 FT OF LOT 5

### PARCELS, ADDRESSES AND LOT AREAS:

2885 77TH AVE SE, MERCER ISLAND, WA

PARCEL NUMBER: 531510-1326

SITE AREA: 43,705 SF (approx)

EXISTING PEDESTRIAN ACCESS



EXISTING VEHICULAR ENTRY



PROPERTY LINE



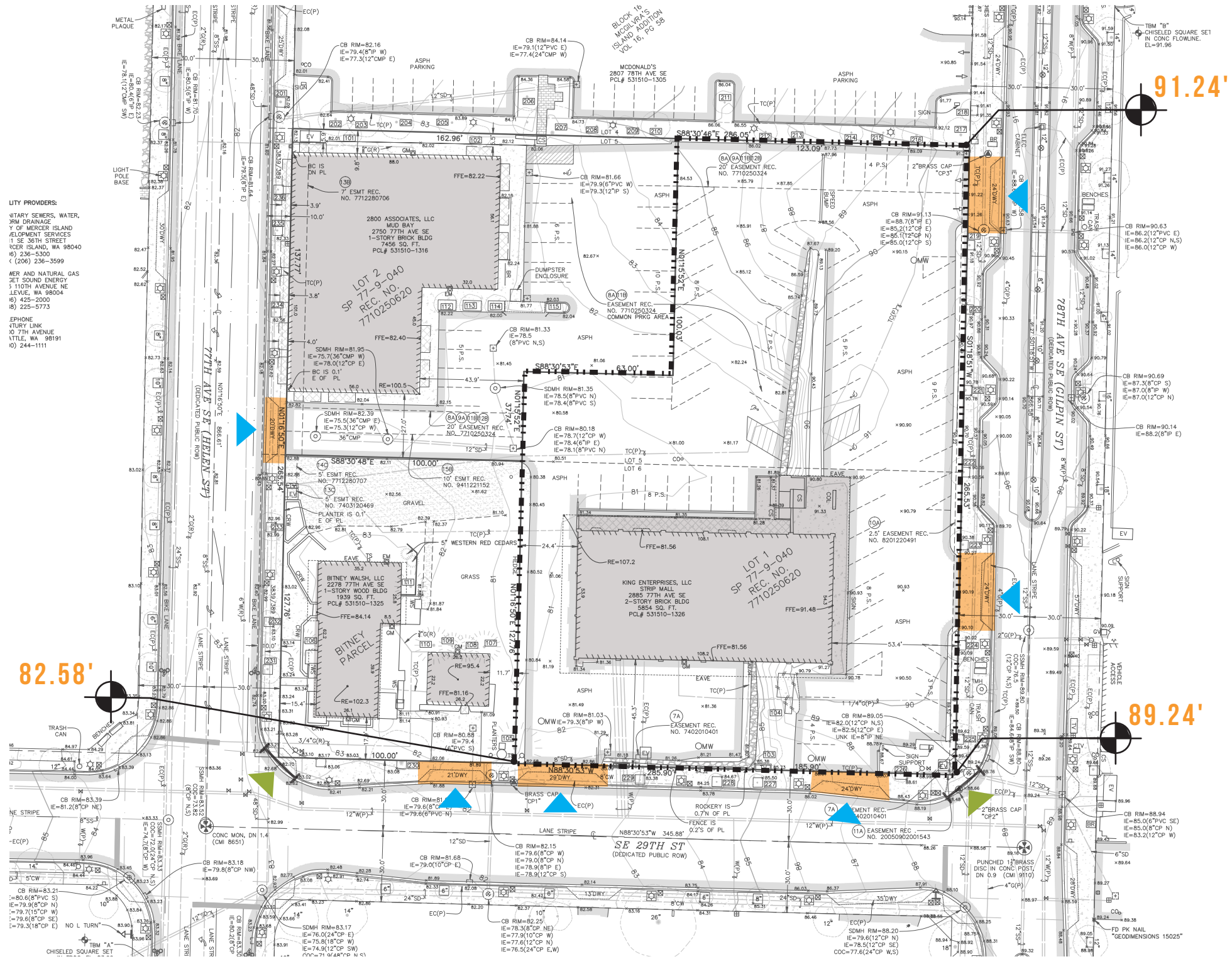
CURB EDGE / CURB CUT



EXISTING BUILDINGS

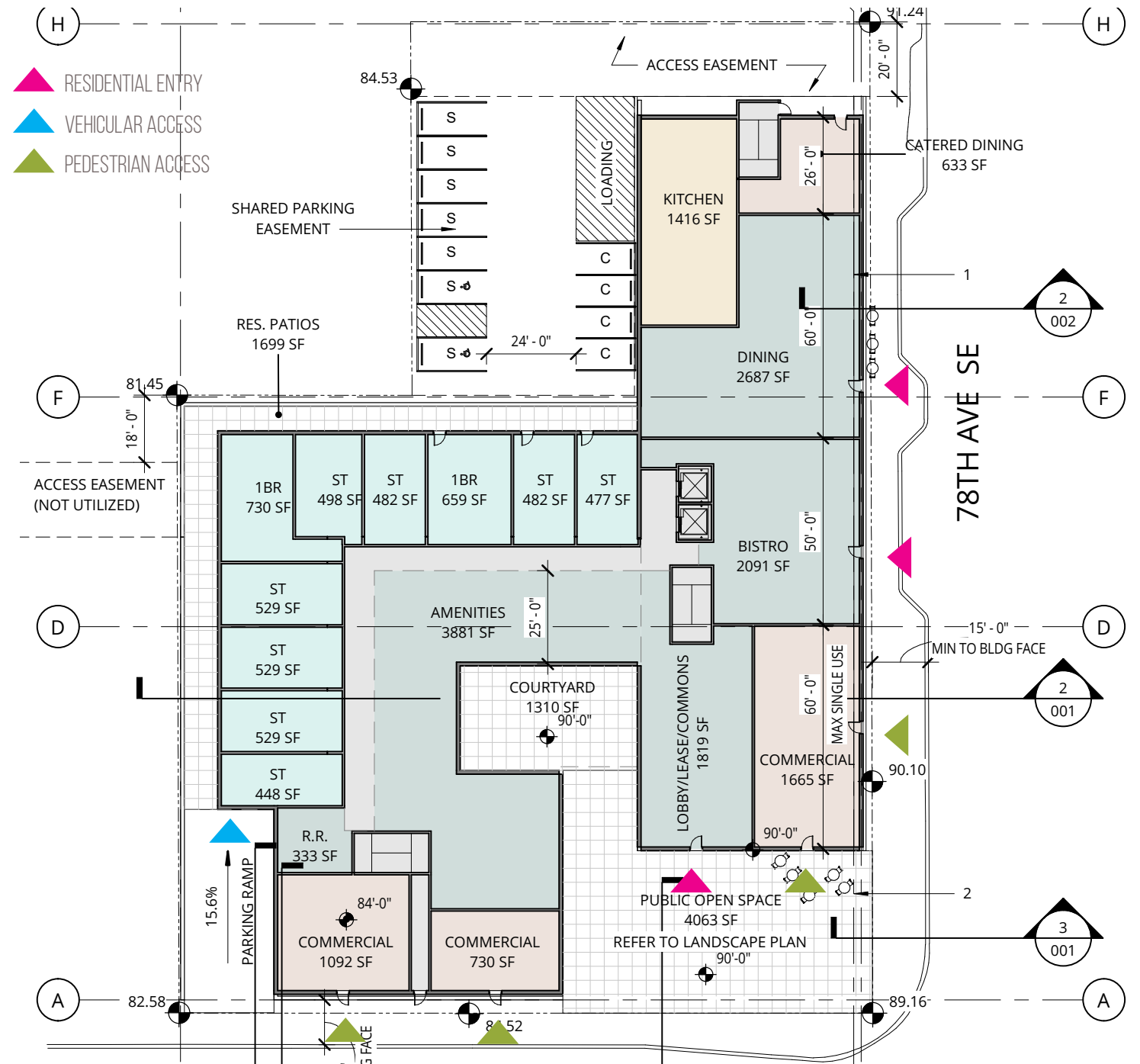
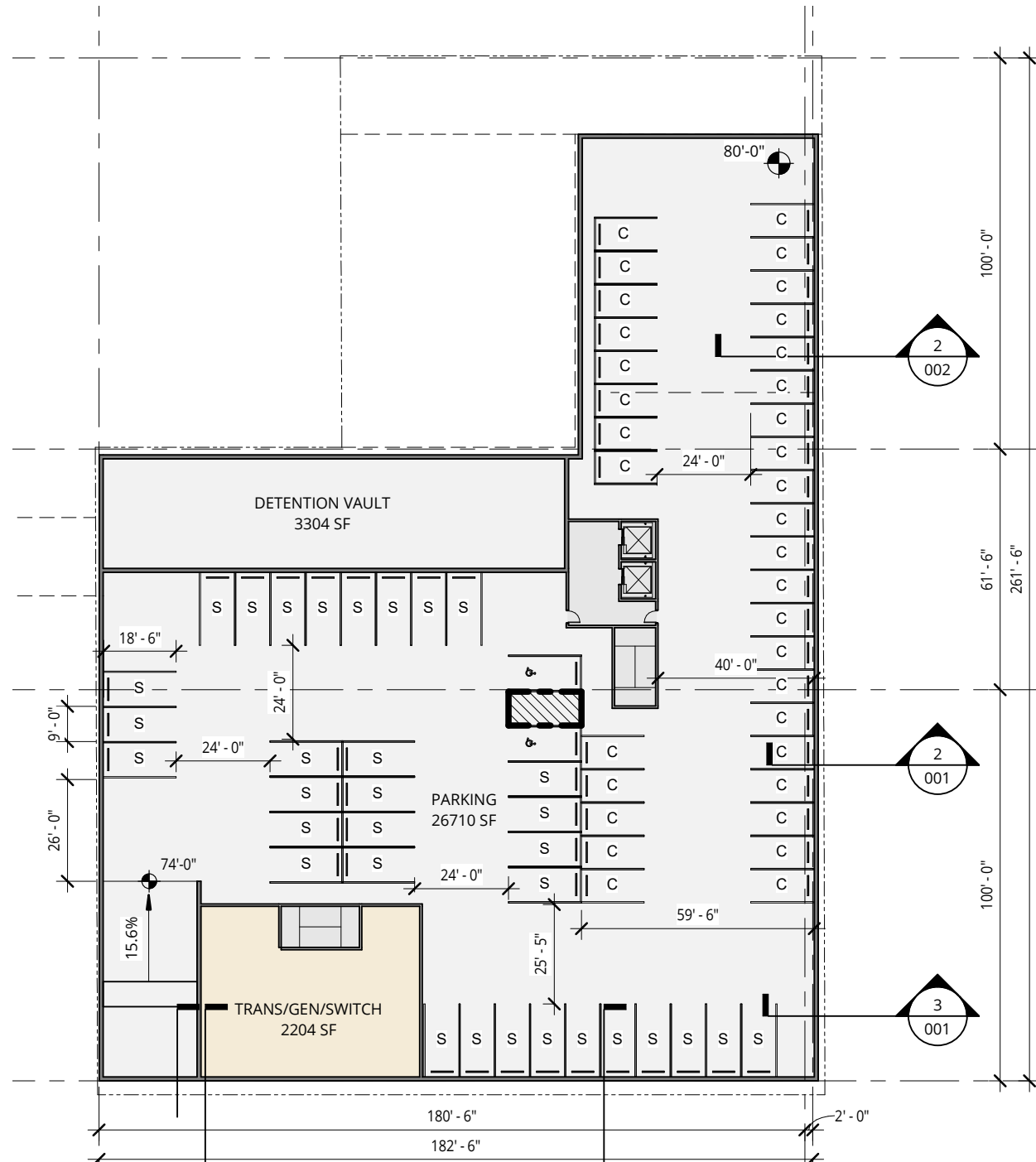


EXISTING CURB CUTS





LEVEL 1 PLAN





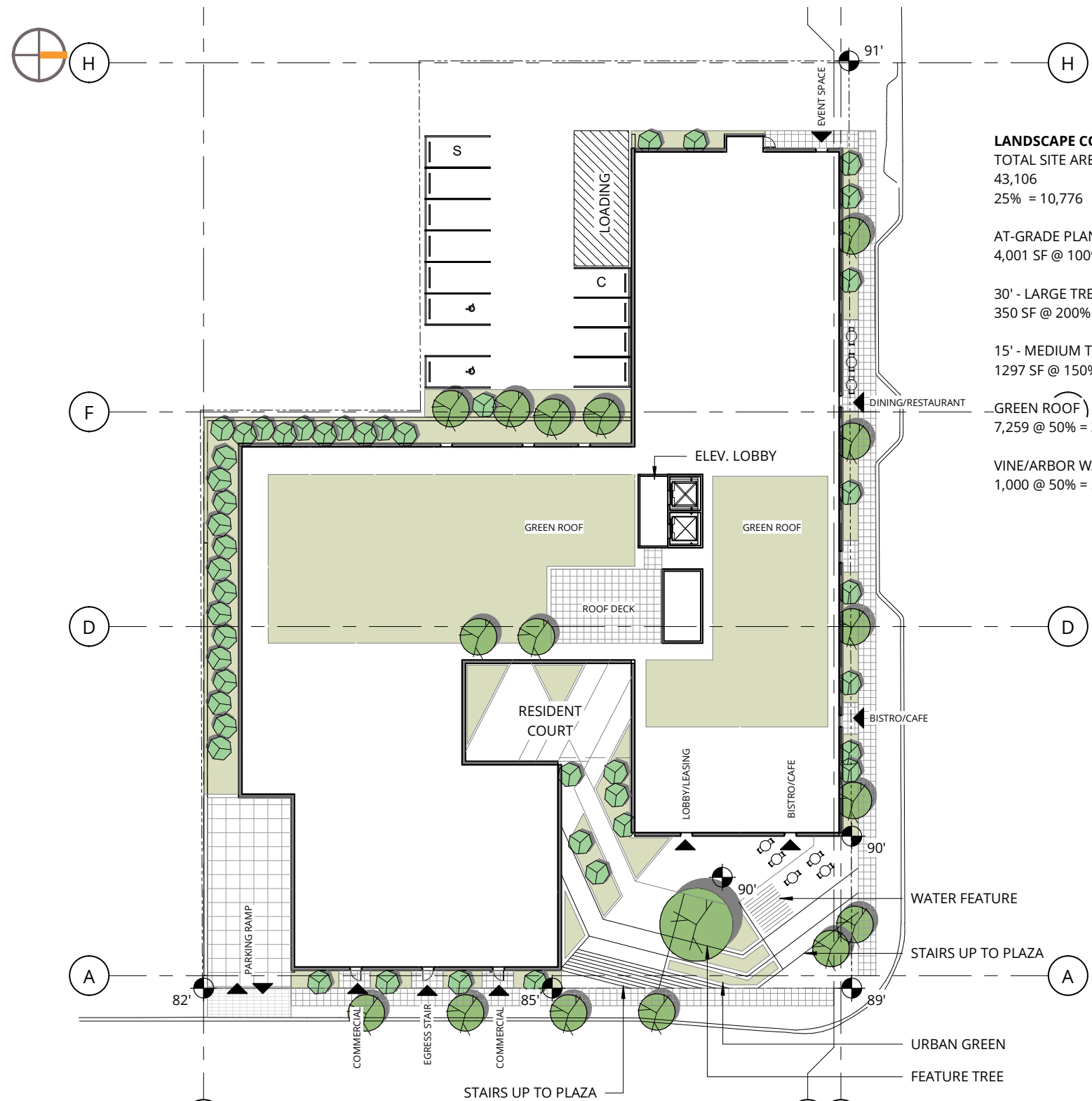
PERSPECTIVE VIEWS



1 78TH AVE LOOKING NORTH



LANDSCAPE PLAN



**LANDSCAPE COMPLIANCE**

TOTAL SITE AREA  
43,106  
25% = 10,776

AT-GRADE PLANTING BEDS  
4,001 SF @ 100%

30' - LARGE TREE  
350 SF @ 200% = 700 SF

15' - MEDIUM TREE  
1297 SF @ 150% = 1,945

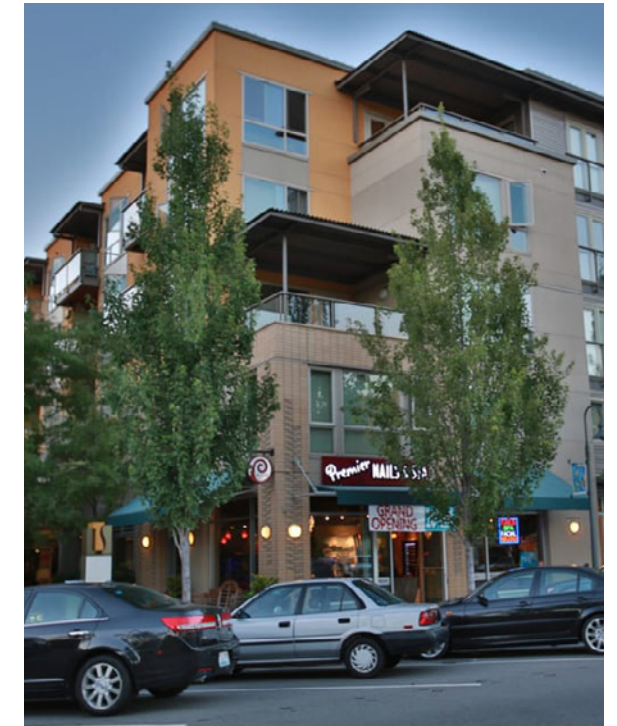
GREEN ROOF  
7,259 @ 50% = 3,629

VINE/ARBOR WALLS  
1,000 @ 50% = 500

6.0 COLOR & MATERIALS



EXISTING TOWN CENTER BUILDINGS & THEMES



PRECEDENTS





SITE PHOTOS



VIEW TOWARDS EAST

77TH AVE SE



VIEW TOWARDS SOUTH

78TH AVE SE



VIEW TOWARDS NORTH

SE 29TH ST

78TH AVE SE



VIEW TOWARDS NORTH

SE 29TH ST

KEYPLAN





# WRITTEN NARRATIVE PER CHECKLIST

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**PORTLAND**

38 NW Davis Street  
Suite 300  
Portland, OR 97209  
T 503.245.7100

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**SEATTLE**

1505 5th Avenue  
Suite 300  
Seattle, WA 98101  
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**SAN FRANCISCO**

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# Memorandum

Date: February 20, 2018  
To: Nicole Gaudette, Senior Planner, City of Mercer Island  
From: Alliance Realty Partners, LLC & Ankrom Moisan Architects  
**Subject: Design Commission Study Session Questions**

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Regarding the design review packet submitted for 2885 78<sup>th</sup> Avenue SE. Alliance Realty Partners and Ankrom Moisan Architects have prepared the following questions in advance of the design commission study session.

1. Our building has two different height limits, calculated from the two different street frontages it is on. This results in two buildings with separate floor levels. Confirm this is the design intent of the code.
2. We would primarily like to use high quality detailing and materials and small-scale modulation to satisfy the ‘major façade modulation’ as described under 3.b. – what is your opinion of that approach based on the preliminary rendering provided.
3. We do not own property sufficient to create a through block connection and have provided a public open space as our ‘major site feature.’ Based on current design is this an approvable approach?
4. How does the design commission view amenities we provide to seniors as ground floor uses? Can they count as commercial uses?
5. If there are multiple distinct amenities, may they extend beyond the 60’ limit without interruption by other non-amenity uses?
6. What is the commission’s opinion of continuing and enhancing the established ‘town center’ style?

1977 OCT 25 AM 8 56

DEPT. OF  
RECORDS & COMM. SERVICES  
KING COUNTY, WASHINGTON

EASEMENTS AND COMMON PARKING AREA AGREEMENT

7710250324

THIS AGREEMENT is made ~~September~~ <sup>October</sup> 5, 1977 between  
PIZZA HUT OF SPOKANE, INC., (hereinafter referred to as "Pizza  
Hut"), a corporation, and GARFIELD ALM and KATHLEEN ALM, husband  
and wife, (hereinafter referred to together as "Alm");

8-9

RECITALS:

Alm is the owner in fee of the following-described real  
property in King County, Washington (hereinafter referred to as  
"Parcel 1"):

That portion of Lots 5 and 6, Block 16, McGilvra's  
Island Addition, According to the plat as recorded  
in Volume 16 of Plats, Page 58, Records of King  
County, Washington, described as follows:

467638-2

Commencing at the southwest corner of said Lot 5;  
thence south 89°38'17" east along the south line  
of said Lot 5, a distance of 110.15 feet to a point  
that is 185.83 feet from the northeast corner of  
said Lot 6, said point being true point of beginning;  
thence south 0°11'43" west parallel with the east  
line of said Lot 6 a distance of 127.75 feet to the  
south line of said Lot 6; thence south 89°38'17"  
east 185.83 feet to the southeast corner of said  
Lot 6; thence north 0°11'43" east along the east  
line of said Lots 5 and 6 a distance of 265.50 feet  
to the northeast corner of said Lot 5; thence north  
89°38'17" west along the north line of said Lot 5,  
a distance of 123.11 feet to a point that is 173.00  
feet from the northwest corner of said Lot 5; thence  
south 0°08'28" west parallel with the west line of  
said Lot 5, a distance of 100.00 feet; thence north  
89°38'17" west 63.00 feet; thence south 0°08'28"  
west 37.75 feet to the said south line of Lot 5;  
thence south 89°38'17" east 0.15 feet to the true  
point of beginning.

Pizza Hut is the owner in fee of the following-described  
adjacent property (hereinafter referred to as "Parcel 2"):

That portion of Lot 5, Block 16, McGilvra's Island  
Addition, according to the plat as recorded in  
Volume 16 of Plats, Page 58, Records of King County,  
Washington, described as follows:

1% EXCISE TAX NOT REQUIRED  
King Co. Records Division

By J. Towloff, Deputy

FILED FOR RECORD AT RECORDS &  
COMMUNICATIONS DIVISION  
KING COUNTY, WASHINGTON 98004

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Beginning at the southwest corner of said Lot 5, thence north 0°08'28" east along the west line of said Lot 5, a distance of 137.75 feet to the northwest corner of said Lot 5; thence south 89°38'17" east along the north line of said Lot 5, a distance of 173.00 feet; thence south 0°08'28" west 100.00 feet; thence north 89°38'17" west 63.00 feet; thence south 0°08'28" west 37.75 feet to the south line of said Lot 5; thence north 89°38'17" west along said south line 110.00 feet to the true point of beginning.

EXCEPT the west 10 feet as conveyed to King County for roads, under Auditor's File Number 4955634.

Parcels 1 and 2 are shown on the exhibit which is attached hereto and by this reference incorporated herein.

NOW, THEREFORE, in consideration of the mutual agreements herein contained, the parties covenant and agree for themselves and their heirs, successors, and assigns, as follows:

1. Grant of Easements. Alm hereby grants to the present and future owners of Parcel 2 and their agents, employees, tenants, licensees, and invitees a non-exclusive right of way and easement for ingress and egress of motor vehicles and pedestrians over the following described portion of Parcel 1:

That portion of the north 20 feet of Lot 5, Block 16, McGilvra's Island Addition, according to the plat as recorded in Volume 16 of Plats, Page 58, Records of King County, Washington, lying easterly of the following described line:

Beginning at a point on the north line of said Lot which is 173.00 feet south 89°38'17" east from the northwest corner of said Lot 5; thence south 0°08'28" west 20 feet to the south line of said north 20 feet and the terminus of said line.

Pizza Hut hereby grants to the present and future owners of Parcel 1 and their agents, employees, tenants, licensees, and invitees a non-exclusive right of way and easement for ingress and egress of motor vehicles and pedestrians over the following-described portion of Parcel 2:

The south 20 feet of the west 110 feet of Lot 5, Block 16, McGilvra's Island Addition according to the plat as recorded in Volume 16 of Plats, Page 58, Records of King County, Washington.

EXCEPT the west 10 feet thereof conveyed to King County for roads, under Auditor's File Number 4955634.

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2. Common Parking Area. The exhibit attached hereto shows an area designatd "Common Parking Area". The Common Parking Area is partly on Parcel 1 and partly on Parcel 2.

a. Alm and all tenants and licensees of Parcel 1 or any part thereof and their licensees and invitees while visiting Parcel 1 shall have the right to use, free of charge, the portion of the Common Parking Area situated on Parcel 2 in common with Pizza Hut and all tenants and licensees of Parcel 2 or any part thereof and their agents, employees, and invitees.

b. Pizza Hut and all tenants and licensees of Parcel 2 or any part thereof and their licensees and invitees while visiting Parcel 2 shall have the right to use, free of charge, the portion of the Common Parking Area situated on Parcel 1 in common with Alm and all tenants and licensees of Parcel 1 or any part thereof and their agents, employees, and invitees.

c. The Common Parking Area shall include, in addition to motor vehicle parking spaces, suitable entrances, exits, driveways, and pedestrian walkways.

3. Maintenance of Easement and Common Parking Areas. Each party shall keep in good repair the 20-foot-wide easement area and the portion of the Common Parking Area that are situated on such party's respective parcel and shall keep such areas well striped, adequately drained, and free of snow, ice, and rubbish. No obstructions shall be erected or permitted upon either parcel which will interfere with the convenient and orderly flow of

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traffic from one parcel to the other. Each party shall maintain at all times insurance against claims for personal injury or property damage with limits that are mutually agreed to by the parties; but in the absence of such agreement, the limits shall not be less than one million dollars per occurrence for personal injury or death, and not less than fifty thousand dollars per occurrence with respect to property damage. All policies shall name both parties as insureds.

4. Covenants Running with Land. The easements hereby granted, the restrictions hereby imposed, and the covenants herein contained shall be easements, restrictions, and covenants running with the land and shall inure to the benefit of, and be binding upon, the parties hereto and their respective heirs, successors, and assigns, including, but without limitation, all subsequent owners of Parcel 1 and Parcel 2 and all persons claiming under them.

IN WITNESS WHEREOF, the parties have signed this Agreement.

Garfield Alm  
Garfield Alm

Kathleen Alm  
Kathleen Alm

PIZZA HUT OF SPOKANE, INC.

By Gerald T. Mason  
Gerald T. Mason  
Its President

By Ronald D. Watson  
Ronald D. Watson  
Its Secretary  
9/28/77

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771025034

STATE OF WASHINGTON )  
COUNTY OF KING ) SS.

On this day personally appeared before me GARFIELD ALM and KATHLEEN ALM, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 5<sup>th</sup> day of October, 1977.



Timothy R. Clifford  
Notary Public in and for the  
State of Washington, residing  
at Seattle

STATE OF KANSAS )  
COUNTY OF SEDGWICK ) SS.

On this 28th day of September, 1977, before me, the undersigned, a Notary Public in and for the State of Kansas, duly commissioned and sworn, personally appeared Gerald T. Aaron and Ronald D. Watson, to me known to be the President and Secretary, respectively, of PIZZA HUT OF SPOKANE, INC., the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

WITNESS my hand and official seal hereto affixed the day and year first above written.



Maureen A. Miller  
Notary Public in and for the  
State of Kansas, residing  
at Wichita, Kansas



