
DESIGN COMMISSION

MEETING MINUTES



Wednesday, February 24, 2021

CALL TO ORDER

Chair Richard Erwin called the virtual meeting to order at 7:06 PM from a remote location.

ROLL CALL

Chair Richard Erwin, Vice Chair Colin Brandt, Commissioners Traci Granbois, Anthony Perez, Claire McPherson, and Suzanne Zahr were present. Commissioner Tom Soeprono was absent.

STAFF PRESENT

Jeff Thomas, Interim CPD Director, Andrea Larson, Senior Administrative Assistant, and Robin Proebsting, Senior Planner were present.

MEETING MINUTES APPROVAL

The Commission reviewed the minutes from the December 9, 2020.

It was moved by Brandt; seconded by McPherson to:

Approve the December 9, 2020 minutes

Passed 6-0

PUBLIC HEARING

Agenda Item #1: DSR20-001 – Xing Hua Mixed Use Building Public Hearing

Chair Erwin opened the Public Hearing at 7:10pm.

There were no public comments provided to the Commission.

Chair Erwin closed the public hearing at 7:12pm

REGULAR BUSINESS

Agenda Item #2: Code of Ethics Discussion

Deb Estrada, City Clerk, gave a brief presentation to the Commission about the Code of ethics.

The Commission received the presentation and asked questions of the City Clerk.

Agenda Item #3: DSR20-001 – Xing Hua Mixed Use Building

Robin Proebsting, Senior Planner, introduced the applicant team.

Megan McKay, Johnston Architects, and Clayton Beaudoin, Site Workshop, gave a presentation on the project.

Robin Proebsting, Senior Planner, gave a brief staff presentation of the project.

The Commission reviewed and discussed the project.

The Commission discussed with the applicant the north elevation paint color between gridlines C.5 and H.5.

The Commission reviewed the project and asked questions of the applicant team.

It was moved by Zahr; seconded by Perez to:

Grant Johnston Architects design review approval for the construction of a new mixed use building in the Town Center located at 2570 77th Ave SE and 2885 78th Ave SE, as shown in Exhibit 1, subject to the following conditions:

1. All aspects of the proposed development shall be in substantial conformance with the detail information submitted with this application (i.e., elevations, perspective drawings, colors, materials, font, size of sign lettering and relationship and layout of the approved wording and graphics), as depicted by Exhibit 3, provided the north elevation paint color between gridlines C.5 and H.5 becomes the charcoal gray matching the charcoal corrugated siding used on the other sides of the building. Further, the applicant may paint portions of the interior courtyard to be the charcoal gray matching the charcoal corrugated siding used on the other sides of the building at the applicant's discretion.
2. If a building permit is required and the applicant has not submitted a complete application for a building permit within three 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.
3. Prior to building permit issuance, the applicant shall provide documentation in a form acceptable to the City that the proposed affordable units and affordability level will be maintained, consistent with the requirements of MICC 19.11.040(C).
4. Prior to building permit issuance, the applicant shall provide documentation that the exterior and interior finishes of the affordable units will be the same as the other units as required by MICC 19.11.040(D)(5).
5. Prior to building permit issuance, the applicant shall submit an affordable housing agreement as required by MICC 19.11.040(F).
6. The applicant shall provide proof of Built Green 4 Star certification within 180 days of issuance of a final certificate of occupancy, or such later date as may be allowed by the code official for good cause, by submitting a report analyzing the extent credits were earned toward such rating.
7. Prior to the issuance of certificate of occupancy, an agreement providing the right of pedestrian use of the through-block connection in a form and substance acceptable to the city attorney shall be recorded with King County.
8. Prior to building permit issuance, the applicant shall provide a landscaping maintenance plan, documenting how all landscaping on the subject property will 1) be maintained in good condition by the property owner, in a manner consistent with MICC 19.11.070(B)(2)(e), and 2) provide 100% cover of groundcover plants within two years, consistent with MICC 19.11.070(B)(2)(b)(iii).
9. Prior to the issuance of the certificate of occupancy, the applicant shall pay a fee in lieu of constructing street improvements on 77th Ave SE, pursuant to MICC 19.11.120(B). The amount shall be determined by the City Engineer based on a proportionate share of the corridor-wide improvements.
10. Prior to building permit issuance, a landscape plan showing branching height for all street trees on city property shall be provided.

11. Prior to building permit issuance, an updated parking management plan, specifying the proposed time limits for public parking spaces, shall be submitted. The time limits shall be consistent with MICC 19.11.130(B)(5)(b).
12. Prior to building permit issuance, all detail design for the utilities, including water, sewer and storm systems, and all design detail for frontage work in the public right of way and the private property shall be provided for review.

Passed 5-0-1, Commissioner Granbois abstained

PLANNED ABSENCES FOR FUTURE MEETINGS

There were no planned absences.

OTHER BUSINESS

Jeff Thomas, Interim CPD Director, gave a brief department update to the Commission.

Andrea Larson, Sr. Administrative Assistant, lead a discussion with the Commission regarding their meeting time and day.

The Commission discussed the meeting day and time.

By a consensus vote of 6-0 the Commission adjusted their meeting day and time to meet on the second and fourth Thursday of each month at 6pm.

ANNOUNCEMENTS AND COMMUNICATIONS

The next Design Commission meeting is TBD.

ADJOURNMENT

The meeting was adjourned at 9:58PM