



JOINT PLANNING AND DESIGN COMMISSION MEETING MINUTES FEBRUARY 24, 2016

CALL TO ORDER:

Chair Jon Friedman called the meeting to order at 6:03 PM in the Council Chambers at 9611 SE 36th Street, Mercer Island, Washington.

ROLL CALL:

Planning Commission - Chair Jon Friedman, Vice Chair Richard Weinman, Commissioners Bryan Cairns, Tiffin Goodman, Craig Olson, and Suzanne Skone were present. Commissioner Jennifer Mechem was absent.

Design Commission - Chair Richard Erwin, Commissioners Susanne Foster, Daniel Hubbell, Lara Sanderson, Tami Szerlip were present. Vice Chair Colin Brandt and Commissioner Hui Tian were absent.

Staff was represented by Steve Lancaster, Interim City Manager, Kirsten Taylor, Assistant City Manager, Scott Greenberg, Development Services Group Director, Alison Van Gorp, Administrative Services Manager and Ombudsman, Shana Restall, Principal Planner, and Travis Saunders, Senior Planner.

APPROVAL OF MINUTES:

The Joint Commission were provided minutes from both the January 27, 2016 and February 3, 2016 meetings to review.

Commissioner Skone moved approval of the January 27, 2016 meeting minutes. The motion was seconded by Commissioner Erwin and passed unanimously as amended.

Commissioner Erwin moved approval of the February 3, 2016 meeting minutes. The motion was seconded by Commissioner Weinman and passed unanimously as amended.

Vice Chair Colin Brandt arrived at 6:19 PM.

WRITTEN COMMENTS:

Additional comments received since the February 3, 2016 meeting were provided in the packet.

ECONOMIC ANALYSIS: Morgan Shook of ECONorthwest gave a presentation to the Joint Commission focusing on the framework for retail frontages and bonus height provisions (incentive zoning). Mr. Shook detailed the approach to be taken to conduct a financial analysis of development in the Town Center taking into consideration a bonus height incentive, open space (or fee-in-lieu), and affordable housing (10% set-aside with a 60% AMI). ECONorthwest will use a 10,000 square foot lot prototype and a 50,000 square foot lot prototype for their evaluation.

Chair Friedman adjourned the meeting for a break at 7:17 PM. The Chair reconvened the meeting at 7:28 PM.

DEVELOPMENT AND DESIGN GUIDELINES: Joseph Tovar of Tovar Planning and Bob Bengford of MAKERS gave a presentation addressing potential massing treatments and architectural standards. The presentation addressed the average daylight plane, major façade modulation, façade articulation, façade details, building materials and colors, bonus height provisions, retail frontages, through-block connections, and landscaping. The Commission engaged in a discussion of the concepts, which will be considered at the March 9, 2016 public hearing. The Commission also provided suggestions for the boards to be used at the public hearing.

SUBCOMMITTEE UPDATES:

Architectural Standards – Vice Chair Brandt explained that the maximum height on a five-story building would have to be 65 feet to accommodate offices and hotels within the Town Center, This is because of an increased plate height required these uses.

CLOSING COMMENTS:

The next meeting will have a developer panel and Morgan Shook will be returning. The March 2, 2016 meeting will be extended by 30 minutes to accommodate the agenda items. Additionally, questions for the developer panel can be emailed to Alison Van Gorp.

NEXT MEETING:

The next Joint Commission meeting is scheduled for March 2, 2016.

ADJOURNMENT:

Chair Friedman adjourned the Joint Commission meeting at 9:01 PM.