



DESIGN COMMISSION REGULAR HYBRID MEETING AGENDA

Wednesday, March 5, 2025, at 6:00 PM

DESIGN COMMISSIONERS

Chair: Vacant

Vice Chair: John Xu

Commissioners: Megan Atkinson, Traci Granbois,
Catherine Lategan, Christopher Patano, Laura Uskevich,
and Suzanne Zahr

LOCATION

Mercer Island Community & Event Center and Zoom

8236 SE 24th Street | Mercer Island, WA 98040
(206) 275-7706 | www.mercerisland.gov

We strive to create an inclusive and accessible experience. Those requiring accommodation for Design Commission meetings should notify the Deputy City Clerk's Office 3 days prior to the meeting at (206) 275-7791 or by emailing cityclerk@mercerisland.gov.

Individuals wishing to speak live during Public Appearances (public comment period) must register with the Deputy City Clerk at (206) 858-3150 or cityclerk@mercerisland.gov by 4pm on the day of the Design Commission meeting. Each speaker will be allowed three (3) minutes to speak.

Join the meeting at 6:00 pm (Public Appearances will start sometime after 6:00 PM) by:

- 1) **Telephone:** Call 253.215.8782 and enter Webinar ID **820 4269 7666**, Passcode **916236**.
- 2) **Zoom:** Click this [Link](#) Webinar ID **820 4269 7666**, Passcode **916236**
- 3) **In person:** Mercer Island Community & Event Center -8236 SE 24th Street, Mercer Island, WA 98040

CALL TO ORDER & ROLL CALL, 6 PM

PUBLIC APPEARANCES

This is the opportunity for anyone to speak to the Commission about issues of concern.

REGULAR BUSINESS

1. DCB25-01: Election of Chair

Recommended Action: Elect the Design Commission Chair.

2. Design Commission Meeting Minutes for July 3, 2024

Recommended Action: Approve the minutes.

3. DCB25-02: Design Standard Review (DSR) 25-002 Study Session – Extra Mile

Recommended Action: No recommended action at this time; review and discuss a proposal to repaint the Extra Mile building, replace one exterior illuminated sign, and the face of an existing freestanding sign.

4. DCB25-03: Design Standard Review (DSR) 25-003 Study Session – Encounter Church

Recommended Action: No recommended action at this time; review and discuss a proposal to renovate the Encounter Church. The scope includes the demolition and renovation work in addition to the expansion of the Narthex.

OTHER BUSINESS

5. Next Scheduled Meeting

ADJOURNMENT



DESIGN COMMISSION CITY OF MERCER ISLAND

DCB25-01
March 5, 2025
Regular Business

AGENDA BILL INFORMATION

TITLE:	Election of Chair	<input type="checkbox"/> Discussion Only <input checked="" type="checkbox"/> Action Needed: <input checked="" type="checkbox"/> Motion <input type="checkbox"/> Recommendation
RECOMMENDED ACTION:	Elect the Design Commission Chair.	

STAFF:	Deborah Estrada, Deputy City Clerk
EXHIBITS:	n/a

EXECUTIVE SUMMARY

The purpose of this Design Commission Agenda Bill (DCB) is to elect a chair.

BACKGROUND

At its July 3, 2024, meeting the Design Commission held an election for chair and Commissioners Granbois and Zahr were nominated. An election by roll call vote was conducted; however, neither commissioner received a majority vote of the Design Commission. The Commission was given an option to conduct a second election or postpone the nomination of a chair to the next meeting. The Commission opted to wait until the next meeting to elect a chair.

ISSUE/DISCUSSION

Election

The [Design Commission Bylaws](#) are silent on the Commission’s election process. Therefore, in the absence of a defined process, the election process defined in Section 3.1 of the [Planning Commission Bylaws](#), which is consistent with the City Council process, will be used.

The Commission must elect a Chair at its June meeting, or as soon as possible thereafter. The process for the election dictates that the Staff Liaison shall conduct the elections for Chair as follows:

- A. Any Commissioner may nominate a candidate for Chair; no second is needed.
- B. Nominees may accept or decline the nomination.
- C. If only one (1) nomination is made, it is appropriate to make a motion and obtain a second to instruct the Staff Liaison to cast a unanimous ballot for that nomination for Chair. Approval is by majority vote of Commissioners present.
- D. If more than one (1) nomination is made, an open election is conducted by roll call vote.
- E. To be elected, the nominee needs a majority vote of the Design Commission.
- F. Elections will continue until a Chair is elected by a majority vote of the Design Commission.
- G. The Staff Liaison shall declare the nominee receiving the majority vote as the new Chair.

NEXT STEPS

The Design Commission Chair elected on March 5 will serve until a new election is held in June 2025 or as soon as possible thereafter.

RECOMMENDED ACTION

Elect the Design Commission Chair.



DESIGN COMMISSION

HYBRID MEETING MINUTES

Wednesday, July 3, 2024

CALL TO ORDER

In the absence of a chair and vice chair, Deputy City Clerk Deborah Estrada called the virtual meeting to order at 6:00 PM from a remote location.

ROLL CALL

Commissioners Megan Atkinson, Traci Granbois, Catherin Lategan, Laura Uskevich, and John Xu were present.

Absent: Commissioners Suzanne Zahr, and Christopher Patano were absent.

STAFF PRESENT

Ryan Harriman, Planning Manager
Molly McGuire, Senior Planner
Deb Estrada, Deputy City Clerk

APPEARANCES – There were no public appearances.

REGULAR BUSINESS

1. Design Commission Meeting Minutes for May 16, 2024

A motion was made by Lategan; seconded by Atkinson to:

Approve the May 16, 2024, minutes.

Approved 3-0-2

2. Election of Chair and Vice Chair

a) Election of Chair

Deputy City Clerk Estrada opened the floor for nominations for Chair.

Commissioner Granbois nominated herself.

Commissioners Atkinson and Lategan nominated Commissioner Suzanne Zahr.

There being no other nominations. Deputy City Clerk Estrada conducted an election by roll call vote. Traci Granbois 1-2-2

Suzanne Zahr 2-1-2

Neither nomination received a majority vote of the Design Commission. The Design Commission was given the option to conduct a second election or postpone the nomination of a chair to the next meeting.

The Commission opted to wait until the next meeting to elect a chair.

b) Election of Vice Chair

Deputy City Clerk Estrada opened the floor for nominations for Vice Chair.

Commissioner Lategan nominated Commissioner John Xu.

There being no other nominations. Deputy City Clerk Estrada requested a motion.

A motion was made by Lategan; seconded by Atkinson to:

Elect John Zu as Vice Chair

Approved 4-0-1

3. Public Hearing - Design Standard Review (DSR) 24-013 – Island Square Apartments

Vice Chair Xu opened the Public Hearing at 6:23 PM

There were no requests to address the Commission.

The Public Hearing was closed at 6:23 PM

Molly McGuire, Senior Planner, opened the discussion on Design Standard Review 24-013 and introduced Jonah Zeidler and Elly Krutz with MFID Interiors to present.

Motion by Lategan; seconded by Atkinson to

Adopt the staff findings and conclusions contained within the staff report and approve the proposed development subject to the recommended conditions of approval also contained within the staff report.

Approved: 5-0

4. Design Standard Review (DSR) 24-012 Study Session - Covenant Living

Ryan Harriman, Planning Manager, introduced the applicants, Randy Gross with Covenant Living and Dustin Warmus with THW Design.

Warmus provided a presentation, outlining the project and responded to questions from Commissioners.

OTHER BUSINESS

Planning Manager Ryan Harriman, provided an update on current developments, staffing changes, and state mandates.

ADJOURNED

The meeting adjourned at 7:17 pm

Deborah Estrada, MMC, Deputy City Clerk

CITY OF MERCER ISLAND

COMMUNITY PLANNING & DEVELOPMENT

9611 SE 36TH STREET | MERCER ISLAND, WA 98040

PHONE: 206.275.7605 | www.mercerisland.gov



STAFF REPORT DESIGN COMMISSION STUDY SESSION

Project No:	DSR25-002
Description:	A Study Session with the Design Commission to discuss a proposal to repaint the building, replace one exterior illuminated sign and replace the face of an existing freestanding sign.
Applicant/ Owner:	Nichole Evans (Expedite the Diehl) / Mercer Capital, LLC.
Site Address:	7655 Sunset Hwy, Mercer Island WA 98040 Identified by King County Assessor tax parcel number: 5315101536
Zoning District	Town Center (TC), TC-7 Subarea
Staff Contact:	Grace Manahan, Code Compliance Planner
Exhibits:	<ol style="list-style-type: none"> 1. Development Application 2. Project Narrative 3. Topic of Discussion for Reviewers 4. Plan Set 5. Building Study Session Comments

I. INTRODUCTION:

On January 15, 2025, the applicant applied for a study session with the Design Commission to review a proposal to repair and remediate the Extra Mile located at 7655 Sunset Highway. The scope includes the repainting of the building, replacing one wall sign and replacing the face of an existing freestanding sign. Applicants for Design Commission Design Review are required to take part in a study session with the Design Commission prior to public hearing pursuant to MICC 19.15.220(C)(2)(a); this study session fulfills this requirement.

The subject property is located at 7655 Sunset Highway, in the Town Center (TC-7) zone. The neighboring properties to the west, south, and east are also within Town Center (TC-7) zone. The neighboring properties to the north are within the PI zone.

The subject property is developed with the existing Chevron and Extra Mile. Neighboring development includes the Aubrey Davis Park to the north, apartments with street level retail to the east and south and a parking lot to the west.

The Applicant will need to submit a formal design review application for proposed development, which will require approval by the Design Commission prior to issuance of any construction permits. Following

completion of this study session and receipt of an application for design review, an open record public hearing in front of the Design Commission will be scheduled pursuant to MICC 19.15.220(C)(2).

II. STAFF ANALYSIS AND CRITERIA FOR REVIEW

A. MICC 19.15.220 – Design review and the design commission.

The code official has determined that this application shall require design commission review and approval pursuant to MICC 19.15.220(C)(1)(c)(ii).

B. MICC 19.11.015 - Town Center subareas.

The subject property is located within TC-7 subarea which allows a broad of land uses and building up to seven stories in height and shall comply with chapter 19.22, Town center development and design standards.

The purpose of the TC-7 subarea is to create a focused mixed use core, oriented toward pedestrian connections and regional transit access. A broad mix of land uses is allowed. Buildings may be up to seven stories in height.

Pursuant to MICC 19.11.020(A)(1), the existing use as retail is an allowed use within the TC-7 zone.

C. MICC 19.11.090 - Lighting.

The applicant is responsible for demonstrating compliance with the standards pertaining to lighting. The current application materials do not provide enough information to determine whether the proposed work will alter the site's current lighting.

D. MICC 19.11.110 - Materials and color.

- E. *Building exteriors.* The applicant is responsible for demonstrating that the proposed design includes high quality and durable materials.
- F. *Regional focus.* The proposed materials and colors generally reflect the city's regional setting.
- G. *Attention to all sides.* The proposed materials and colors included in the design will be generally used consistently on all sides of the building.
- H. *Concrete walls.* The proposed design does not include concrete walls.
- I. *Harmonious range of colors.* The applicant is responsible for demonstrating that the proposed variations in materials and colors are generally limited to what is required for contrast or to accentuate architectural features.
- J. *Bright colors.* The proposed design does not include bright or fluorescent colors.
- K. *Undesired materials.* There is no proposed beveled metal siding, mirrored glass, or vinyl siding.
- L. *Variation of materials.* The proposed design does not include a change in building materials.

M. MICC 19.11.140 - Signs.

- N. *Freestanding ground signs.* The applicant is responsible for demonstrating compliance with the standards pertaining to freestanding ground signs. The current application does not alter the existing free standing ground sign.
- O. *Wall signs.*
 - a. *Size.* The proposed wall sign will be no larger than twenty-five square feet.

- b. *Placement.* The proposed wall sign will not extend above the building parapet, soffit, the eave line or the roof of the building, or the windowsill of the second story.

III. RECOMMENDATION

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

DSR25-002 – Study Session

March 5, 2025

Description (brief):

The Extra Mile improvement project will upgrade the existing exterior. The scope includes the repainting of the building, replacing one wall sign and replacing the face of an existing freestanding sign.

Please review the attached project narrative for more information.

Description (full):

The Extra Mile improvement project will upgrade the existing exterior. The scope includes the repainting of the building, replacing one wall sign and replacing the face of an existing freestanding sign.

The existing wall sign will be replaced with a wall sign of similar size and updated “Extra Mile” logo design. The structure of the existing freestanding sign will not be altered, the existing “Extra Mile” sign face will be replaced with an updated graphic to match the new wall sign.

Currently the building is monochromatic, and the new colorway will make use of three grey tones. The main body will be light grey while the entrance will utilize darker grey.

The design upgrades adhere to the codes and standards set forth by the City of Mercer Island and they are a significant improvement on the current design.

Purpose of the study session:

To meet with the design commission to discuss project concepts before the plans are fully developed. At this session, which will be open to the public, the applicant should provide information regarding its site, the intended mix of uses, and how it will fit into the focus area objectives. The design commission may provide feedback to be considered in the design of the project.

CITY OF MERCER ISLAND
COMMUNITY PLANNING & DEVELOPMENT
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 PHONE: (206) 275-7605 | www.mercerisland.gov



CITY USE ONLY		
PROJECT NO.	RECEIPT NO.	FEE
Date Received:		
Received By:		

DEVELOPMENT APPLICATION

A Development Application form is required to be completed for any land use project within the City of Mercer Island. Additional supplemental information for each specific land use permit requested is required. See below for land use permits and associated permit forms.

PROPERTY INFORMATION

Property Address: 7655 SUNSET HWY MERCER ISLAND, WA

Parcel Number(s): 5315101536

Gross Lot Area(s): 19,886

Net Lot Area(s): 2,180

Zone: TC-5

Shoreline Environment Designation: Urban Residential
 (if located within 200 feet of Lake Washington) Urban Park

CRITICAL AREAS ON PROPERTY

GEOLOGICALLY HAZARDOUS AREAS	WATERCOURSES	WETLANDS
<input type="checkbox"/> Potential Landslide Hazard	<input type="checkbox"/> Type F	<input type="checkbox"/> Category I
<input type="checkbox"/> Erosion Hazard	<input type="checkbox"/> Type Np	<input type="checkbox"/> Category II
<input type="checkbox"/> Seismic Hazard	<input type="checkbox"/> Type Ns	<input type="checkbox"/> Category III
<input type="checkbox"/> Steep Slope	<input type="checkbox"/> Piped	<input type="checkbox"/> Category IV
	<input type="checkbox"/> Unknown	<input checked="" type="checkbox"/> Unknown

PROPERTY OWNER INFORMATION

Name: **MERCER CAPITAL LLC** Company (if applicable):

Address: **7655 SUNSET HWY MERCER ISLAND, WA** E-Mail:

Phone: **614-828-8215**

APPLICANT/REPRESENTATIVE INFORMATION Same as property owner

Name: **NICHOLE EVANS** Company (if applicable): **EXPEDITE THE DIEHL**

Address: **65 CEDARWOOD ROAD STOUGHTON MA** E-Mail: **EVANS@EXPEDITETHEDIEHL.COM**

Phone: **508-369-6538**

DECLARATION: I HEREBY STATE THAT I AM THE OWNER OF THE SUBJECT PROPERTY OR I HAVE BEEN AUTHORIZED BY THE OWNER(S) OF THE SUBJECT PROPERTY TO REPRESENT THIS APPLICATION, AND THAT THE INFORMATION FURNISHED BY ME IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Signature <i>Nichole Evans</i>	Date 1/15/2025
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PROPOSED APPLICATION(S) AND CLEAR DESCRIPTION OF PROPOSAL (please use additional paper if needed):

REPLACEMENT WALL SIGN, FACE / HALO LIT CHANNEL LETTERS ON PANEL MEASURING 12.4 SQUARE FEET
 EXTERIOR BUILDING PAINT, PAINT COLORS ARE P1: PPG0995-1, Shaded Whisper and P2: PPG0996-3 Statue Garden
 FACE REPLACEMENT ON EXISTING F/S SIGN, MEASURING 2.8 SQUARE FEET. ILLUMINATED SIGNS CONNECT TO EXISTING ELECTRICAL.

INDICATE REQUESTED LAND USE APPROVALS

CRITICAL AREAS		ENVIRONMENTAL REVIEW (SEPA)		SUBDIVISION	
	Critical Area Review 1		Environmental Impact Statement		Short Plat- Preliminary
	Critical Area Review 2		SEPA Review		Short Plat- Alteration
DESIGN REVIEW		LEGISLATIVE			Short Plat- Final Plat
	Design Review – Signs		Code Amendment		Long Plat- Preliminary
	Design Review – Code Official		Comprehensive Plan Docket Application		Long Plat- Alteration
X	Design Commission Study Session		Comprehensive Plan Application (If Docketed)		Long Plat- Final Plat
	Design Commission Review – Exterior Alteration		Rezone		Lot Line Revision
	Design Commission Review – Major New Construction	OTHER LAND USE		WIRELESS COMMUNICATION FACILITIES	
			Accessory Dwelling Unit		New Wireless Communication Facility
DEVIATIONS			Code Interpretation Request		Wireless Communications Facilities- 6409 Exemption
	Deviations to Antenna Standards – Code Official		Conditional Use (CUP)		Small Cell Deployment
	Deviations to Antenna Standards – Design Commission		Noise Exception Type I - IV		Height Variance
	Public Agency Exception		Other Permit/Services Not Listed		
	Reasonable Use Exception	SHORELINE MANAGEMENT			
	Variance		Shoreline Exemption		
	Seasonal Development Limitation Waiver – Wet Season Construction Approval		Shoreline Substantial Development Permit		
			Shoreline Variance		
			Shoreline Conditional Use Permit		
			Shoreline Permit Revision		

LAND USE APPLICATION SUBMITTAL REQUIREMENTS

Each Land Use Application requested above must be accompanied by the appropriate land use application form and required materials. Refer to the [City of Mercer Island Permit Forms](#) webpage for a complete list of all land use application forms and submittal requirements.



Expedite The Diehl LLC
Remote Office: 65 Cedarwood Road, Stoughton, Massachusetts 02072
Corporate Office: 6487 Hilliard Drive, Canal Winchester, Ohio 43110
Contact: 508-369-6538 Email: Evans@expeditethediehl.com Website: www.expeditethediehl.com

January 11, 2024

City of Mercer Island
9611 SE 36th Street
Mercer Island, WA 98040

To whom it may concern,

Attached you will find a submission pertaining to the project for Extra Mile located 7655 Sunset Highway, Mercer Island, CA. The scope of work for this project consists of an illuminated replacement wall sign, 12.4 square feet, exterior building paint & a replacement face on the existing freestanding sign, measuring 2.8 square feet. All illuminated signs will connect to existing electrical.

The paint colors are P1: PPG0995-1, Shaded Whisper and P2: PPG0996-3 Statue Garden

Please do not hesitate to contact me should you need anything additional than the information provided herein.

With kind regards,

Nichole Evans

Nichole Evans
Permit Manager
508-369-6538
Evans@expeditethediehl.com



Expedite The Diehl LLC
Remote Office: 65 Cedarwood Road, Stoughton, Massachusetts 02072
Corporate Office: 6487 Hilliard Drive, Canal Winchester, Ohio 43110
Contact: 508-369-6538 Email: Evans@expeditethediehl.com Website: www.expeditethediehl.com

January 11, 2024

City of Mercer Island
9611 SE 36th Street
Mercer Island, WA 98040

Questions regarding the DRB for 7655 SUNSET HWY.

1. The scope of work includes painting. Will there be any permits we need to apply for separately for this (separate building permit), or will this be included in one submittal.
2. Signs that are illuminated are connecting to existing electrical. Do we need a separate building permit for this?
3. One we have approval from the DRB, do we need to formally submit for permits (sign permit, building permit, electrical permit)?
4. Any concerns with the proposed scope of work?

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888.503.1569

LOCATION NUMBER:

4091

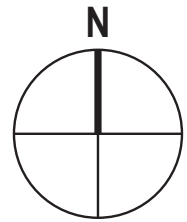
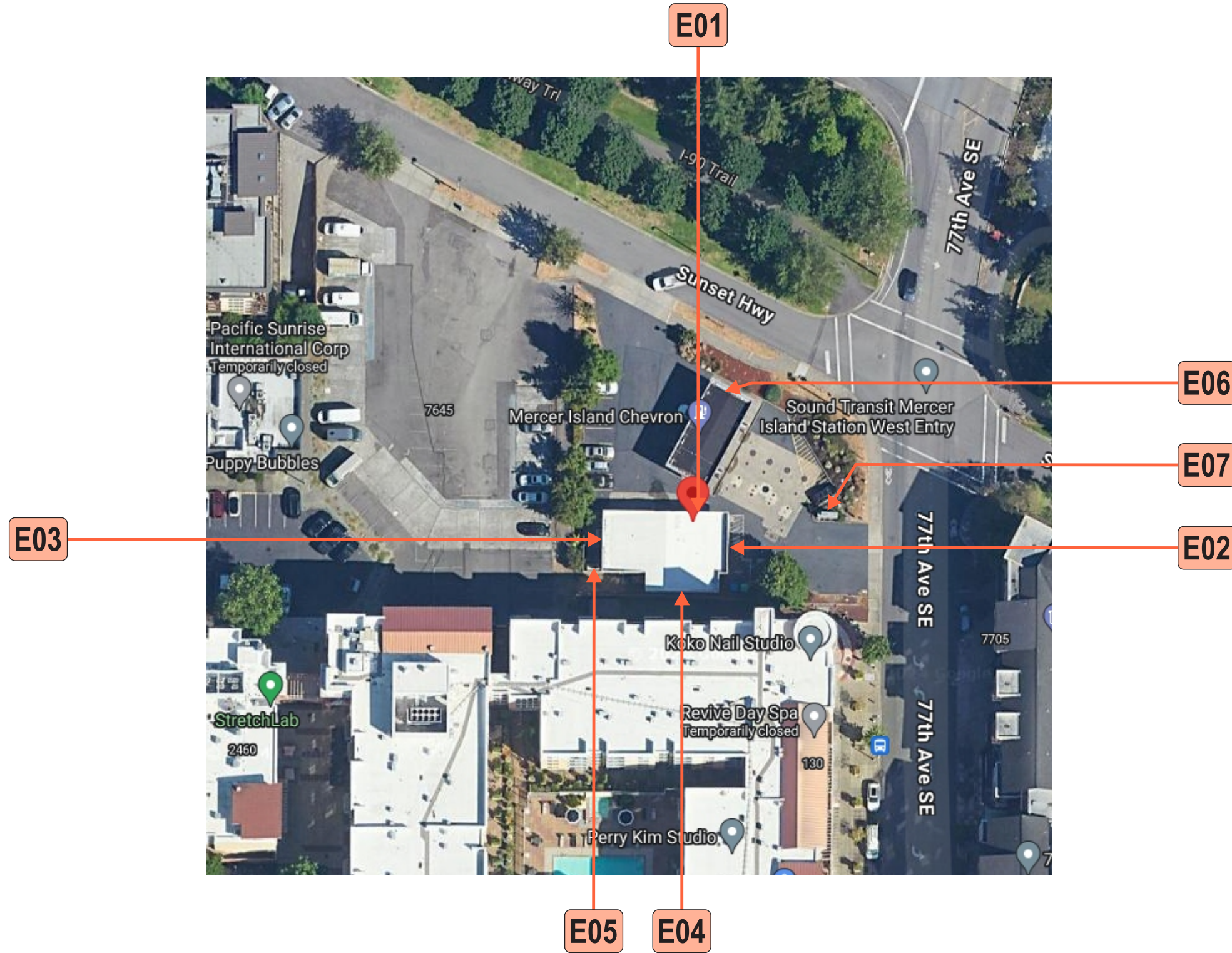
SITE ADDRESS:

7655 SUNSET HWY
MERCER ISLAND, WA 98040-2824

[View in Google Maps](#)



Scale: NOT TO SCALE



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stratusunlimited.com

8959 Tyler Boulevard
Mentor, Ohio 44060

888.503.1569

CLIENT:



ADDRESS:

7655 SUNSET HWY
MERCER ISLAND, WA 98040-2824

PAGE NO.:

5

ORDER NUMBER:

1210415

SITE NUMBER:

4091

ELECTRONIC FILE NAME:

G:\ACCOUNTS\CHEVRON PRODUCTS CO\EXTRA MILE\LOCATIONS\2024\WA\4091_Mercer Island

PROJECT NUMBER:

86352

PROJECT MANAGER:

EWA HOGAN

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	466270	03/07/24 Z-RA					

E01 PROPOSED FRONT ELEVATION

Scale: 1/8"=1'-0"

26-PC

EXISTING SIGN SF:	26.8
PROPOSED SIGN SF:	12.4

EXISTING CONDITIONS

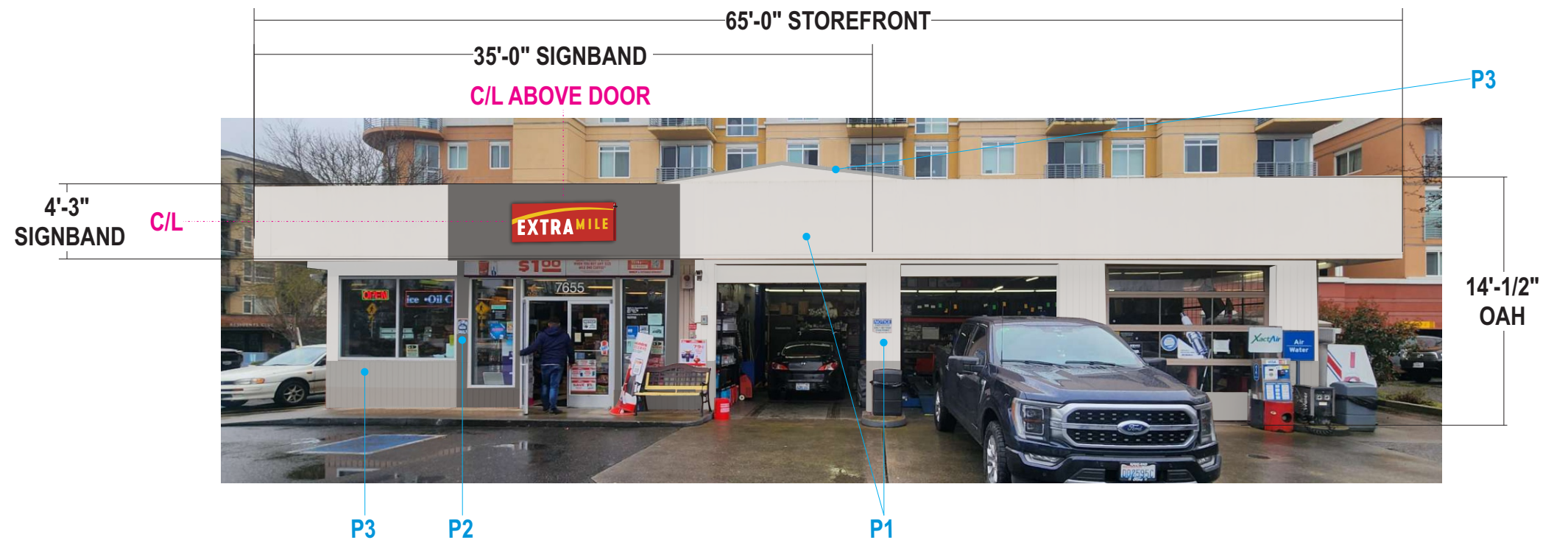
SCOPE OF WORK:

Existing signage to be removed & replaced
 Wall to be repaired as required;
 Existing sign: 3'-6" X 7'-8"

Entire storefront building painted P1
 Area above door & signband painted P2
 Wainscot & trim painted P3

All marketing & regulatory signage to remain as is

EXISTING CONDITIONS:



COLOR PALETTE

- P1** PPG0995-1 Shaded Whisper
- P2** PPG0996-7 Summer Shadow
- P3** PPG0996-3 Statue Garden

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8959 Tyler Boulevard
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888.503.1569

CLIENT: **EXTRA MILE**

ADDRESS: 7655 SUNSET HWY
 MERCER ISLAND, WA 98040-2824

PAGE NO.: **6**

ORDER NUMBER: 1210415

SITE NUMBER: 4091

ELECTRONIC FILE NAME:
 G:\ACCOUNTS\CHEVRON PRODUCTS CO\EXTRA MILE\LOCATIONS\2024\WA\4091_Mercer Island

PROJECT NUMBER: 86352

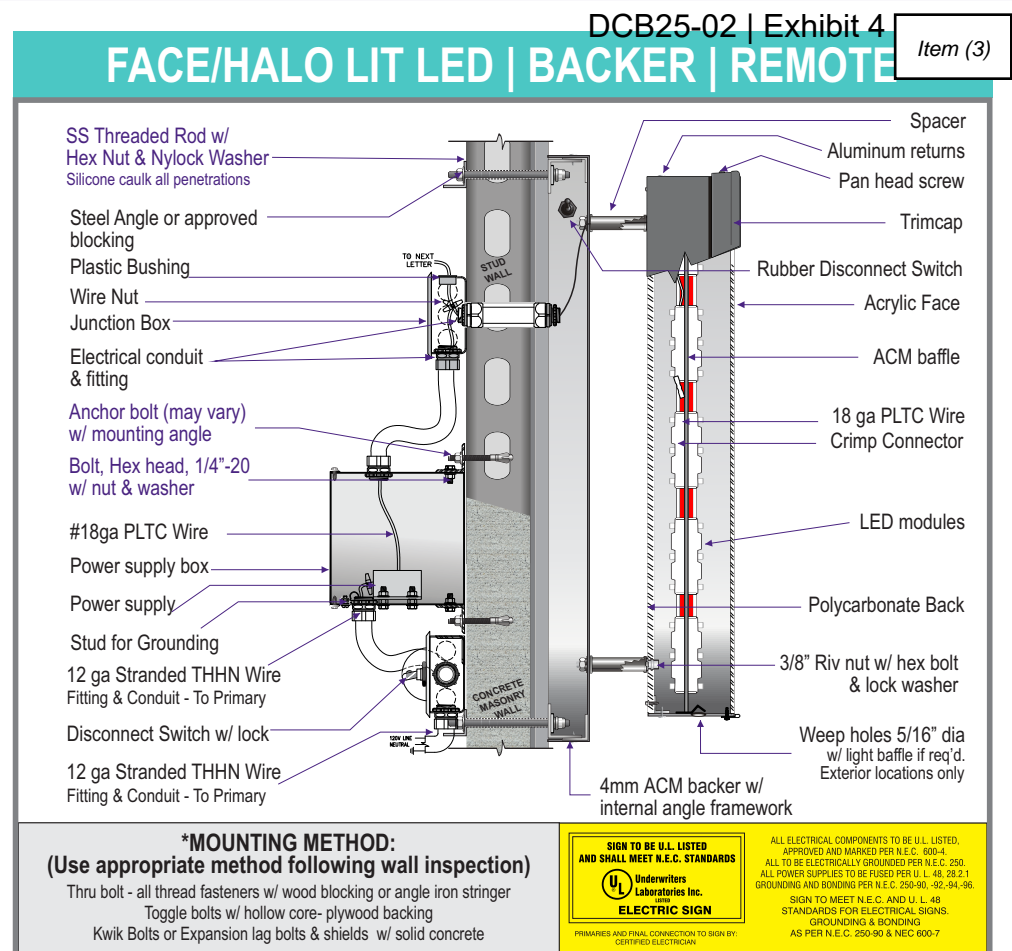
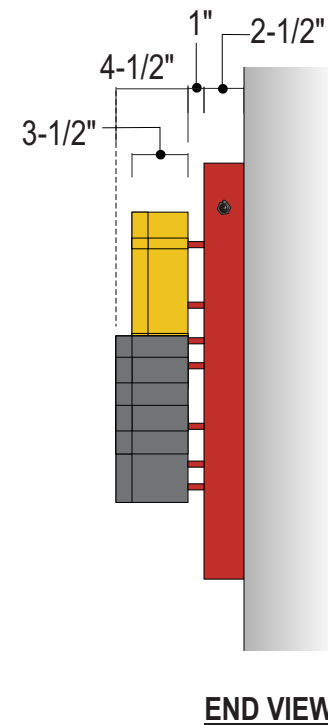
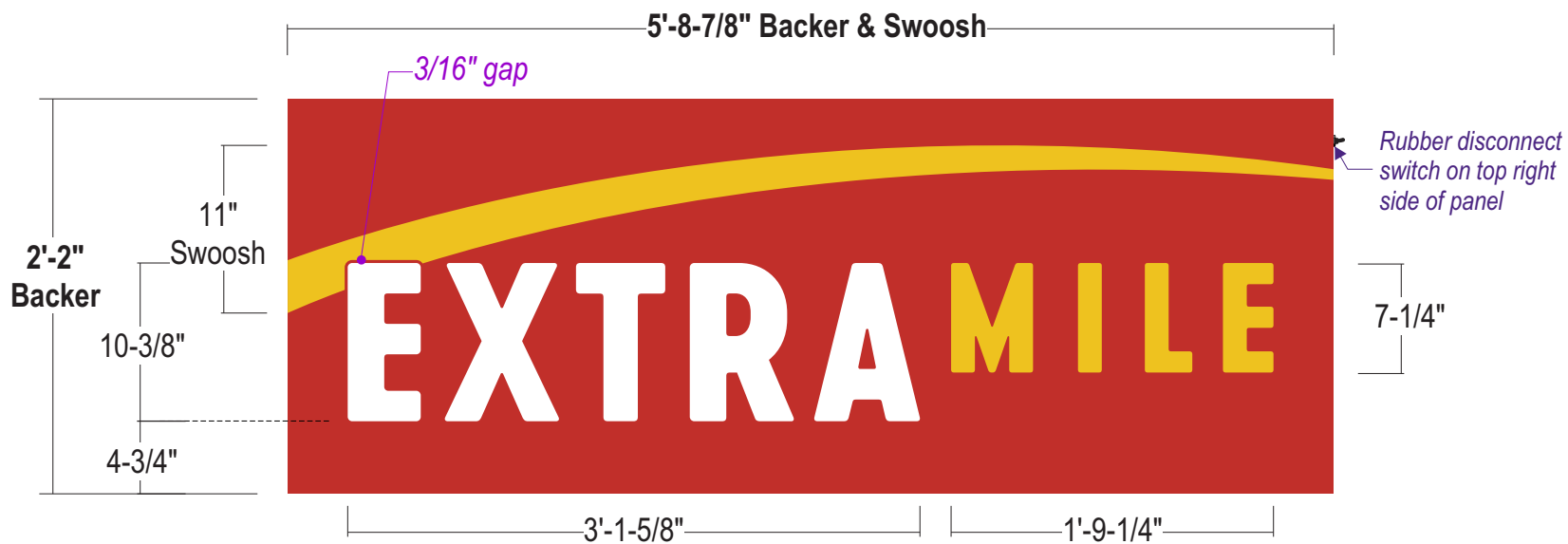
PROJECT MANAGER: EWA HOGAN

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	466270	03/07/24 Z-RA					

E01 FACE / HALO LIT CHANNEL LETTERS ON PANEL **26-PC**

Scale: 1"=1'-0"

12.4 square feet approx. 72.86 lbs

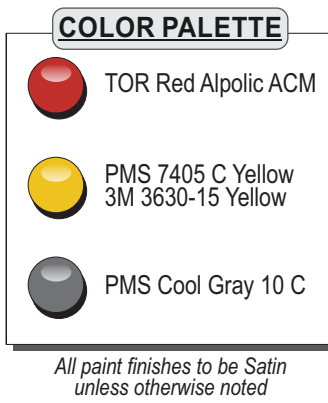


***MOUNTING METHOD:**
(Use appropriate method following wall inspection)
Thru bolt - all thread fasteners w/ wood blocking or angle iron stringer
Toggle bolts w/ hollow core- plywood backing
Kwik Bolts or Expansion lag bolts & shields w/ solid concrete

UL Underwriters Laboratories Inc. ELECTRIC SIGN
SIGN TO BE U.L. LISTED AND SHALL MEET N.E.C. STANDARDS

ALL ELECTRICAL COMPONENTS TO BE U.L. LISTED, APPROVED AND MARKED PER N.E.C. 600-4. ALL POWER SUPPLIES TO BE FUSED PER N.E.C. 250.1. ALL ELECTRICAL WIRING TO BE INSTALLED AND GROUNDED PER N.E.C. 250-90, 252-94-96. SIGN TO MEET N.E.C. AND U.L. 48 STANDARDS FOR ELECTRICAL SIGNS. GROUNDING & BONDING AS PER N.E.C. 250-90 & NEC 600-7

- FACES:** SWOOSH & "MILE": 3/16" #7328 White acrylic w/ surface applied trans. Yellow vinyl overlays; "EXTRA": 3/16" #7328 White acrylic
- TRIMCAP:** SWOOSH: 3/4" Yellow Jewelite trimcap; All trimcap seams to be on top of swoosh "EXTRA MILE": 3/4" Gray Jewelite trimcap; All trimcap seams to be on top of letters
- RETURNS:** SWOOSH: 3-1/2" deep .040 alum. painted Yellow; "EXTRA MILE": 4-1/2" deep .040 alum. painted Gray
- BACKS:** 3/16" Clear polycarbonate w/ second surface applied 3M 3630-73 Dark Red vinyl overlays
- ILLUM.:** FACE ILLUM. (All letters and swoosh): Sloan Prism12 6500K White LED's as required by manufacturer; SWOOSH HALO ILLUM.: Sloan Prism12 Red LED's as required by manufacturer; "EXTRA MILE" HALO ILLUM.: Sloan Prism12 Red & 6500K White LED's as required by manufacturer; Interior 4mm ACM baffle for all letters and swoosh; *See following page for LED layouts;* **REMOTE POWER SUPPLIES;** All UL labels to be applied on the bottom right of each illuminated sign; Power to run through standoff, not a separate penetration; Exterior rubber disconnect switch to be added
- BACKER:** 3" x 3" x 1-1/2" x 1/8" angle iron glued to inside corners of brake formed 4mm TOR Red Alpolic ACM with 2-1/2" returns; Additional 1-1/2" x 1-1/2" x 1/8" angle glued to the top inside length of the backer, to run the length of backer; 2" x 2" x 1/8" angle frame for attaching to wall with 1" x 1" notch cut to accept eyebolt
- WALL MAT.:** Signband wall material is ALUMINUM
- INSTALL:** Extra Mile & Swoosh to be pin mounted off backer surface with 1" x 1/2" dia. spacer painted to match backer to allow for halo illumination; Backer thru bolted to wall surface using all thread into blocking as required; 12" standard length of threaded rod will be supplied unless otherwise noted; 3/8" threaded rod into blocking or Stratus approved equivalent; *All nuts are to be Nylock to resist back out;* Spacers to be provided and painted to match backer; Eye bolt to be removed and plug to be inserted and painted Chevron Red after install is complete
- QUANTITY:** (1) ONE LETTERSET on BACKER REQUIRED FOR FRONT ELEVATION



THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

THE LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A) (1) OF THE NATIONAL ELECTRIC CODE.



Stratus™
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8959 Tyler Boulevard
Mentor, Ohio 44060
888.503.1569

CLIENT:

ADDRESS: 7655 SUNSET HWY
MERCER ISLAND, WA 98040-2824

PAGE NO.: 7

ORDER NUMBER: 1210415

SITE NUMBER: 4091

ELECTRONIC FILE NAME: G:\ACCOUNTS\CHEVRON PRODUCTS CO\EXTRA MILE\LOCATIONS\2024\WA\4091_Mercer Island

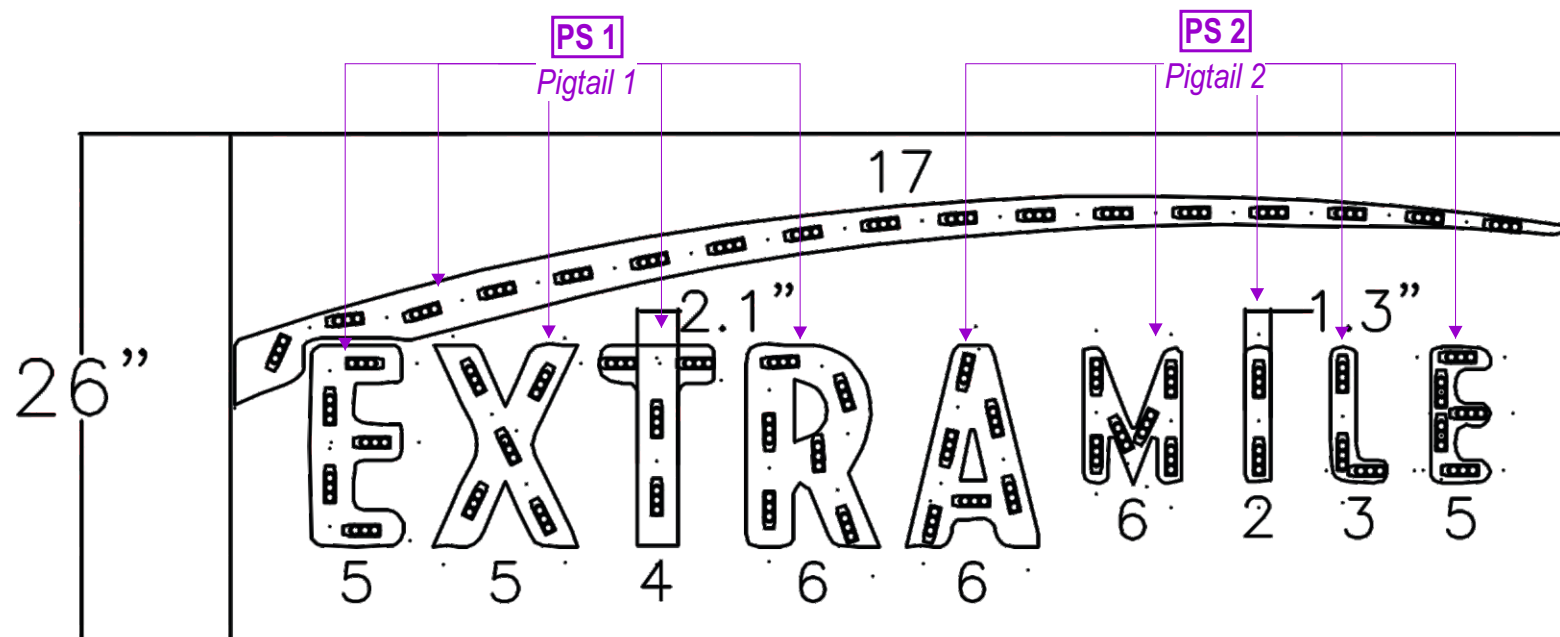
PROJECT NUMBER: 86352

PROJECT MANAGER: EWA HOGAN

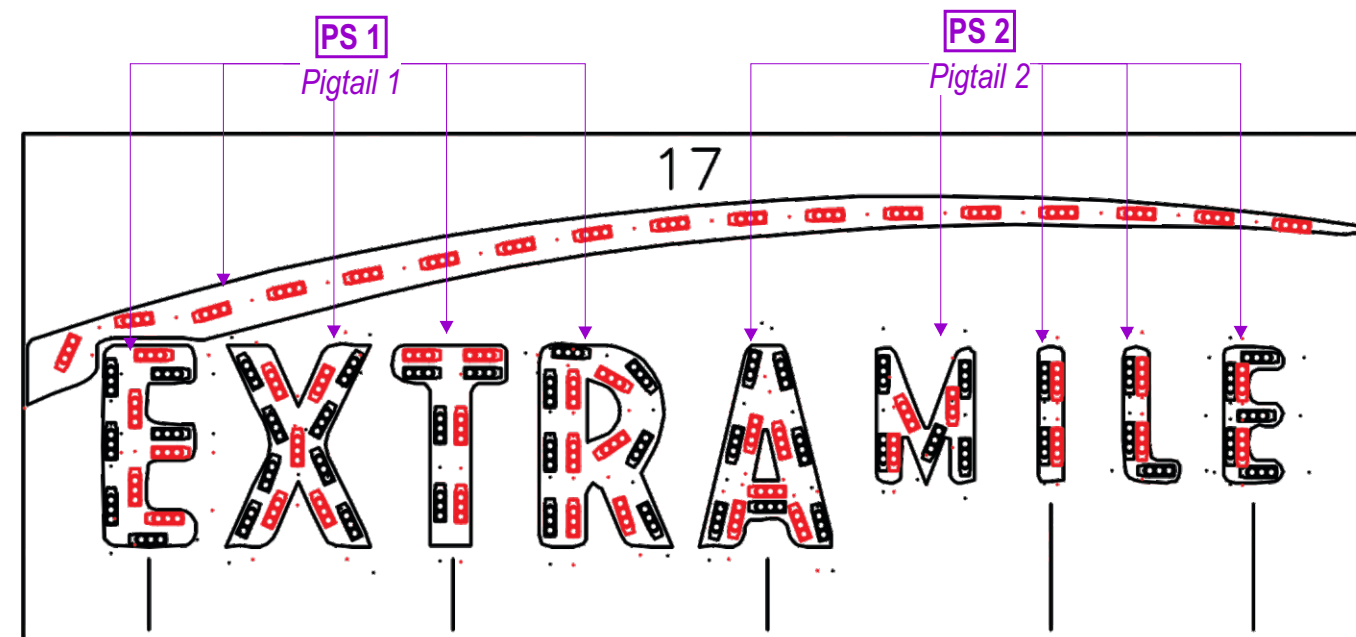
Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	466270	03/07/24 Z-RA					

Scale: NOT TO SCALE

- DCB25-02 | Exhibit 4
- Item (3)
- 1) ACTUAL CHANNEL LETTER POPULATION AND PRODUCT PLACEMENT
 - 2) a. PRISM12 MINI WHITE 6500K LAID OUT AT 3.0 MODULES PER FOOT, SINGLE ROW – FORWARD
b. PRISM12 MINI RED LAID OUT AT 3.0 MODULES PER FOOT, SINGLE ROW TO CREATE HALO EFFECT
c. PRISM12 MINI WHITE LAID OUT AT 3.0 MODULES PER FOOT, SINGLE ROW (EM) TO CREATE HALO EFFECT
 - 3) EACH 60W4 POWER SUPPLY CAN RUN UP TO 142 PRISM12 MINI WHITE 6500K OR 180 PRISM12 MINI RED MODULES
 - 4) LAYOUT BASED ON A 2" (FORWARD LIGHTING) , 1-2" (HALO LIGHTING) CAN DEPTH
 - 5) ALL OUTSIDE INSTALLATIONS MUST HAVE PROTECTIVE LENS TO KEEP FOREIGN MATERIALS OUT
 - 6) DIMENSIONS ARE IN INCHES UNLESS STATED OTHERWISE
 - 7) 701269-6W12MJ1-MB WATTS PER MODULE: .38; 701269-RD12MJ1-MB WATTS PER MODULE: .3
 - 8) PRIMARY SYSTEM POWER: 69.48 WATTS
 - 9) LED MODULE POWER USAGE (secondary): 55.58 WATTS



FORWARD LIGHTING



6 White 5 Red	4 White 4 Red	7 White 5 Red	2 White 2 Red	5 White 2 Red
8 White 5 Red	7 White 6 Red	5 White 3 Red	3 White 2 Red	

HALO LIGHTING

ESTIMATED PRODUCT B.O.M. PER SIGN:


- 106 Each Prism12 Mini White 6500K Modules – 53'
- PN: 701269-6W12MJ1-MB
- 51 Each Prism12 Mini Red Modules – 26'
- PN: 701269-RD12MJ1-MB
- 2 Each 60W4 (Damp/Dry/Wet locations) Power Supplies 12VDC
- PN: 701507-60W4
- 1 Each 100' Roll of Jacketed Cable

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8959 Tyler Boulevard
Mentor, Ohio 44060

888.503.1569

CLIENT: 

ADDRESS: 7655 SUNSET HWY
MERCER ISLAND, WA 98040-2824

PAGE NO.: 8

ORDER NUMBER: 1210415

SITE NUMBER: 4091

ELECTRONIC FILE NAME: G:\ACCOUNTS\CHEVRON PRODUCTS CO\EXTRA MILE\LOCATIONS\2024\WA\4091_Mercer Island

PROJECT NUMBER: 86352

PROJECT MANAGER: EWA HOGAN

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	466270	03/07/24	Z-RA				

E02 LEFT BUILDING ELEVATION

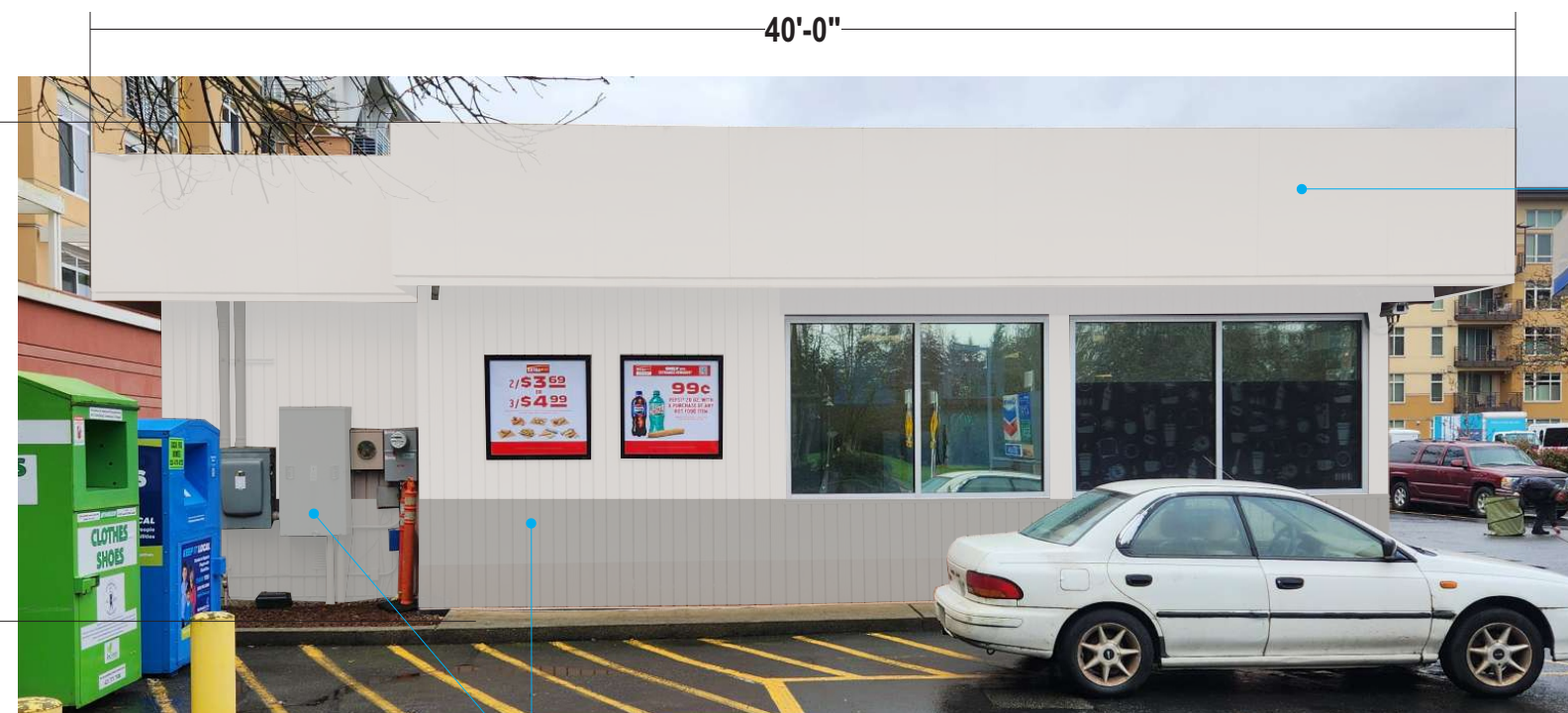
Scale: 3/16"=1'-0"

EXISTING CONDITIONS:

EXISTING CONDITIONS

SCOPE OF WORK:

- Entire building painted P1
- Wainscot, electrical cabinet & conduit painted P3
- All marketing & regulatory signage to remain as is



40'-0"

14'-1/2"
OAH

P1

P3

COLOR PALETTE

- P1** PPG0995-1 Shaded Whisper
- P3** PPG0996-3 Statue Garden

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CLIENT: **EXTRA MILE**

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SITE NUMBER: 4091
PAGE NO.: 9

PROJECT NUMBER: 86352
PROJECT MANAGER: EWA HOGAN

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EXISTING CONDITIONS:



EXISTING CONDITIONS

SCOPE OF WORK:

Entire building painted P1
Wainscot, cabinet painted P3

All marketing & regulatory signage to remain as is

COLOR PALETTE

- P1** PPG0995-1 Shaded Whisper
- P3** PPG0996-3 Statue Garden

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ORDER NUMBER:

1210415

SITE NUMBER:

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PROJECT NUMBER:

86352

PROJECT MANAGER:

EWA HOGAN

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E04 REAR BUILDING ELEVATION

Scale: 1/8"=1'-0"

COLOR PALETTE

- P1** PPG0995-1 Shaded Whisper
- P3** PPG0996-3 Statue Garden

EXISTING CONDITIONS

SCOPE OF WORK:

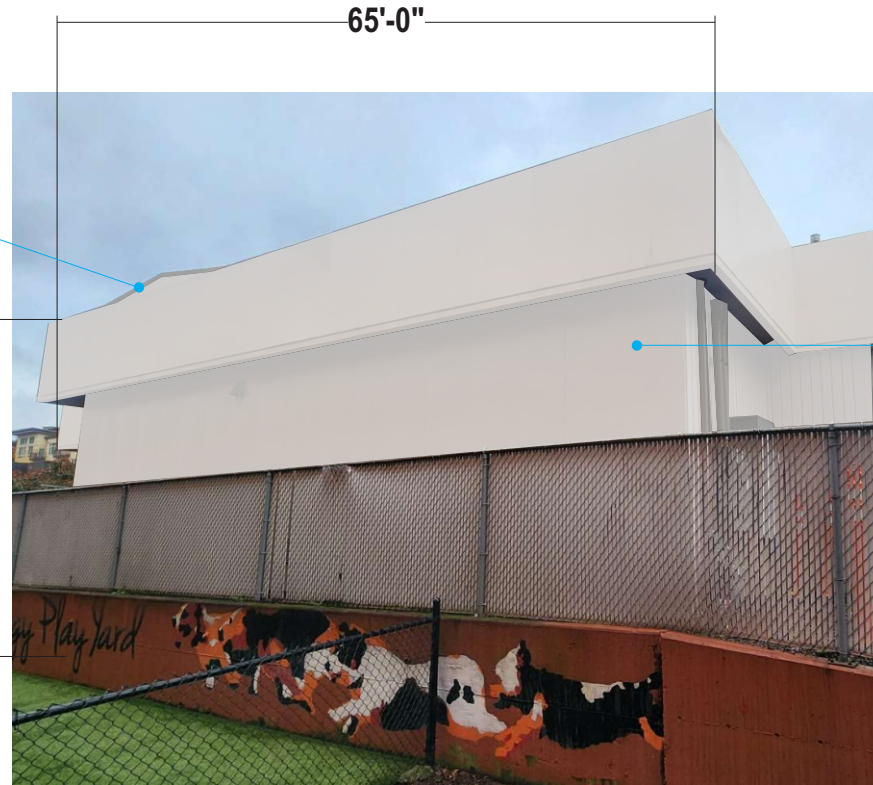
Entire building painted P1
Wainscot, trim & conduit painted P3

All marketing & regulatory signage to remain as is



14'-1/2"
OAH

14'-1/2"
OAH



P1

P3

P3

P1

EXISTING CONDITIONS:



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SITE NUMBER:

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PROJECT NUMBER:

86352

PROJECT MANAGER:

EWA HOGAN

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	466270	03/07/24 Z-RA					

E05 TRASH ENCLOSURE

Scale: 3/8"=1'-0"

COLOR PALETTE

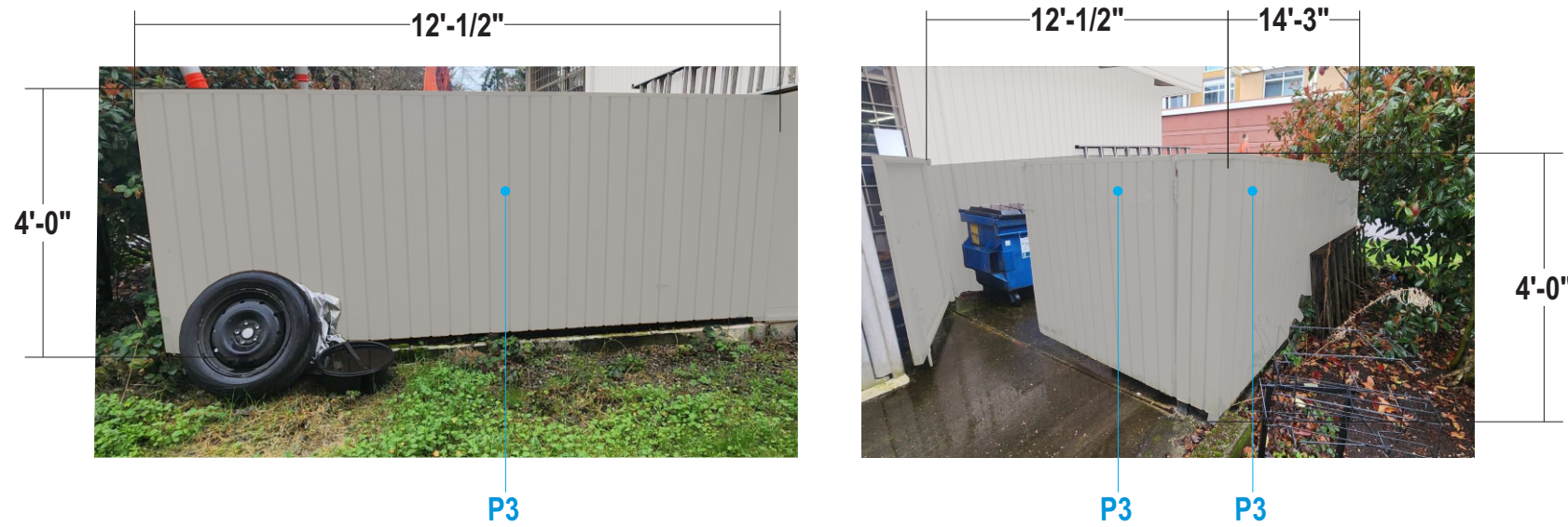
- P1** PPG0995-1 Shaded Whisper
- P3** PPG0996-3 Statue Garden

DCB25-02 | Exhibit 4 Item (3)

EXISTING CONDITIONS

SCOPE OF WORK:
 Entire trash enclosure painted P3
 Trash enclosure interior top painted P1
 & interior bottom painted P3 to match building

All marketing & regulatory signage to remain as is



EXISTING CONDITIONS:



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NO WORK



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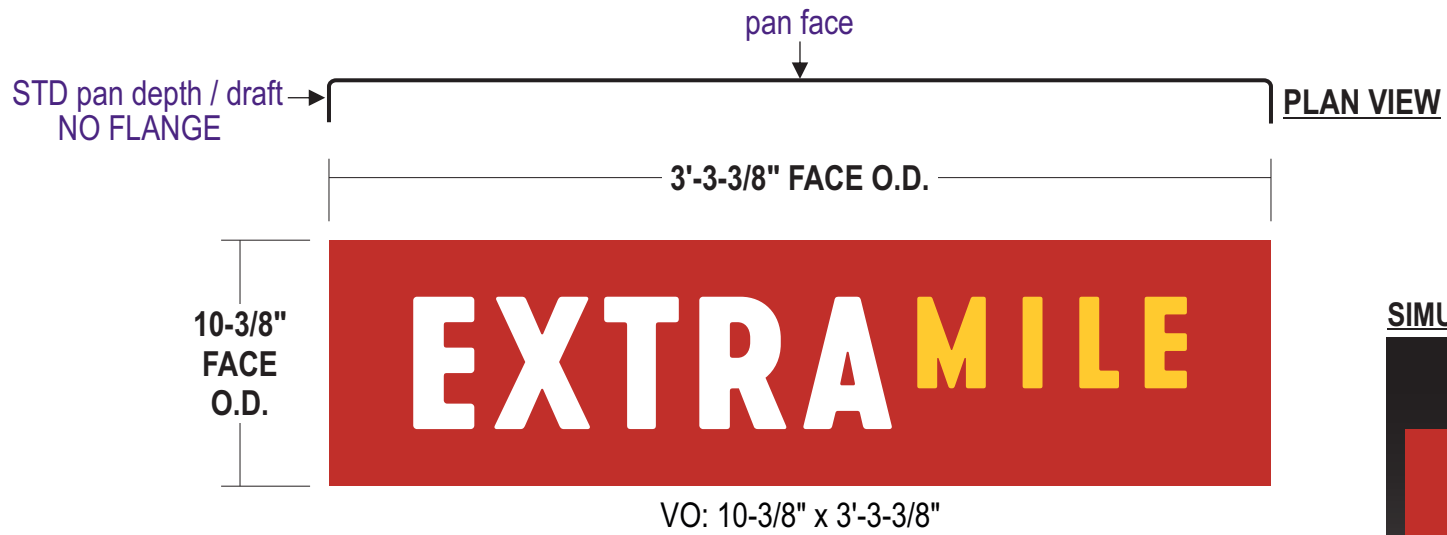
E07 FACE REPLACEMENTS - C32 Side by Side

Scale: 1-1/2"=1'-0"

C32 - 1/4

2.8 square feet

DCB25-02 | Exhibit 4
EXISTING CONDITION Item (3)



SIMULATED NIGHT VIEW

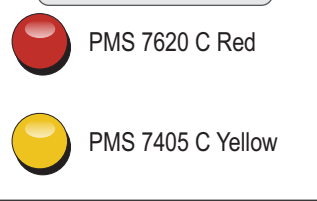


SIDE A & B ARE THE SAME LAYOUT

**FACE O.D. from survey form: 10-1/2" X 3'-3-1/2" X TBV PAN DEPTH
 verify if standard size shown will fit**

- FACES:** .150 Solar grade, clear pan-formed polycarbonate faces; 90 degree pan with no flange; 2-5/8" pan depth
- GRAPHICS:** Direct digital print to panel 2nd surface with white backspray; Pan returns to be translucent red
- QUANTITY:** (2) TWO REPLACEMENT FACES REQUIRED FOR EXISTING D/F MONUMENT SIGN

COLOR PALETTE



All paint finishes to be Satin unless otherwise noted

PROPOSED SIGNAGE:



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2/19/25

Nichole Evans
Expedite the Diehl
65 Cedarwood Rd
Stoughton, MA

Dear Nichole Evans:

The department's Building team has generated the following review comments on the plan set submitted with your DSR25-002. These comments are advisory and have been developed to encourage discussion with the Design Commission on elements of the project which are not finalized and may contribute to or be of interest to the Design Review process.

The review was performed with an emphasis on construction code requirements which may affect the exterior presentation of the development. This is not a comprehensive building permit review and should not be used as such.

1. Applicant questions:
 - i. All scope shown can be covered under one building permit. Scope which does not require a building permit can be performed following land use approval, if applicable. See MICC 17.14.010 Section 105.2 for exceptions to building permit requirements
 - ii. All scope shown can be covered under one building permit. Replacement of illuminated panels in existing enclosures does not require a building permit. A new attachment of signage to structure, or the construction of a freestanding sign does require a building permit.
 - iii. Electrical permits which do not require plan review can be applied for and self-issued at mybuildingpermit.com.
2. The most common plan review comment that delays issuance of building permits for this type of work is a lack of information on the structural substrate to which the sign is

being attached, and/or the type of fastener to be used (eg, “brick” is not the same as a nonstructural brick façade, and “lag bolt” is not a specification for a fastener suited for a specific use)



Gareth Reece

Building Official

City of Mercer Island – Community Planning and Development

CITY OF MERCER ISLAND

COMMUNITY PLANNING & DEVELOPMENT

9611 SE 36TH STREET | MERCER ISLAND, WA 98040

PHONE: 206.275.7605 | www.mercerisland.gov



STAFF REPORT

DESIGN COMMISSION STUDY SESSION

Project No:	DSR25-003
Description:	A Study Session with the Design Commission to discuss a proposal to renovate the Encounter Church. The scope includes the demolition and renovation work in addition to the expansion of the Narthex.
Applicant/ Owner:	Brad Austin (Urbal Architecture) / Hyon Kim
Site Address:	3200 78 th Ave SE, Mercer Island WA 98040 Identified by King County Assessor tax parcel number: 5459000456 & 5459000460
Zoning District	Multiple Family (MF-2)
Staff Contact:	Grace Manahan, Code Compliance Planner
Exhibits:	<ol style="list-style-type: none"> 1. Development Application 2. Study Session Application 3. Project Narrative 4. Plan Set 5. Criteria Compliance Narrative 6. Building Study Session Comments

I. INTRODUCTION:

On February 4, 2025 the applicant applied for a study session with the Design Commission to review a proposal for the Encounter Church improvements project. The scope includes refinishing the existing brick veneer and wood siding, infill of existing window openings, replacement of the patio and play area surfaces and expansion of the Narthex which will include a larger roof, structural foundations and slabs, exterior curtain walls with entrance doors, installation of interior finishes, and associated mechanical, plumbing, and electrical work. Applicants for Design Commission Design Review are required to take part in a study session with the Design Commission prior to public hearing pursuant to MICC 19.15.220(C)(2)(a); this study session fulfills this requirement.

The subject property is located at 3200 78th Ave SE, in the Multiple Family (MF-2) zone. The neighboring properties to the south and east are also within Multiple Family (MF-2) zone. The neighboring property to the west is within the Public Institution (PI) zone. The neighboring properties to the north are within the Town Center (TC) zone.

The subject property is developed with the existing Encounter Church. Neighboring development include apartments to the east, offices to the south, Mercerdale Park to the west, and the United States Postal Office to the north.

The Applicant will need to submit a formal design review application for proposed development, which will require approval by the Design Commission prior to issuance of any construction permits. Following completion of this study session and receipt of an application for design review, an open record public hearing in front of the Design Commission will be scheduled pursuant to MICC 19.15.220(C)(2).

II. STAFF ANALYSIS AND CRITERIA FOR REVIEW

A. MICC 19.03.010 – Multiple-family.

Pursuant to MICC 19.03.010(A)(1), any development within the MF-2L or MF-2 zones shall comply with chapter 19.12 MICC, Design standards for zones outside Town Center.

Pursuant to MICC 19.03.010(B)(1), the existing use is an allowed use within the MF-2 zone.

MICC 19.03.010(E) contains height limits for buildings within the MF-2 zone. No building shall exceed 36 feet or three stories in height, whichever is less, except appurtenances may extend to a maximum of five feet above the height allowed for the main structure. The proposed development does not include any changes to the height of the existing building, which is five stories tall.

B. MICC 19.12.010 – General.

Design vision.

Non-Town Center areas are largely characterized by residential settings that are heavily vegetated, topographically diverse and enhanced with short and long-range views that are often territorial in nature. The design of new and remodeled structures should respond to this strong environmental context. Site design should maintain the natural character of the island and preserve vegetation concentrations, topography and the view opportunities that make Mercer Island special.

Development of new and remodeled structures should conserve Mercer Island's special environmental characteristics, such as steep slopes, watercourses, and large concentrations of mature trees. Buildings shall be designed to be architecturally compatible with other structures in the neighborhood with respect to human scale, form and massing, and relationship to natural site features. High quality and durable materials, complementary colors, texture, and architectural detail should be incorporated into the design. Use of materials such as natural wood and stone, and design elements such as large building overhangs and window exposure to natural light, are encouraged.

Landscaping should reflect the natural wooded character of Mercer Island and provide visual separation between different land uses. Amenities such as street trees, plantings, and other landscape design elements, including fountains or water features, and art features should be integrated into new and remodeled structures and their sites.

Design review process.

For full application of design requirements, all design requirements of [chapter 19.12](#) MICC shall apply, except as provided in MICC [19.01.050](#)(D)(3)(a), when there is new construction from bare ground, or intentional exterior alteration or enlargement of a structure over any three-year period that incurs construction costs in excess of 50 percent of the existing structure's current King County assessed value as of the time the initial application for such work is submitted; provided, application of [chapter 19.12](#) MICC shall not be construed to require an existing structure to be demolished or relocated, or any portion of an existing structure that is otherwise not being worked on as part of the construction to be altered or modified.

For partial application of design requirements, the following design requirements shall apply when there is a minor exterior modification, as defined in MICC 19.16.010.

- MICC 19.12.030 pertaining to building design and visual interest;
- MICC 19.12.040(B)(5), (6), (7), (8), (9), and (11) pertaining to landscape design and outdoor spaces: entrance landscaping; planting types; screen types and widths by use and location; perimeter landscape screens; surface parking lot planting; and general planting, irrigation and maintenance standards;
- MICC 19.12.050 pertaining to vehicular and pedestrian circulation;
- MICC 19.12.060 pertaining to screening of service and mechanical areas;
- MICC 19.12.070 pertaining to lighting;
- MICC 19.12.080 pertaining to signs.

For purposes of determining when a project will be considered major new construction or minor exterior modification, and the threshold for application of design requirements as set forth in subsections (D)(1) and (2) of this section, if there is no current King County assessed value for a structure, a current appraisal of the structure, which shall be provided by the applicant and acceptable to the code official, shall be used as the value point of reference.

The applicant must demonstrate if the proposed development requires full or partial application of design requirements.

C. MICC 19.12.020 – Site features and context.

Should the proposed development require full application of design requirements, the application of these requirements shall not be construed to require an existing structure to be demolished or relocated, or any portion of an existing structure that is otherwise not being worked on as part of the construction to be altered or modified. The proposed development application does not include any work on the site pertaining to site features and landforms, sloped or hillside development, or the relationship of buildings to site.

D. MICC 19.12.030 – Building design and visual interest.

Compliance with MICC 19.12.030 is required for both full and partial application of design standards. The objectives of this section are to ensure high quality materials and finishes are used to bring a visually interesting experience to the streetscape; ensure the building design is based on a strong, unified, coherent, and aesthetically pleasing architectural concept; ensure buildings are detailed, provide visual interest, maintain human scale, and enhance the architectural character of the neighborhood; and to ensure high quality durable materials which will help to maintain and protect property values.

These objectives are accomplished by establishing standards for scale, form, and mass, building facades, building articulation, materials, and color, building entrances, and rooflines.

Scale, form and mass.

The proposed Narthex expansion is proportional to the adjacent buildings because the visual mass of the expansion appears cohesive with the existing Church structures on site. The height of the expansion does not surpass the adjacent Sanctuary, and the footprint of the expansion roof is aligned with the Sanctuary. The expansion does not encroach onto the street edge more than the existing Church structures so it does not appear as having unmodulated visual bulk from the public way or surrounding properties.

Building facades – Visual interest.

- a. *Facade modulation and modulation guidelines.* The proposed façade of the Narthex expansion that faces the public way is less than 50 feet in width so modulation is not required on the expansion itself. To provide modulation along the entire Church façade, the exterior wall of the expansion is set back approximately 5 feet from the exterior wall of the Sanctuary. The existing Church structure to the east of the expansion is further set back approximately 10 feet, so the entire north façade of the Church has three intervals of modulation.
- b. *Ground level facades.* The existing ground level facade at the back of the building that is visible from a public view was constructed using materials designed to create visual interest. The ground level façade of the Narthex expansion that faces the public way is almost entirely a glass curtain wall which provides visual interest for the nearby public and those entering the Church.
- c. *Fenestration.* The existing building includes fenestration that is integrated in the overall building design and provides variety in facade treatment. No changes to the locations of fenestration are proposed.
- d. *Horizontal variation and emphasis.* The proposed design includes painting the exterior building facades in a design that is visually interesting. No other changes are proposed to the building facades pertaining to horizontal variation and emphasis.
- e. *Signs.* The proposed development does not include the installation of signs.

Building articulation. The proposed design includes the use of variations of color, patterns, and arrangements of the balcony columns as facade elements to make the balconies more proportional to the scale of the building.

- a. *Tripartite articulation.* The proposed design subtly speaks to the building top, middle, and base using colors and materials that create human scale and visual interest. The applicant is responsible for demonstrating that the proposed design is equal or better than the standard for tripartite articulation, per MICC 19.12.010(E).
- b. *Fenestration.* The existing building includes fenestration that is integrated in the overall building design and provides variety in facade treatment. No changes to the locations of fenestration are proposed.
- c. *Architectural elements.* The building articulation for the narthex expansion is provided with the roofline and protruding roof structure since the facades of the expansion are primarily glass curtain walls. The roof expansion is a low-slope roof and has considerable overhangs of approximately 5 feet. Mass timber beams to support the overhangs and wood soffits underneath provide a variation of color and material compared to the glass curtain walls.
- d. *Upper story setback.* The proposed expansion of the Narthex will be set back 5 feet from the existing exterior wall of the sanctuary to reduce the apparent bulk and promote human scale.

Materials and color.

- a. *Durable building exteriors.* The applicant is responsible for demonstrating that the proposed design includes high quality and durable materials. The proposed materials are high quality, durable and will require minimal maintenance.
- b. *Consistency and continuity of design.* The proposed materials and colors included in the design are chosen to be cohesive with the existing Church structures that are proposed to be refinished as part of the renovation work.

- c. *Material and color variation.* The applicant is responsible for demonstrating that the proposed variations in materials and colors are generally limited to what is required for contrast or to accentuate architectural features.
- d. *Concrete walls.* The proposed design does not include concrete.
- e. *Bright colors.* The proposed design does not include bright or fluorescent colors.

Building entrances.

- a. *Architectural features and design.* The Narthex is the primary entrance. Special attention is given to the primary entrance by creating a modern architectural feature, with glass curtain walls and large roof overhangs, that provides an updated look and feel the Church. The simple form of the expansion is cohesive with the existing structures by not visually overpowering them.
- b. *Entrance connections.* The Narthex is the primary building entrance, and the expansion is proposed as part of the renovation work to make the entrance visually distinctive for current and new Church members.

Rooflines. The Narthex expansion is less than 70 feet in length so roofline modulation is not required, but it does provide visual interest and variation compared to the existing Church structures. The slow-slope roof has overhangs of approximately 5 feet to reduce the perceived building height and mass.

E. MICC 19.12.040 – Landscape design and outdoor spaces.

Pursuant to MICC 19.12.040, the design must ensure that the landscape design reinforces the natural and wooded character of Mercer Island. The applicant is responsible for demonstrating whether the proposed development requires full or partial design review. Should the proposed development require partial design review, compliance with only MICC 19.12.040(B)(5), (6), (7), (8), (9), and (11) is required, however, application of [chapter 19.12](#) MICC shall not be construed to require an existing structure to be demolished or relocated, or any portion of an existing structure that is otherwise not being worked on as part of the construction to be altered or modified.

MICC 19.12.050 – Vehicular and pedestrian circulation. Per MICC 19.12.010(D), application of [chapter 19.12](#) MICC shall not be construed to require an existing structure to be demolished or relocated, or any portion of an existing structure that is otherwise not being worked on as part of the construction to be altered or modified.

No changes to the existing vehicular and pedestrian circulation are proposed. These areas are not being worked on for the proposed development, therefore, they are not required to be altered or modified.

F. MICC 19.12.060 – Screening of service and mechanical areas. Per MICC 19.12.010(D), application of [chapter 19.12](#) MICC shall not be construed to require an existing structure to be demolished or relocated, or any portion of an existing structure that is otherwise not being worked on as part of the construction to be altered or modified.

No changes to the existing screening of service and mechanical areas are proposed. These areas are not being worked on for the proposed development, therefore, they are not required to be altered or modified.

G. MICC 19.12.070 – Lighting. Per MICC 19.12.010(D), application of [chapter 19.12](#) MICC shall not be construed to require an existing structure to be demolished or relocated, or any portion of an existing structure that is otherwise not being worked on as part of the construction to be altered or modified.

No changes to the existing lighting are proposed. These areas are not being worked on for the proposed development, therefore, they are not required to be altered or modified.

H. MICC 19.12.080 – Signs. The proposed development does not include any new signs.

III. RECOMMENDATION

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

DSR25-003 – Study Session

March 5, 2025

Description (brief):

The Encounter Church Improvements project will expand the existing Narthex and enhance the aesthetics of the current building. The scope includes refinishing the existing brick veneer and wood siding, infill of existing window openings, replacement of the patio and play area surfaces and expansion of the Narthex which will include a larger roof, structural foundations and slabs, exterior curtain walls with entrance doors, installation of interior finishes, and associated mechanical, plumbing, and electrical work. The proposed materials and colors will greatly enhance the horizontal, vertical, foreground, and background pieces of the building, creating a more pleasing texture and street appeal. Please review the attached project narrative for more information.

Description (full):

The Encounter Church Improvements project will expand the existing Narthex and enhance the aesthetics of the current building. The scope includes refinishing the existing brick veneer and wood siding, infill of existing window openings, replacement of the patio and play area surfaces and expansion of the Narthex which will include a larger roof, structural foundations and slabs, exterior curtain walls with entrance doors, installation of interior finishes, and associated mechanical, plumbing, and electrical work. The proposed materials and colors will greatly enhance the horizontal, vertical, foreground, and background pieces of the building, creating a more pleasing texture and street appeal.

The proposed expansion is set back approximately 5 feet from the exterior wall of the Sanctuary. The existing Church structure to the east of the expansion is further set back approximately 10 feet, so the entire north façade of the Church has 3 intervals of modulation creating visual interest and human scale. The height of the expansion does not surpass the adjacent Sanctuary and the footprint of the expansion roof is aligned with the Sanctuary. The ground level façade of the Narthex expansion that faces the public way is almost entirely a glass curtain wall which provides visual interest for the nearby public and those entering the Church.

Currently the building is monochromatic, and the new colorway will make use of three beige tones, a dark grey for the existing side and a lighter grey for the existing brick. The colors were chosen to be cohesive with the existing Church structures while also creating visual interest.

Purpose of the study session:

To meet with the design commission to discuss project concepts before the plans are fully developed. At this session, which will be open to the public, the applicant should provide information regarding its site, the intended mix of uses, and how it will fit into the focus area objectives. The design commission may provide feedback to be considered in the design of the project.

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COMMUNITY PLANNING & DEVELOPMENT
 9611 SE 36TH STREET | MERCER ISLAND, WA 98040
 PHONE: (206) 275-7605 | www.mercerisland.gov



CITY USE ONLY		
PROJECT NO.	RECEIPT NO.	FEE
Date Received:		
Received By:		

DEVELOPMENT APPLICATION

A Development Application form is required to be completed for any land use project within the City of Mercer Island. Additional supplemental information for each specific land use permit requested is required. See below for land use permits and associated permit forms.

PROPERTY INFORMATION

Property Address: 3200 78th Ave SE

Parcel Number(s): 5459000456 & 5459000460

Gross Lot Area(s): 78,476 sf

Net Lot Area(s): 56,832 sf

Zone: MF-2

Shoreline Environment Designation: Urban Residential
 (if located within 200 feet of Lake Washington) Urban Park

CRITICAL AREAS ON PROPERTY

GEOLOGICALLY HAZARDOUS AREAS	WATERCOURSES	WETLANDS
<input type="checkbox"/> Potential Landslide Hazard	<input type="checkbox"/> Type F	<input type="checkbox"/> Category I
<input type="checkbox"/> Erosion Hazard	<input type="checkbox"/> Type Np	<input type="checkbox"/> Category II
<input type="checkbox"/> Seismic Hazard	<input type="checkbox"/> Type Ns	<input type="checkbox"/> Category III
<input type="checkbox"/> Steep Slope	<input type="checkbox"/> Piped	<input type="checkbox"/> Category IV
	<input type="checkbox"/> Unknown	<input type="checkbox"/> Unknown

PROPERTY OWNER INFORMATION

Name: **Hyon Kim** Company (if applicable):

Address: 3200 78th Ave SE Mercer Island, WA 98040 E-Mail: **hyonokim@gmail.com**

Phone: **312-961-4232**

APPLICANT/REPRESENTATIVE INFORMATION Same as property owner

Name: **Brad Austin** Company (if applicable): **Urbal Architecture**

Address: 1938 Fairview Ave, Suite 202, Seattle, WA 98102 E-Mail: **brada@urbalarchitecture.com**

Phone: **206-676-5634**

DECLARATION: I HEREBY STATE THAT I AM THE OWNER OF THE SUBJECT PROPERTY OR I HAVE BEEN AUTHORIZED BY THE OWNER(S) OF THE SUBJECT PROPERTY TO REPRESENT THIS APPLICATION, AND THAT THE INFORMATION FURNISHED BY ME IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Hyon Kim	1/31/2025
Signature	Date

PROPOSED APPLICATION(S) AND CLEAR DESCRIPTION OF PROPOSAL (please use additional paper if needed):

The Encounter Church Improvements project consists of various interior and exterior demolition and renovation work in addition to the expansion of the Narthex, or lobby space, adjacent to the Sanctuary.

See narrative for additional description of the proposal.

INDICATE REQUESTED LAND USE APPROVALS

CRITICAL AREAS		ENVIRONMENTAL REVIEW (SEPA)		SUBDIVISION	
	Critical Area Review 1		Environmental Impact Statement		Short Plat- Preliminary
	Critical Area Review 2		SEPA Review		Short Plat- Alteration
DESIGN REVIEW		LEGISLATIVE			Short Plat- Final Plat
	Design Review – Signs		Code Amendment		Long Plat- Preliminary
	Design Review – Code Official		Comprehensive Plan Docket Application		Long Plat- Alteration
X	Design Commission Study Session		Comprehensive Plan Application (If Docketed)		Long Plat- Final Plat
	Design Commission Review – Exterior Alteration		Rezone		Lot Line Revision
	Design Commission Review – Major New Construction	OTHER LAND USE		WIRELESS COMMUNICATION FACILITIES	
			Accessory Dwelling Unit		New Wireless Communication Facility
DEVIATIONS			Code Interpretation Request		Wireless Communications Facilities- 6409 Exemption
	Deviations to Antenna Standards – Code Official		Conditional Use (CUP)		Small Cell Deployment
	Deviations to Antenna Standards – Design Commission		Noise Exception Type I - IV		Height Variance
	Public Agency Exception		Other Permit/Services Not Listed		
	Reasonable Use Exception	SHORELINE MANAGEMENT			
	Variance		Shoreline Exemption		
	Seasonal Development Limitation Waiver – Wet Season Construction Approval		Shoreline Substantial Development Permit		
			Shoreline Variance		
			Shoreline Conditional Use Permit		
			Shoreline Permit Revision		

LAND USE APPLICATION SUBMITTAL REQUIREMENTS

Each Land Use Application requested above must be accompanied by the appropriate land use application form and required materials. Refer to the [City of Mercer Island Permit Forms](#) webpage for a complete list of all land use application forms and submittal requirements.

CITY OF MERCER ISLAND
COMMUNITY PLANNING & DEVELOPMENT
 9611 SE 36TH STREET | MERCER ISLAND, WA 98040
 PHONE: (206) 275-7605 | www.mercerisland.gov



CITY USE ONLY		
PROJECT NO.	RECEIPT NO.	FEE
Date Received:		
Received By:		

DESIGN COMMISSION – STUDY SESSION

An applicant for a project that will require design review and approval by the Design Commission shall meet with the Design Commission in a study session to discuss project concepts before plans are fully

REVIEW PROCESS

The study session will be open to the public. This is where the applicant will gather feedback from the Design Commission on the proposed development to incorporate into the full design review application.

PRE-APPLICATION MEETING

A Pre-Application Meeting is used to determine whether a land use project is ready for review, to review the land use application process, and to provide an opportunity for initial feedback on a proposed application. Some land use applications require a pre-application meeting – in particular: short and long subdivisions, lot line revisions, shoreline permits, variances, and critical area determinations. The City strongly recommends that all land use applications use the pre-application process to allow for feedback by City staff.

For more information on the Pre-Application Meeting process, please refer to the [Pre-Application Meeting Request Form](#).

FEEES

Fees applicable to this project: Design Commission Study Session
 Design Commission Study Session
 Refer to the City of Mercer Island [Fee Schedule](#) for current permit fees.

PROPERTY INFORMATION

Property Address:	<u>3200 78th Ave SE</u>
Parcel Number(s):	<u>5459000456 & 5459000460</u>
Gross Lot Area(s):	<u>78,476 sf</u>
Net Lot Area(s):	<u>56,832 sf</u>
Zone:	<u>MF-2</u>

Shoreline Environment Designation (if located within 200 feet of Lake Washington):
 Urban Residential
 Urban Park

CRITICAL AREAS ON PROPERTY

GEOLOGICALLY HAZARDOUS AREAS

- Potential Landslide Hazard
- Erosion Hazard
- Seismic Hazard

WATERCOURSES

- Type F
- Type Np
- Type Ns

WETLANDS

- Category I
- Category II
- Category III

- | | | |
|--------------------------------------|----------------------------------|--------------------------------------|
| <input type="checkbox"/> Steep Slope | <input type="checkbox"/> Piped | <input type="checkbox"/> Category IV |
| <input type="checkbox"/> None | <input type="checkbox"/> Unknown | <input type="checkbox"/> Unknown |

SUBMITTAL CHECKLIST

In addition to the items listed below, the code official may require the submission of any documentation reasonably necessary for review and approval of the land use application. An applicant for a land use approval and/or development proposal shall demonstrate that the proposed development complies with the applicable regulations and decision criteria.

- 1. Development Application Form.** Provide a completed and signed [Development Application Form](#).
- 2. Project Narrative.** The project narrative should describe the proposed development, including any anticipated phases.
- 3. Topics of Discussion Narrative.** A list of topics and questions the applicant would like to discuss with the design commission.
- 4. Criteria Compliance Narrative.** Detail how the application meets the review criteria for Design Commission Design Review in [MICC 19.15.220](#) and chapter [19.11](#) and/or [19.12](#) MICC. Refer to the [Code Compliance Matrix Tip Sheet](#) for preparing the narrative.
- 5. Development Plan Set.** Refer to the [Land Use Application Plan Set Guide](#) for preparing plans.
- 6. Traffic Study.** A Traffic Study is required if the development proposal will result in the creation of 10 or more net new vehicle trips during peak hours.
- 7. Parking Plan.** A Parking Plan is required unless the proposed development does not alter the existing parking lot design, or does not exceed the threshold for remodels in [MICC 19.11.130](#) for development in the Town Center.
- 8. Site Photographs.**
- 9. Photographic examples of existing and proposed colors and materials.**
- 10. Lighting and sign master plans.**
- 11. Fees.** Payment of required fees.

I HEREBY CERTIFY THAT I HAVE READ THIS APPLICATION AND SUBMITTAL CHECKLIST AND ALL REQUIRED APPLICATION MATERIALS ARE INCLUDED IN MY APPLICATION SUBMITTAL, UNLESS WAIVED BY THE CODE OFFICIAL. ALL INFORMATION SUBMITTED IS TRUE AND COMPLETE TO THE BEST OF MY KNOWLEDGE. I ACKNOWLEDGE THAT WILLFUL MISREPRESENTATION OF INFORMATION WILL TERMINATE THIS APPLICATION. I UNDERSTAND THAT MY SUBMITTAL WILL BE REVIEWED FOR COMPLETENESS AND, IF FOUND TO BE COMPLETE, WILL BE PROCESSED PURSUANT TO THE PROVISIONS OF CHAPTER 19.15 MICC.

Signature

Brad Austin
2025.02.04 08:53:43-08'00'

Date

02.04.2025

January 31, 2025

Community Planning & Development Department

City of Mercer Island

9611 SE 36th Street, Mercer Island, WA 98040

Design Commission Study Session Narrative – Encounter Church Improvements

The Encounter Church Improvements project consists of various interior and exterior demolition and renovation work in addition to the expansion of the Narthex, or lobby space, adjacent to the Sanctuary. In general, the interior renovation work includes replacement of interior finishes, addition of new restrooms, reconfiguration of existing restrooms, reconfiguration of interior walls and rooms, structural modifications as required, replacement of lighting fixtures, reconfiguration of the kitchen, and reconfiguration of the main stage. The mechanical and electrical systems will be upgraded and consolidated as required. In general, the exterior renovation work includes refinishing of existing brick veneer and wood siding, infill of existing window openings, building envelope updates as required, replacement of the patio and play area surfaces, and landscaping as required. The expansion of the Narthex will increase the gross building area by approximately 1,600 square feet. In general, the new construction work will include a larger roof with the associated structural support system, structural foundations and slabs, exterior curtain walls with entrance doors, installation of interior finishes, and associated mechanical, plumbing, and electrical work.

Please reach out to me directly if you have any questions or additional comments about the project. Thank you for your time.

Brad Austin, Project Manager with Urbal Architecture

Phone: (206) 676-5634

Email: brada@urbalarchitecture.com

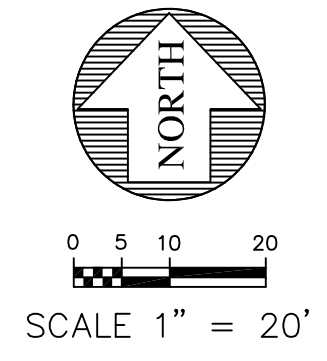
ENCOUNTER EASTSIDE CHURCH

A PORTION OF THE NE 1/4 OF THE SE 1/4 OF SEC. 12, TWP. 24 N., RNG. 4 E., W.M.
CITY OF MERCER ISLAND, KING COUNTY, STATE OF WASHINGTON

TAX PARCELS
545900-0456 & 545900-0460

VERTICAL DATUM
NAVD 88

BENCHMARK
CITY OF MERCER ISLAND VERTICAL CONTROL POINT (WGS 47701)
FOUND BRASS PIN IN CASED CONCRETE MONUMENT AT THE
INTERSECTION OF 78TH AVENUE SE AND SE 32ND STREET.
ELEVATION = 85.774 FEET



HORIZONTAL DATUM
NAD 83/91

BASIS OF BEARINGS
N06°13'09"E BETWEEN FOUND PLAT MONUMENTS ON 78TH
AVENUE SE AT THE INTERSECTIONS OF SE 34TH STREET
AND SE 32ND STREET

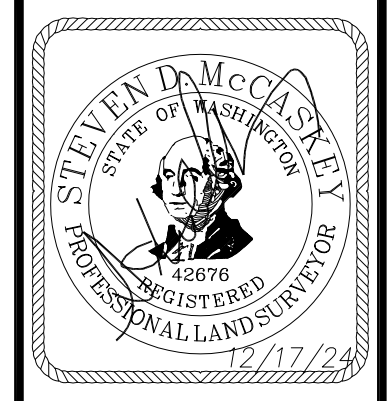
INSTRUMENTATION
INSTRUMENT USED: 3 SECOND TOTAL STATION.

FIELD SURVEY WAS BY CLOSED TRAVERSE LOOPS, MINIMUM
CLOSURE OF LOOPS WAS 1:22,000, IN ACCORDANCE WITH
WAC 332-130-090.

LEGAL DESCRIPTION
LOTS 8, 9, 10, 11, 12, 13, 14 AND 15 IN BLOCK 13 OF
MERCENDALE NO. 2, ACCORDING TO THE PLAT RECORDED IN
VOLUME 60 OF PLATS AT PAGES 27 AND 28, IN KING
COUNTY, WASHINGTON.

UTILITY NOTE
UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON
COMBINATIONS OF VISIBLE SURFACE EVIDENCE, UTILITY
LOCATOR MARKINGS PROVIDED BY APS AND RECORD DATA
(SUCH AS AS-BUILT OR UTILITY DESIGN DRAWINGS). ALL
UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE.
THERE MAY BE UTILITIES THAT EXIST ON THIS SITE OTHER
THAN THOSE GRAPHICALLY DEPICTED HEREON. ENCOMPASS
ASSUMES NO LIABILITY FOR THE ACCURACY OF THIS DATA.

REVISIONS	BY	DATE

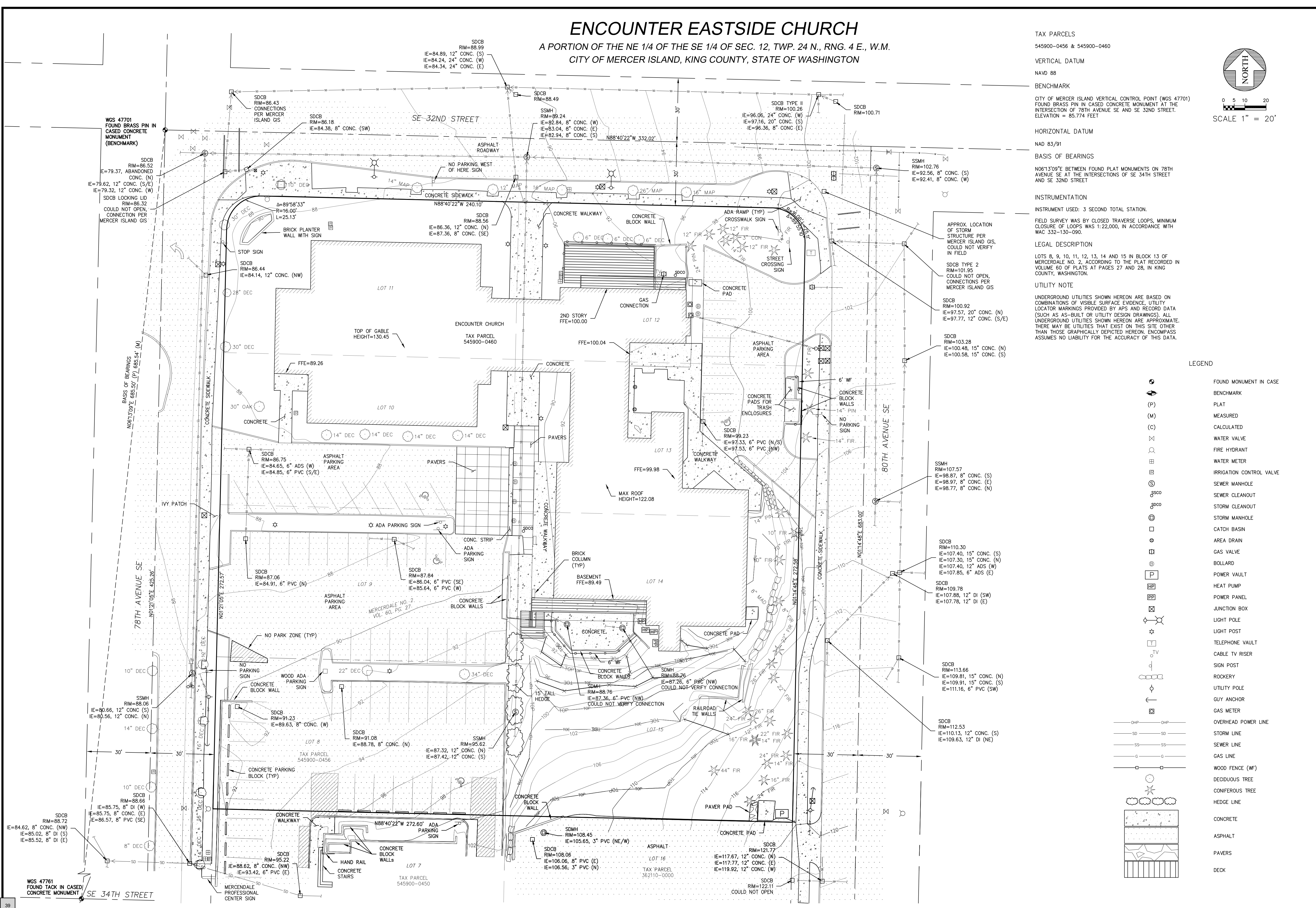


TOPOGRAPHIC SURVEY FOR ENCOUNTER EASTSIDE CHURCH

Encompass
ENGINEERING & SURVEYING

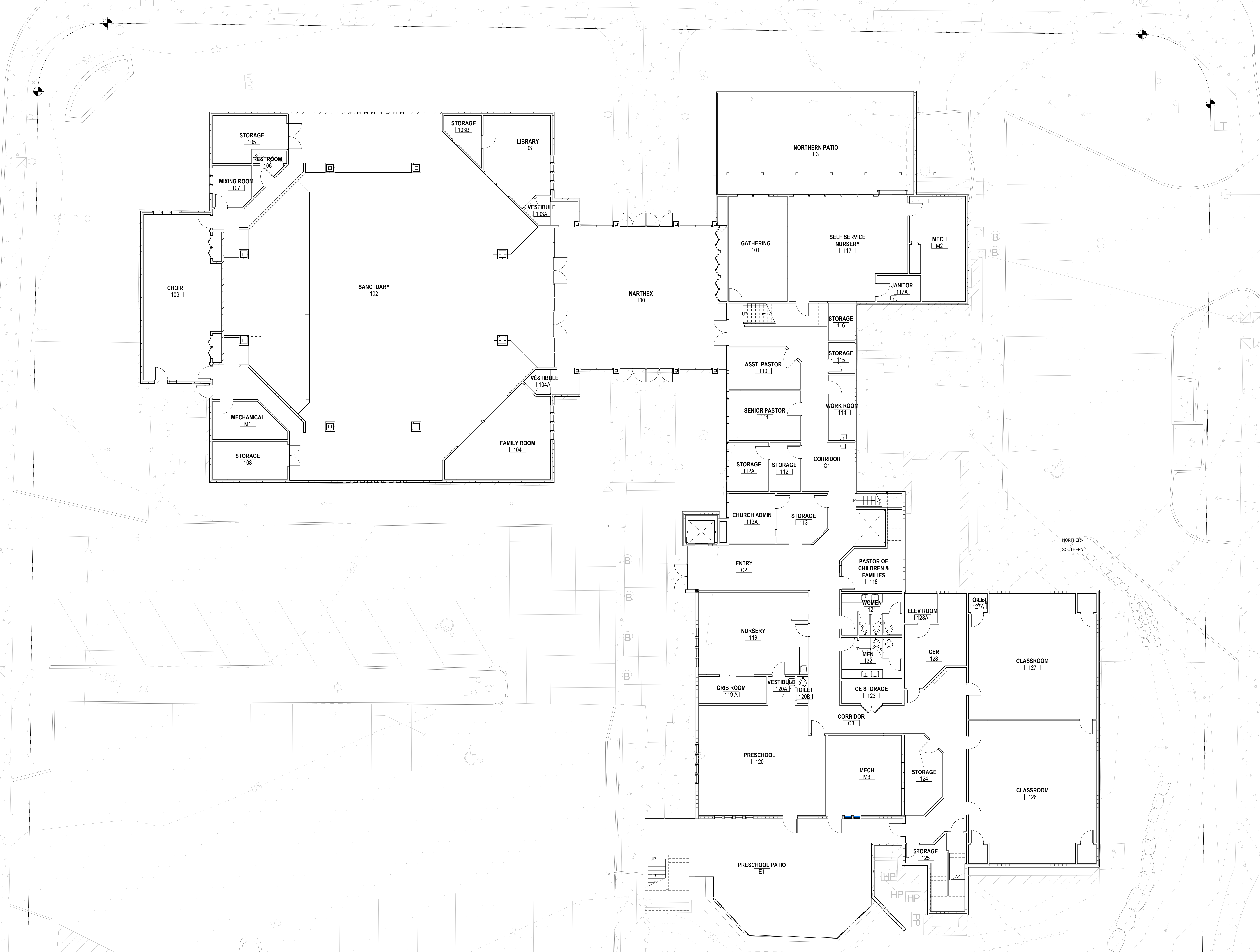
Western Washington Division
165 NE Juniper Street, Suite 200
Everett, Washington 98201
110 South Oakes Ave., #250 • Cle Elum, WA 98922 • Phone: (509) 674-7433

JOB NO.	24736
DATE	12/17/24
SCALE	1" = 20'
DESIGNED	N/A
DRAWN	LGK
CHECKED	DBM
APPROVED	DBM

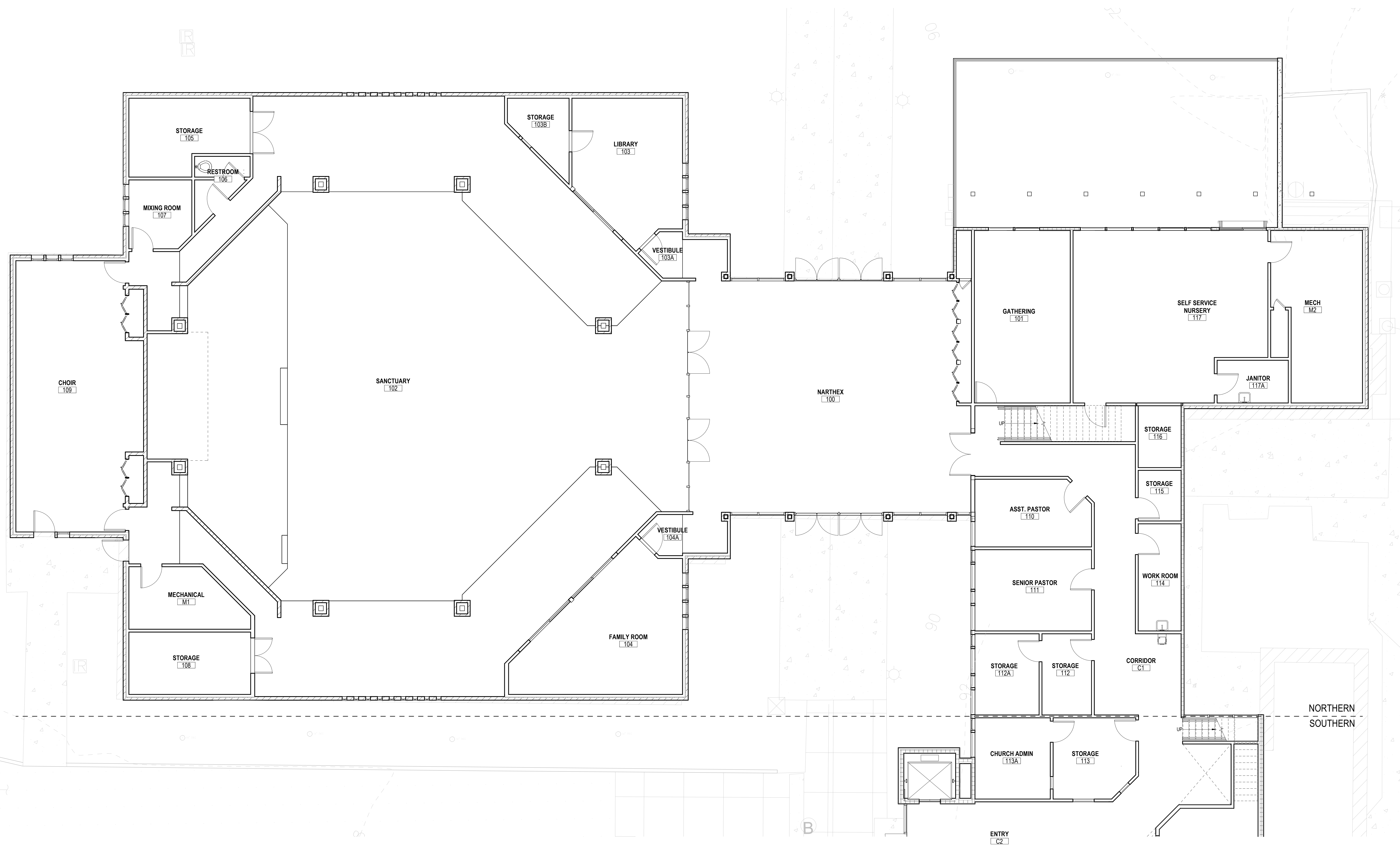


LEGEND

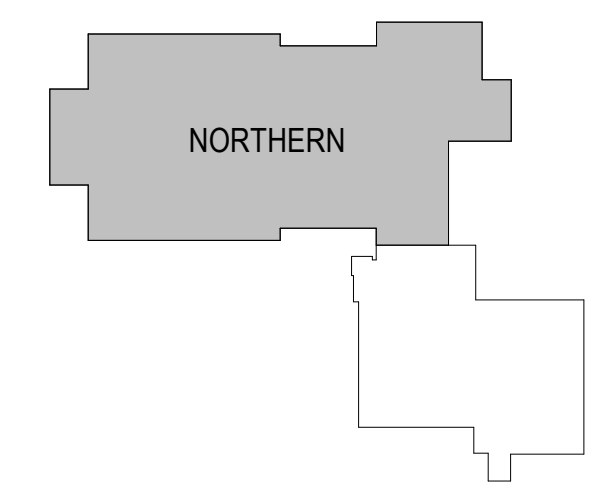
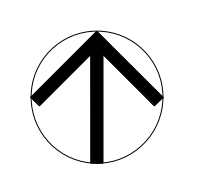
- FOUND MONUMENT IN CASE
- BENCHMARK
- PLAT
- MEASURED
- CALCULATED
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- IRRIGATION CONTROL VALVE
- SEWER MANHOLE
- SEWER CLEANOUT
- STORM CLEANOUT
- STORM MANHOLE
- CATCH BASIN
- AREA DRAIN
- GAS VALVE
- BOLLARD
- POWER VAULT
- HEAT PUMP
- PUMP PANEL
- JUNCTION BOX
- LIGHT POLE
- LIGHT POST
- TELEPHONE VAULT
- CABLE TV RISER
- SIGN POST
- ROCKERY
- UTILITY POLE
- GUY ANCHOR
- GAS METER
- OVERHEAD POWER LINE
- STORM LINE
- SEWER LINE
- GAS LINE
- WOOD FENCE (WF)
- DECIDUOUS TREE
- CONIFEROUS TREE
- HEDGE LINE
- CONCRETE
- ASPHALT
- PAVERS
- DECK

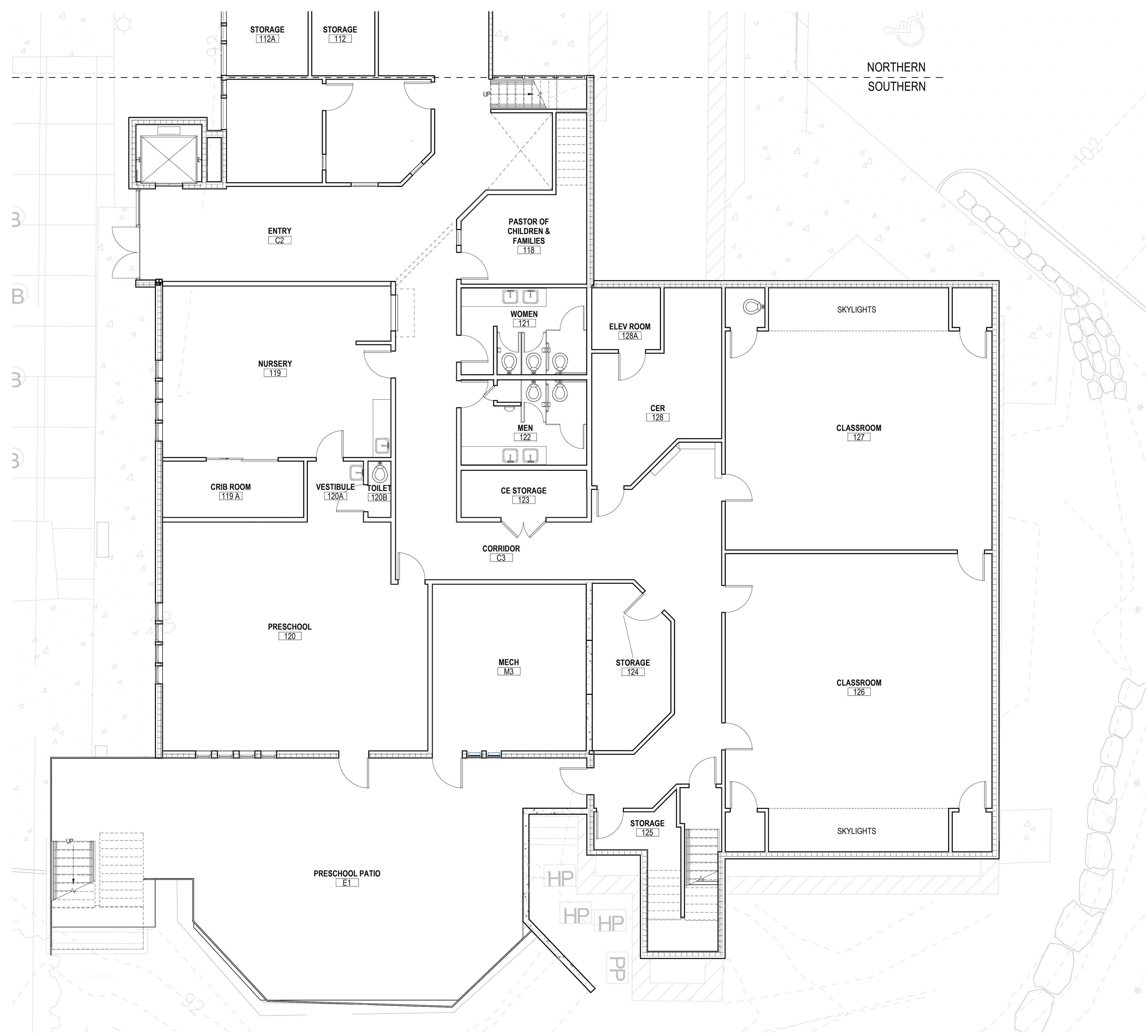


LEVEL 1 - OVERALL - EXISTING
EX1.10 1/8" = 1'-0"

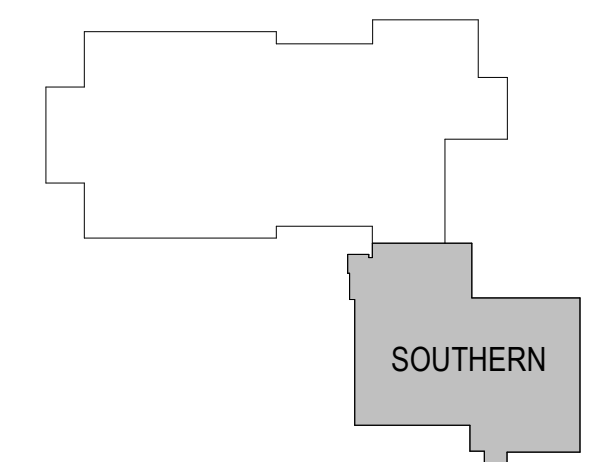
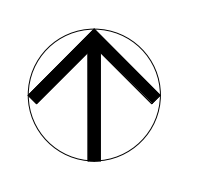


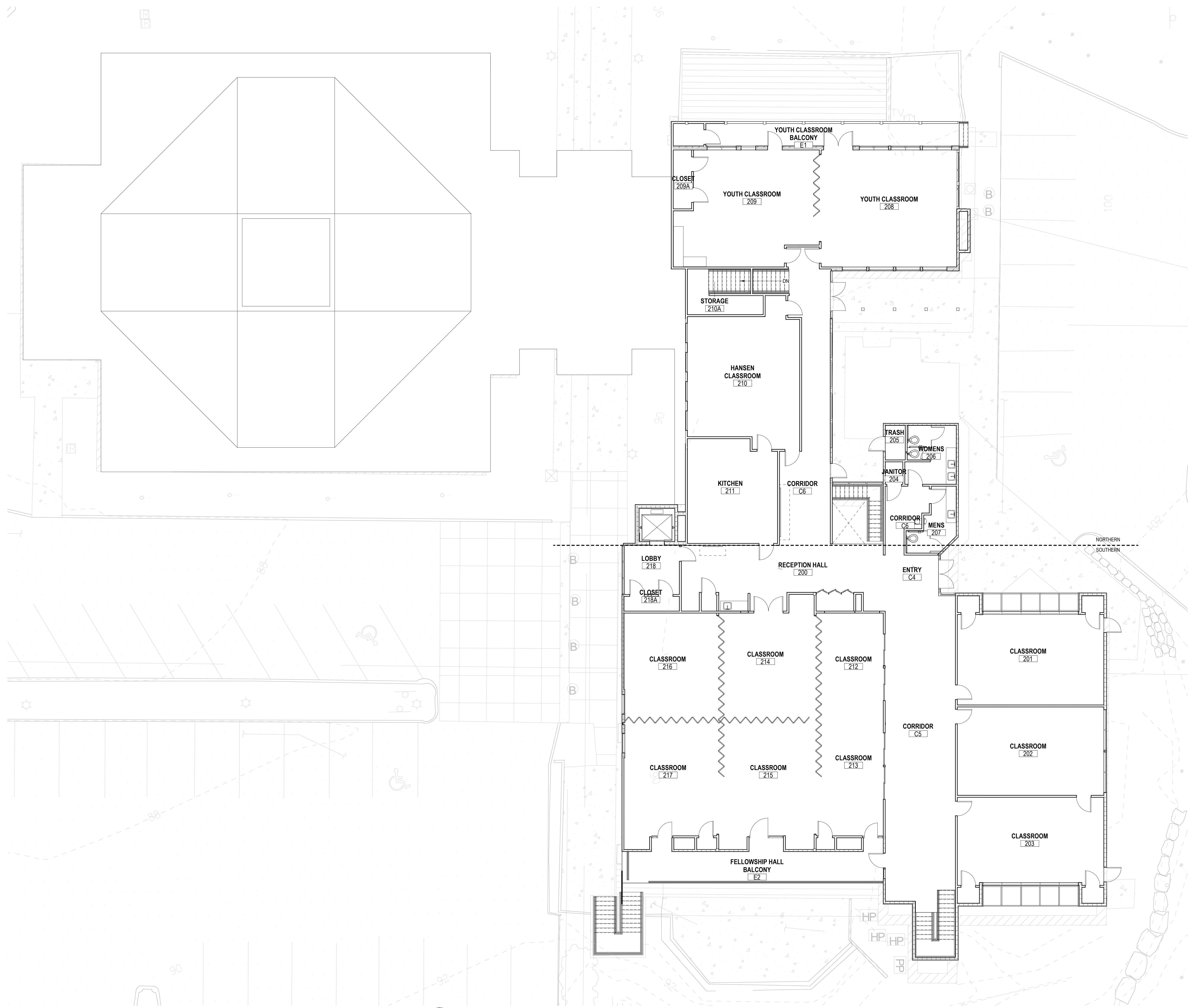
1 LEVEL 1 - NORTHERN - EXISTING
 EX1.10A 3/16" = 1'-0"



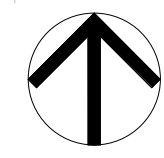


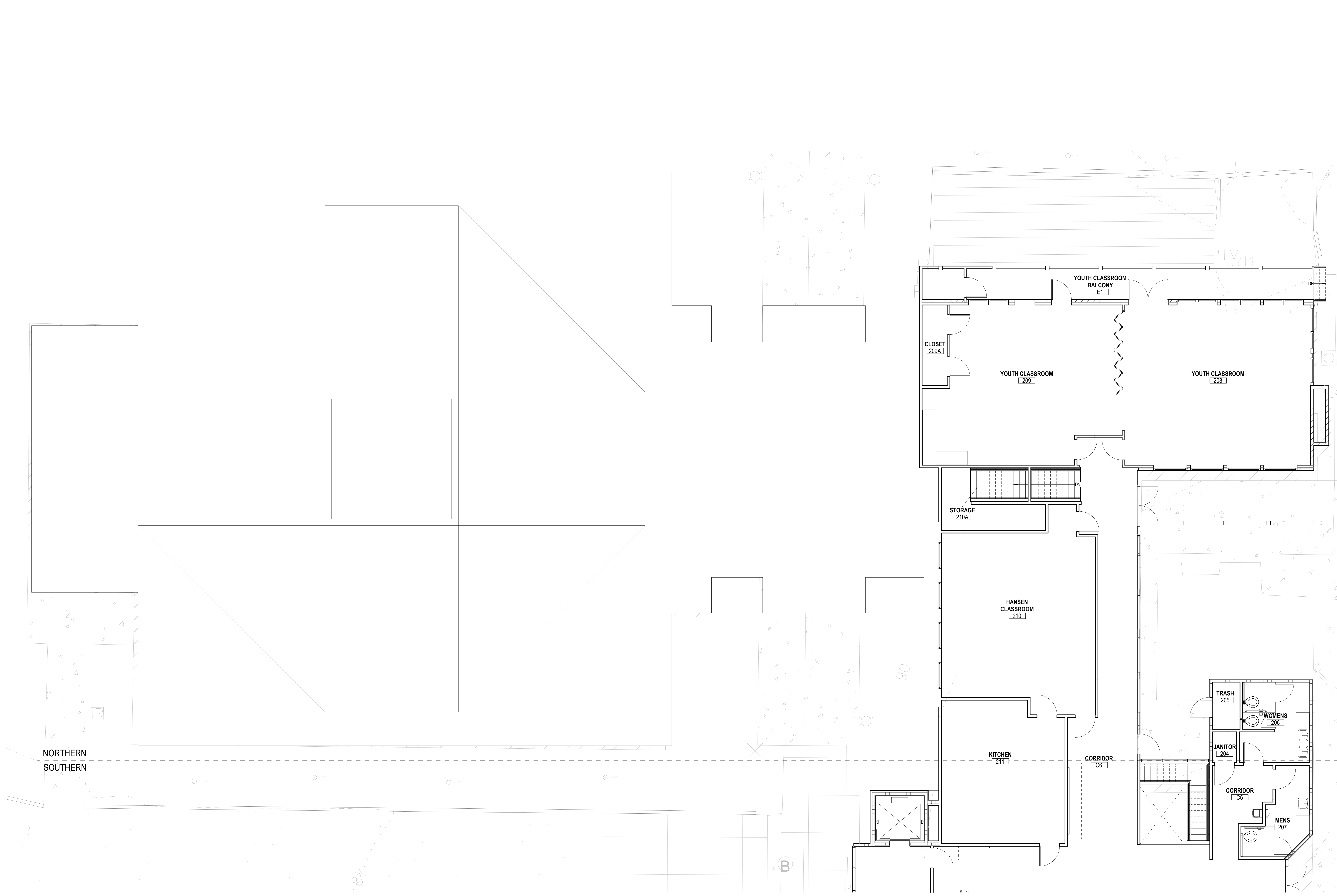
LEVEL 1 - SOUTHERN - EXISTING
 EX1.10B 3/16" = 1'-0"





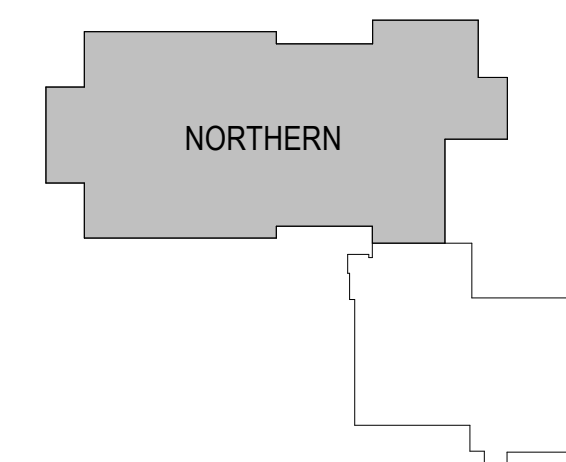
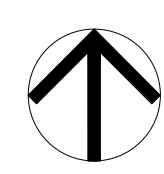
LEVEL 2 - OVERALL - EXISTING
EX1.20 1/8" = 1'-0"

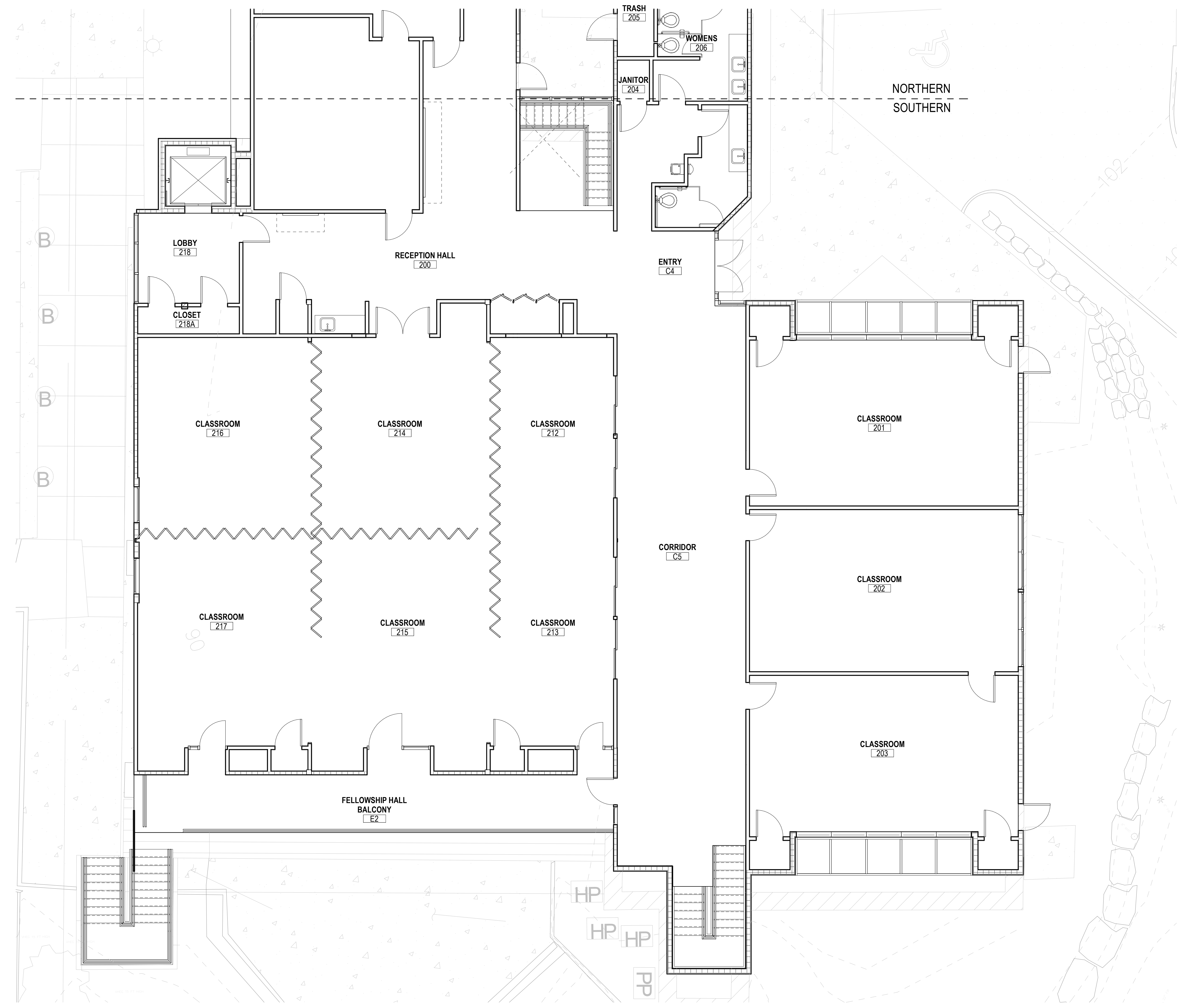




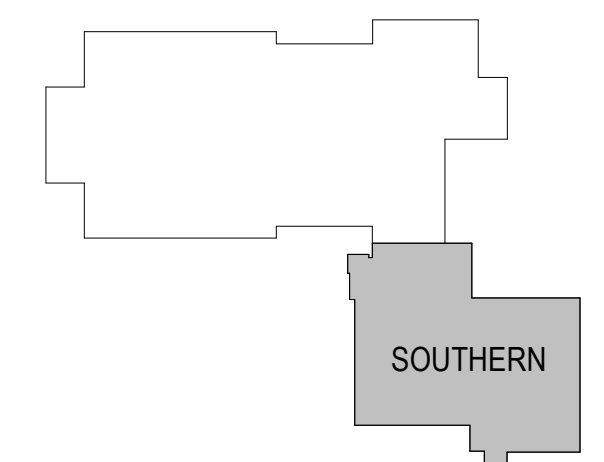
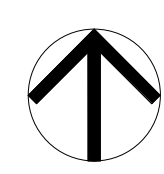
NORTHERN
SOUTHERN

LEVEL 2 - NORTHERN - EXISTING
EX1.20A 3/16" = 1'-0"





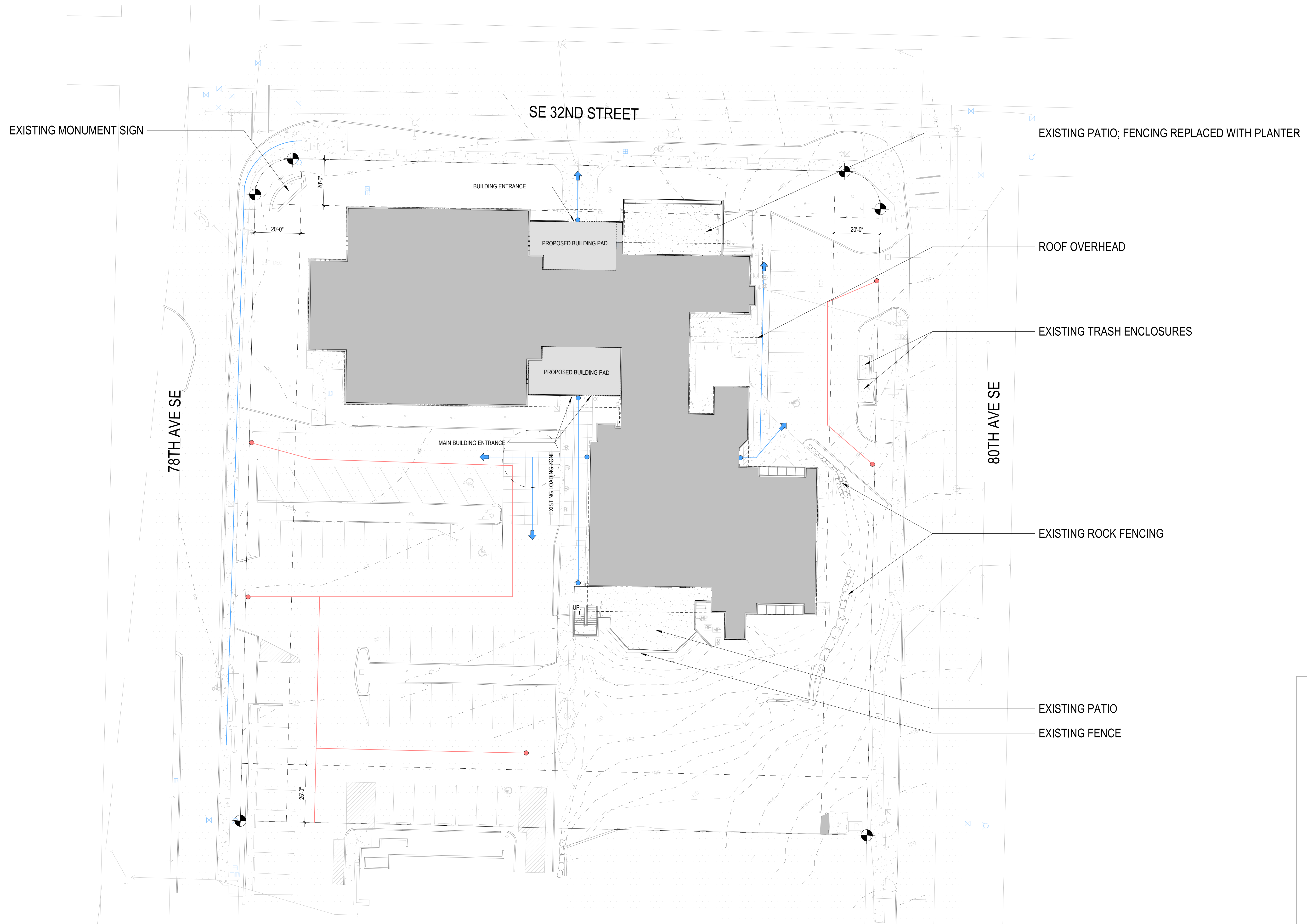
1 LEVEL 2- SOUTHERN - EXISTING
EX1.20B 3/16" = 1'-0"



URBAL
ARCHITECTURE
URBAN|RURAL

DATE 01.31.2025
LEVEL 2 - SOUTHERN

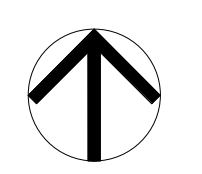
EX1.20B

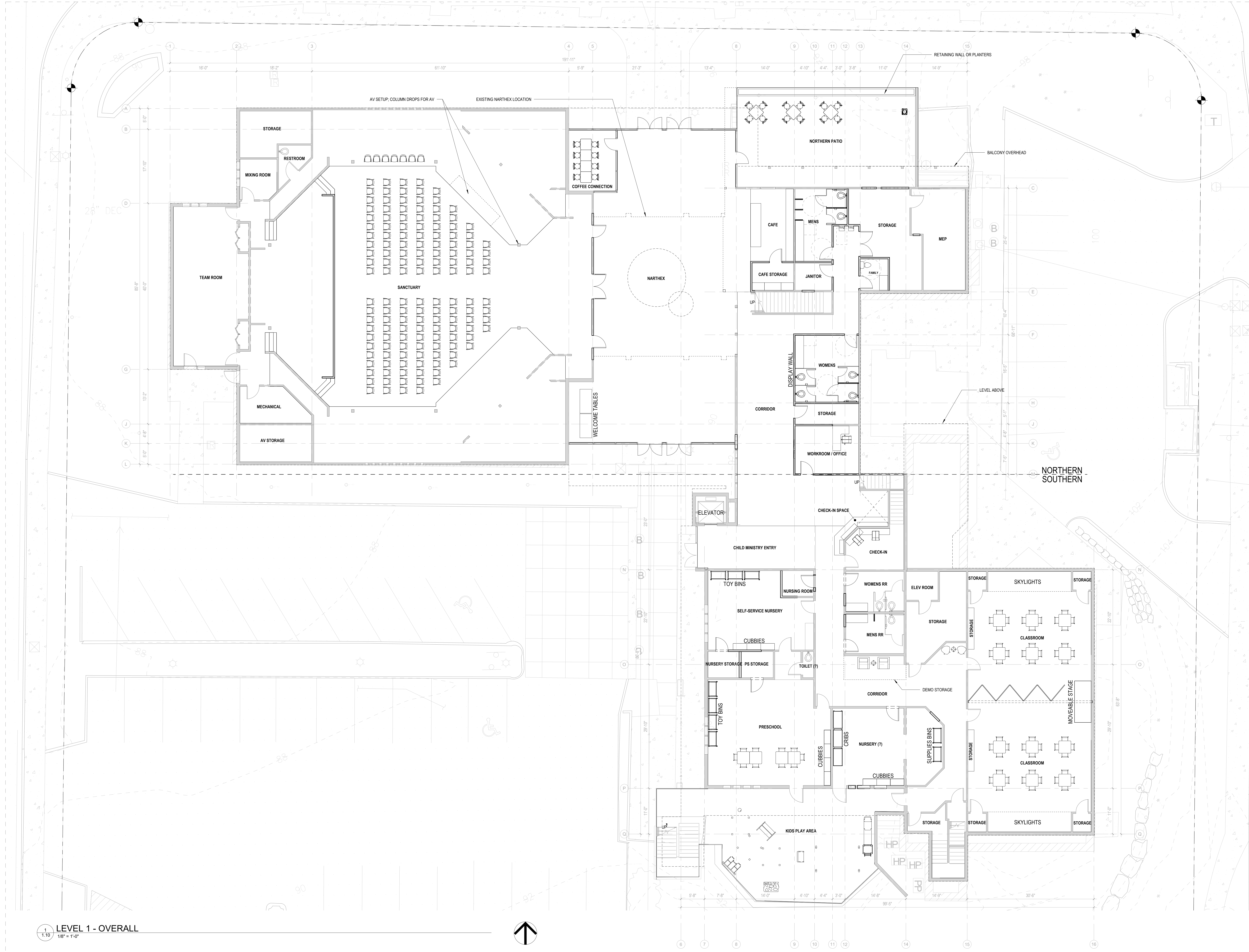


PLAN NOTES:
 PROJECT NAME: ENCOUNTER CHURCH
 PROJECT ADDRESS: 3200 78TH AVE SE, MERCER ISLAND, WA 98040
 PARCEL NUMBER: 545900-0456 & 545900-0460
 DESCRIPTION: A PORTION OF THE NE 1/4 OF THE SE 1/4 OF SEC. 12,
 TWP. 24 N., RING. 4 E., W.M.
 CITY OF MERCER ISLAND, KING COUNTY, STATE OF WASHINGTON
 PROJECT SIZE: 1.8 ACRES (78,476 SF)
 SETBACKS: FRONT & SIDE = 20 FT; REAR = 25 FT
 EXISTING BUILDING SIZE: 18,920 SF
 PROPOSED ADDITION SIZE: 1,560 SF
 TOTAL BUILDING SIZE: 20,530 SF
 ZONING: MF-2

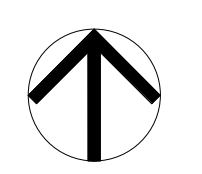
— PEDESTRIAN CIRCULATION
 — VEHICLE CIRCULATION

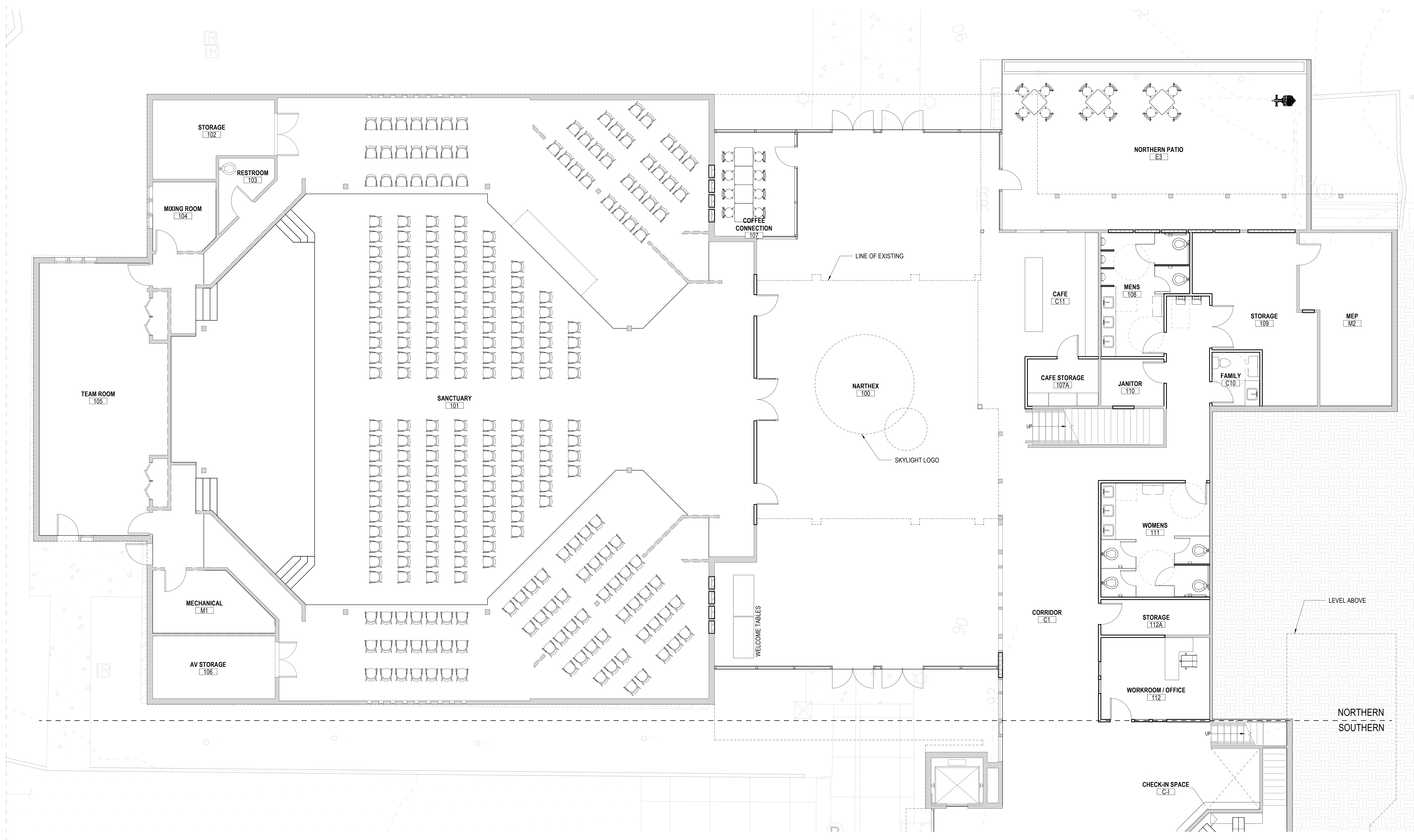
SITE PLAN
 1/1.00
 1" = 20'-0"



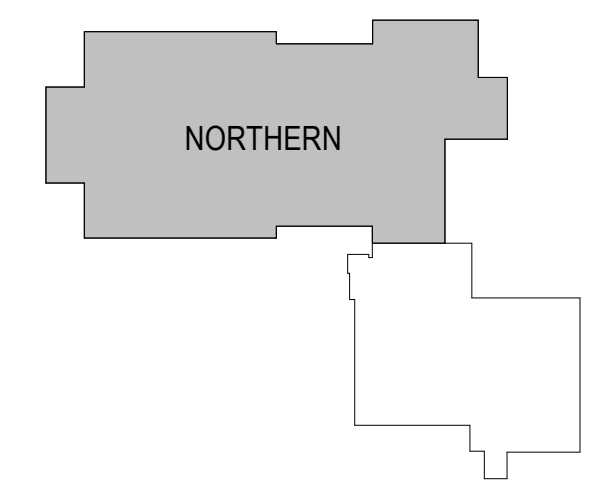
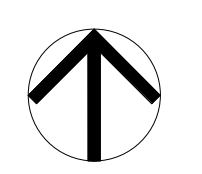


1.10 LEVEL 1 - OVERALL
1/8" = 1'-0"





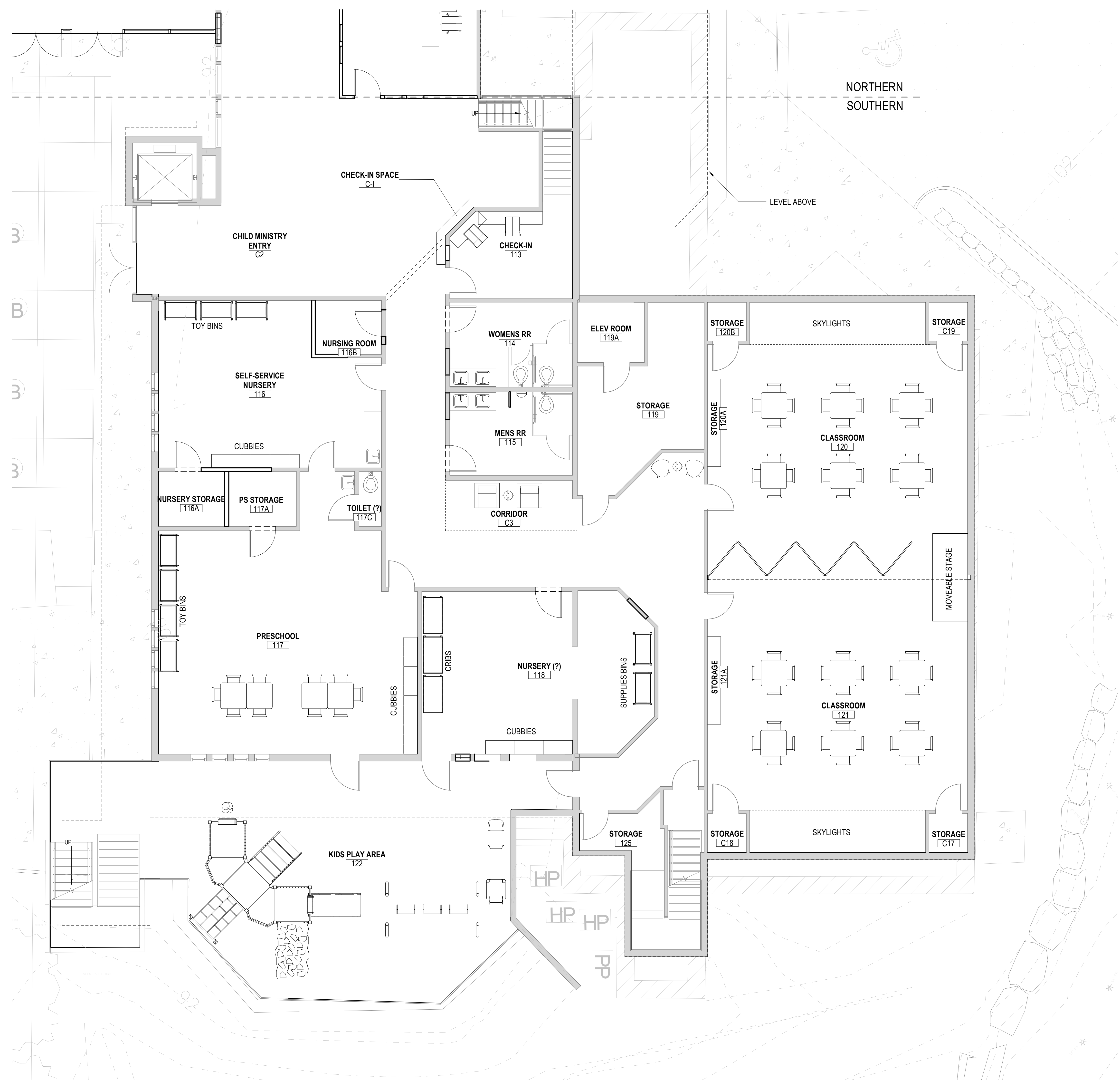
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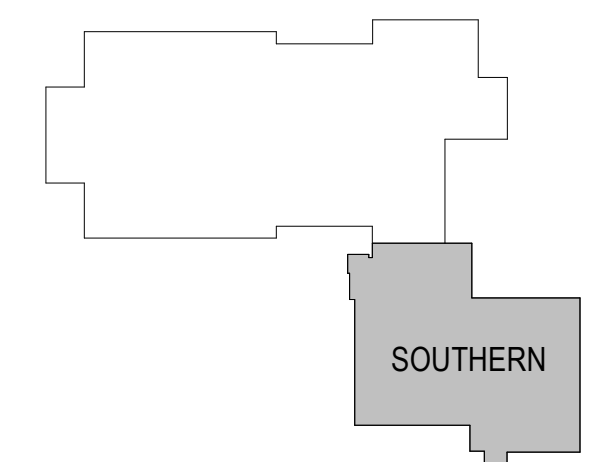
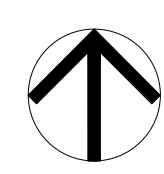
URBAL
ARCHITECTURE
URBAN|RURAL

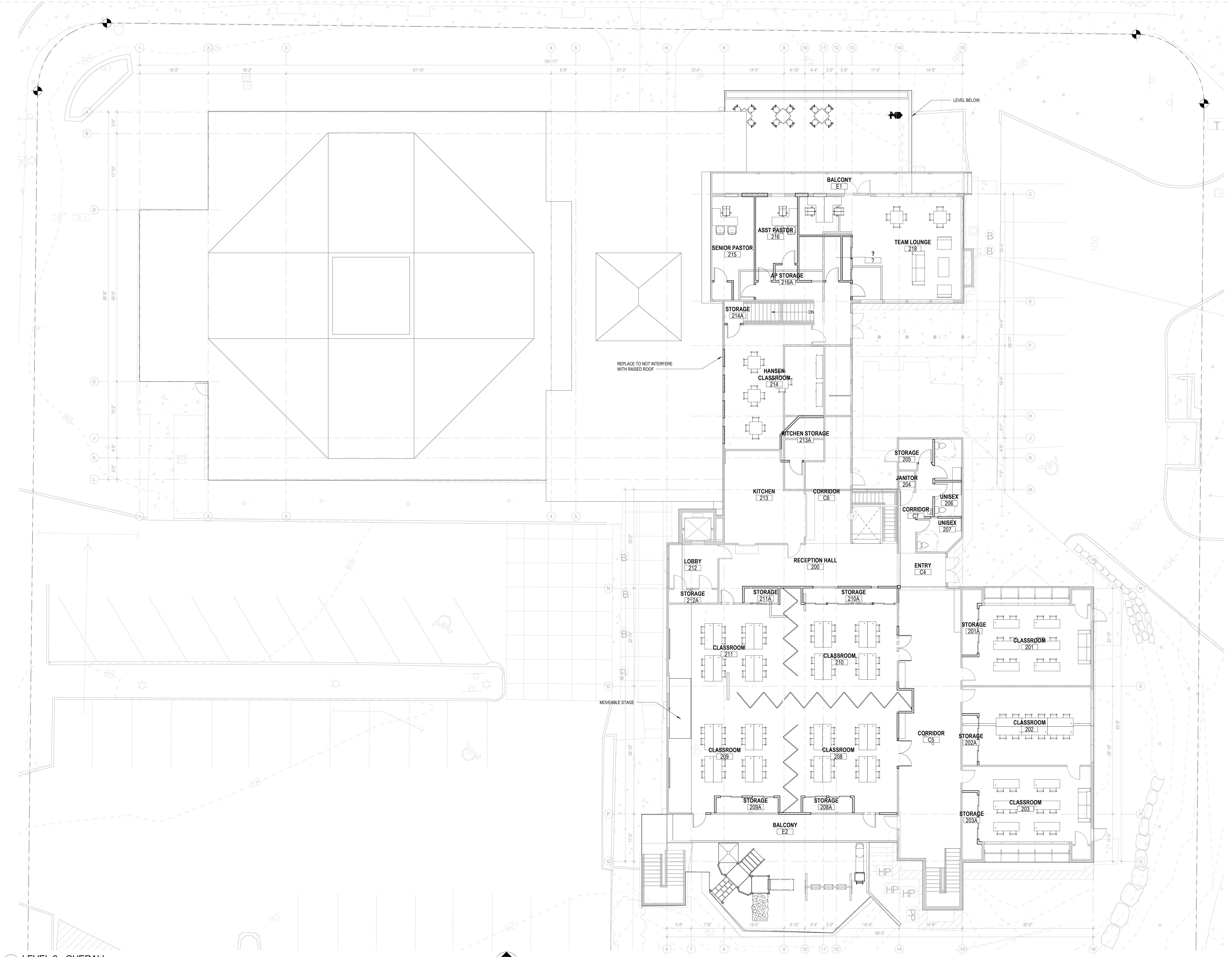
DATE 01.31.2025
LEVEL 1 - NORTHERN

1.10A

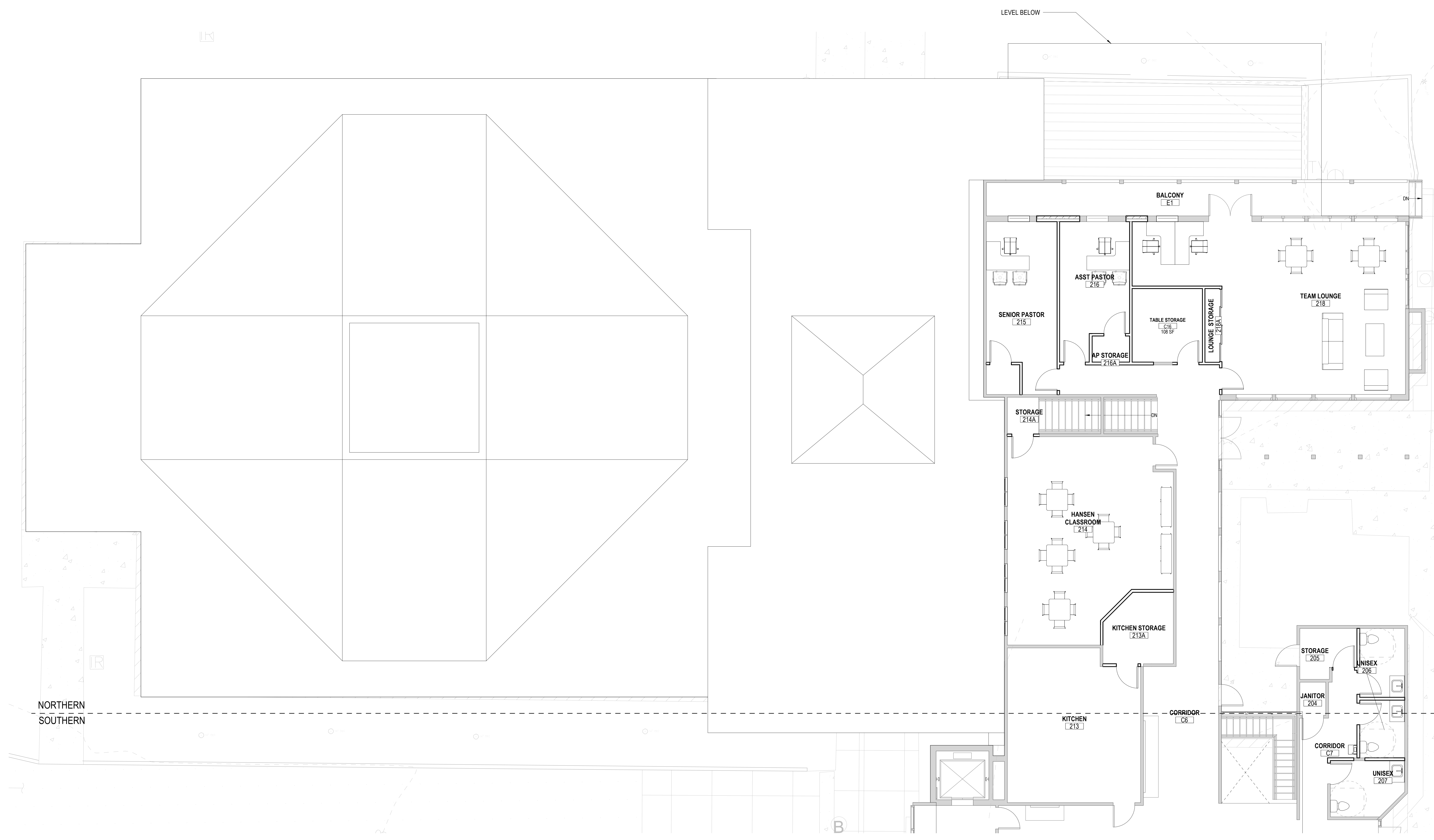


1.10B
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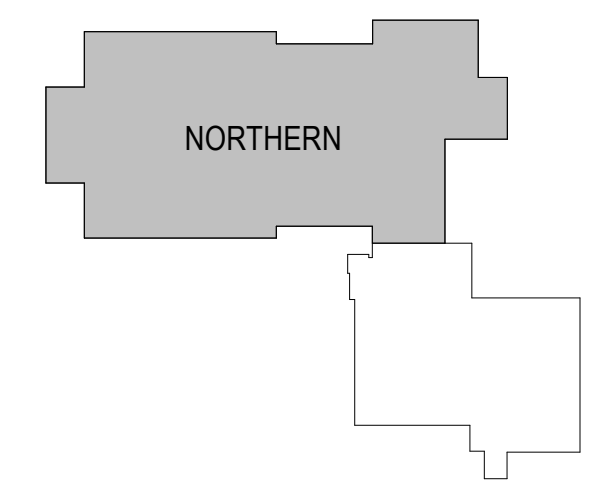
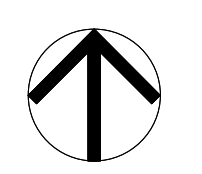


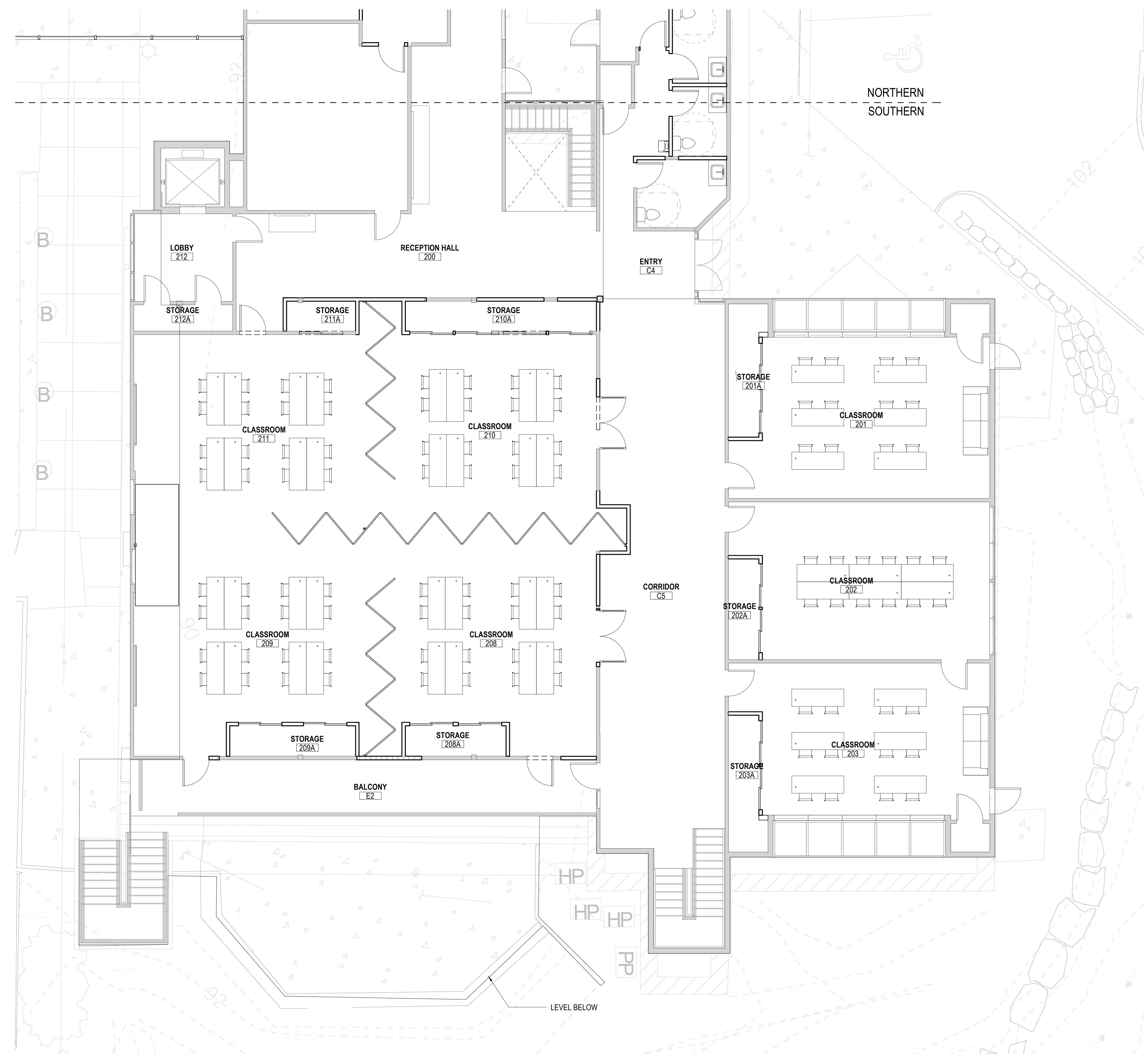
LEVEL 2 - OVERALL
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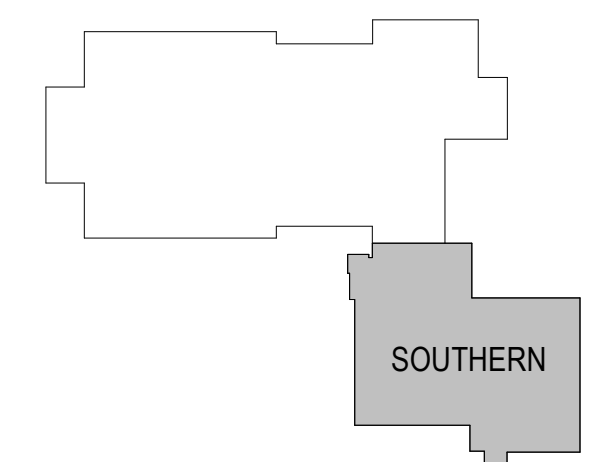
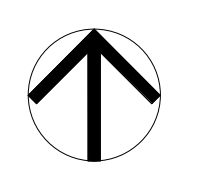
NORTHERN
SOUTHERN

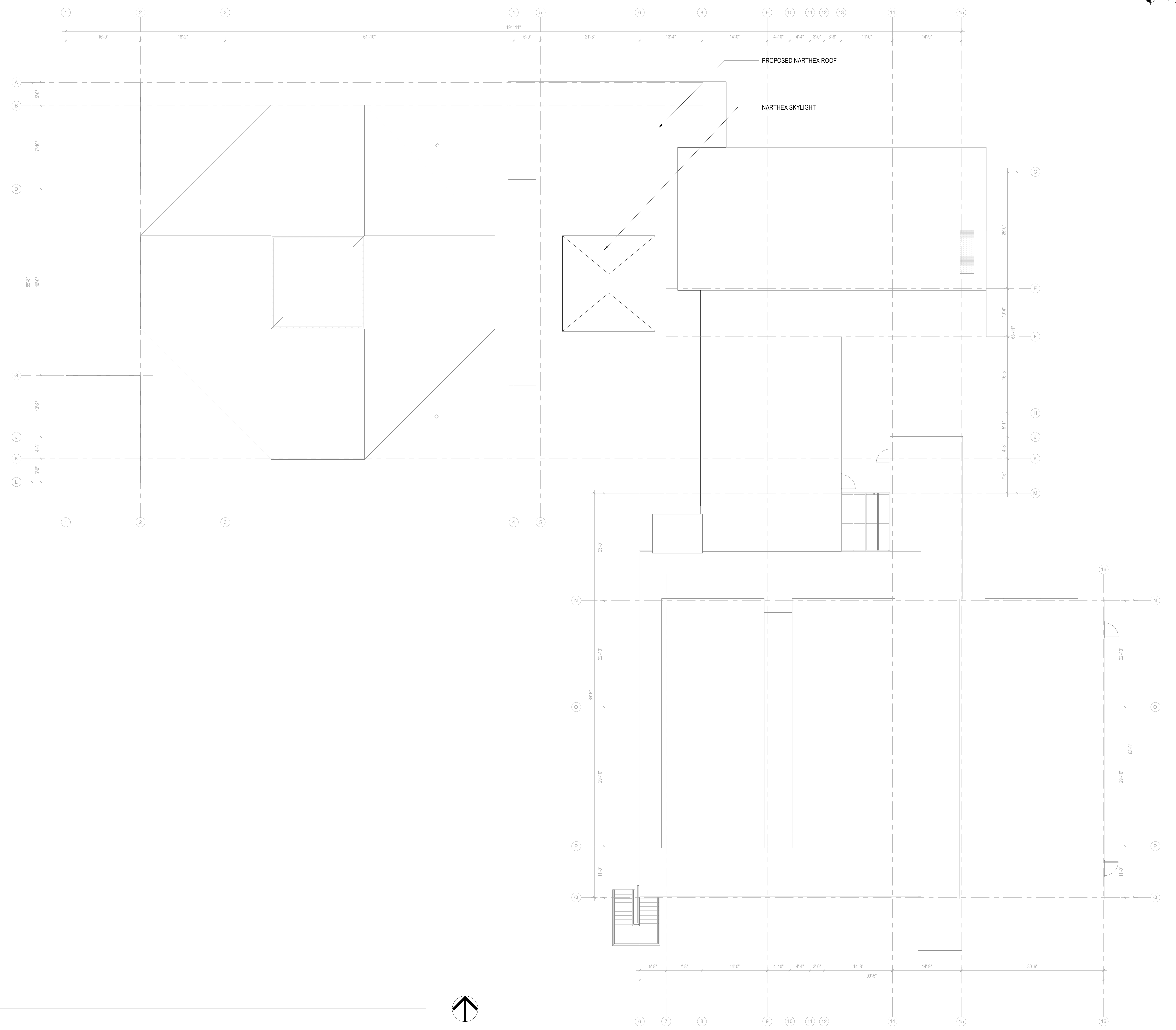
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1.20A
3/16" = 1'-0"



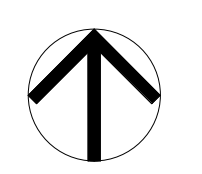


1.20B
3/16" = 1'-0"



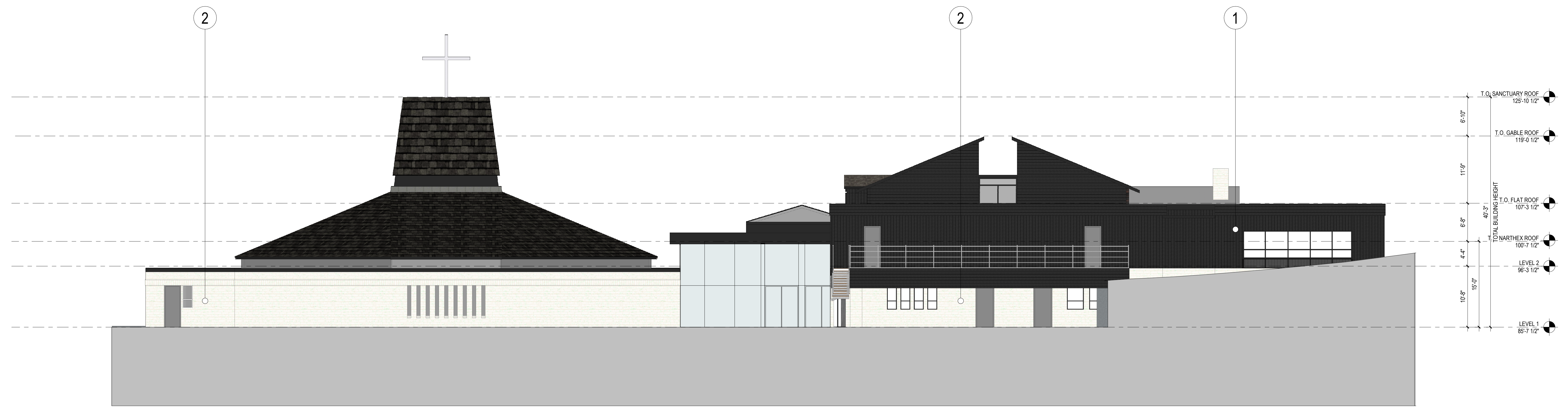


1 ROOF PLAN
1/8" = 1'-0"

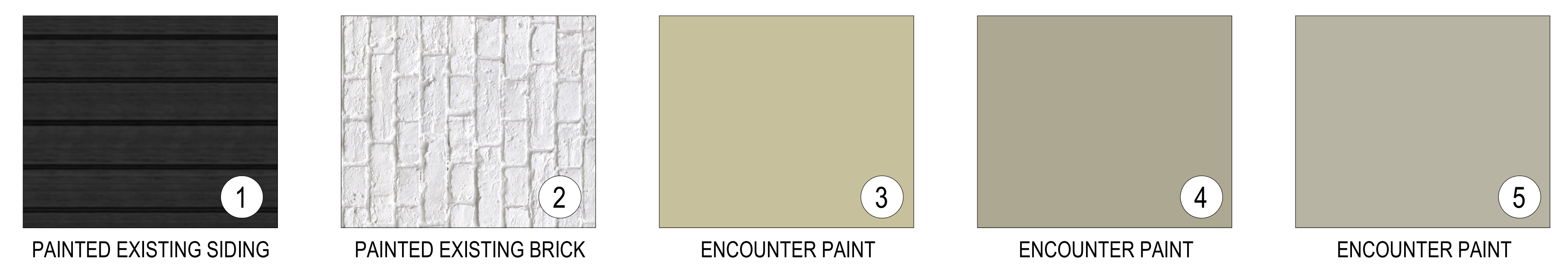




1 NORTH ELEVATION
2.01 1/8" = 1'-0"



2 SOUTH ELEVATION
2.01 1/8" = 1'-0"

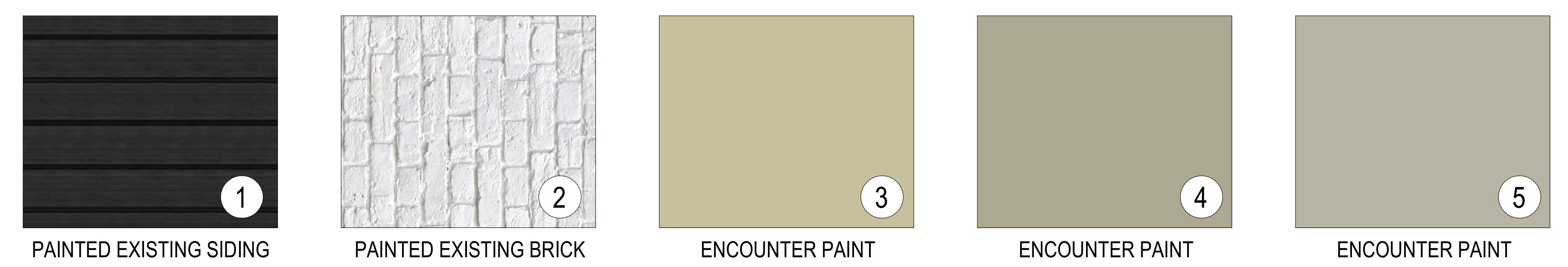




1
 2.02
 EAST ELEVATION
 1/8" = 1'-0"



2
 2.02
 WEST ELEVATION
 1/8" = 1'-0"





1 MAIN ENTRY RENDER
3.01 1/2" = 1'-0"

1/31/2025

Criteria Compliance Narrative

Proposal	Encounter Church Improvements
Parcel Numbers	5459000460 & 54590000456
Site Address	3200 78th Ave SE, Mercer Island, WA 98040
Project Zone	MF-2 (Multi-Family)
Lot Area	1.80 acres (78,476 sf)
Zoning Code	Mercer Island City Code (MICC)

Code Standard	Code Description	Proposed /Compliance
MICC 19.15.220.B.1.	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(C)(4)(a). Certain development and activities that do not require a permit are subject to design review as provided in subsection (C)(1)(c) of this section.	Proposal requires a building permit so approval from the design commission is also required.
MICC 19.15.220.C.1.c.	i.The following development proposals shall require design commission review: (b)Any additions of gross floor area to an existing building(s); (c)Any alterations to an existing building that will result in a change of 50 percent, or more, of the exterior surface area;	Proposal is applying for design commission review and approval because it proposes to increase the gross floor area of the existing building, and because it will alter more than 50% of the exterior surface area of the existing building.
MICC 19.15.220.C.1.c.	iii.Exemptions from design review. The following activities shall be exempt from either design commission or code official design review: (a)Any activity which does not require a building permit; or (b)Interior work that does not alter the exterior of the structure; or	Proposal does contain interior renovation work that does not require a building permit and which does not alter the exterior of the building, so the proposal is not applying for design commission review and approval for this work.

<p>MICC 19.15.220.C.2.</p>	<p>a.Study session. In addition to the preapplication meeting, an applicant for a project that will require design review and approval by the design commission shall meet with the design commission in a study session to discuss project concepts before the plans are fully developed. At this session, which will be open to the public, the applicant should provide information regarding its site, the intended mix of uses, and how it will fit into the focus area objectives. The design commission may provide feedback to be considered in the design of the project.</p> <p>b.Plan submittal. All materials shall be submitted a minimum of 30 days prior to any meeting dates including study sessions, public meetings, and public hearings. The final plans shall be in substantial conformity with approved preliminary plans.</p>	<p>Proposal is applying for the study session and has provided the required information for the meeting.</p>
<p>MICC 19.12.010.A.</p>	<p>Applicability. This chapter establishes design standards for regulated improvements in all zones established by MICC 19.01.040, except Town Center. Design standards for Town Center are set forth in chapter 19.11 MICC. These standards are in addition to any other standards that may be applicable to development in the zone in which the development occurs. In the PBZ, the terms of the PBZ site plan as set forth in MICC 19.04.010 shall control; provided, to the extent not inconsistent with MICC 19.04.010, the provisions of MICC 19.12.010 [excluding (D)(2)(b) and (c)], 19.12.030, 19.12.060, 19.12.070 and 19.12.080 shall apply. These design standards are not intended to slow or restrict development, but to add consistency and predictability to the permit review process.</p>	<p>Proposal is located outside of the Towne Center and adheres to the design standards specified in chapter 19.12.</p>

<p>MICC 19.12.010.D.2.</p>	<p>Partial application of design requirements: minor exterior modification. The following design requirements shall apply when there is a minor exterior modification, as defined in MICC 19.16.010:</p> <ul style="list-style-type: none"> a.MICC 19.12.030 pertaining to building design and visual interest; b.MICC 19.12.040(B)(5), (6), (7), (8), (9) and (11) pertaining to landscape design and outdoor spaces: entrance landscaping; planting types; screen types and widths by use and location; perimeter landscape screens; surface parking lot planting; and general planting, irrigation and maintenance standards; c.MICC 19.12.050 pertaining to vehicular and pedestrian circulation; d.MICC 19.12.060 pertaining to screening of service and mechanical areas; e.MICC 19.12.070 pertaining to lighting; f.MICC 19.12.080 pertaining to signs; 	<p>Proposal is considered a minor exterior modification because the intentional exterior alterations and enlargement of the building will not incur construction costs over a three year period in excess of 50 percent of the existing structure's current King County assessed value at the time of this application for design commission review.</p>
<p>MICC 19.12.030.B.1.</p>	<p>Scale, form, massing, building proportions, spacing of windows and doorways, roof silhouette, facade orientations, and style of architecture shall have a unified character and, as to commercial, regulated residential and regulated public facilities, recognize pedestrian needs.</p> <ul style="list-style-type: none"> a.Scale. Building scale should be proportional to other adjacent buildings, the street edge and, as to commercial, regulated residential and regulated public facilities, to the pedestrian environment. b.Form and mass. Building forms should not present visual mass or bulk impacts that are out of proportion to adjacent structures, or that appear from the public way or surrounding properties as having unmodulated visual bulk. 	<p>The Narthex expansion is proportional to the adjacent buildings because the visual mass of the expansion appears cohesive with the existing Church structures on site. The height of the expansion does not surpass the adjacent Sanctuary and the footprint of the expansion roof is aligned with the Sanctuary. The expansion does not encroach onto the street edge more than the existing Church structures so it does not appear as having unmodulated visual bulk from the public way or surrounding properties.</p>

<p>MICC 19.12.030.B.2.</p>	<p>a.Facade modulation. Building facade modulation shall break up the overall bulk and mass of the exterior of buildings and structures. Such modulation should always be addressed on the horizontal plane and the vertical plane. Large or massive buildings should integrate features along their facades that are visible from the public right-of-way, pedestrian routes and nearby structures to reduce the apparent building mass and achieve an architectural scale consonant with other nearby structures.</p> <p>b.Modulation guidelines.</p> <p>i.Horizontal building facade modulation should occur at no less than every 50 feet of wall length. Forms of both vertical and horizontal building modulation may include, but are not limited to: facade indentations and extrusions; actual building separation; connecting atriums, courtyards and plazas; variable roof forms and overhangs; and decks and balconies.</p> <p>ii.Building facades visible from public ways and public spaces should be stepped back or projected forward at intervals to provide a minimum of 40 percent overall facade modulation.</p>	<p>The facade of the Narthex expansion that faces the public way is less than 50 feet in width so modulation is not required on the expansion itself. To provide modulation along the entire Church facade, the exterior wall of the expansion is set back approximately 5 feet from the exterior wall of the Sanctuary. The existing Church structure to the east of the expansion is further set back approximately 10 feet, so the entire north facade of the Church has three intervals of modulation.</p>
<p>MICC 19.12.030.B.2. (continued)</p>	<p>c.Ground level facades. Blank walls at the ground level that may be visible from a public view should be avoided. Ground level facades should create visual interest by utilizing features such as windows, wall articulation, arcades, trellises or other plant features.</p> <p>d.Fenestration. Fenestration should be integrated in the overall building design and should provide variety in facade treatment.</p> <p>e.Horizontal variation and emphasis. Building facades should be made more visually interesting through the use of reveals, medallions, belt courses, decorative tile work, clerestory windows, or other design features. The scale of the detail should reflect the scale of the building.</p> <p>f.Signs. Building design should allow space for a wall sign, consistent with the provisions of MICC 19.12.080, Signs, if it is anticipated that a wall sign will be used.</p>	<p>The ground level facade of the Narthex expansion that faces the public way is almost entirely a glass curtain wall which provides visual interest for the nearby public and those entering the Church. The transparency of the glass curtain wall also provides a contrast from the Sanctuary which has little fenestration along each facade which faces the street front.</p>

<p>MICC 19.12.030.B.3.</p>	<p>Building articulation. Design shall articulate building facades by use of variations of color, materials or patterns, or arrangement of facade elements that are proportional to the scale of the building. Architectural details that are used to articulate the structure may include reveals, battens, and other three dimensional details that create shadow lines and break up the flat surfaces of the facade.</p> <p>a.Tripartite articulation. Tripartite building articulation (building top, middle, and base) should be used to create human scale and architectural interest.</p> <p>b.Fenestration. Fenestration should be used in facades visible from public ways and public spaces visible from public ways for architectural interest and human scale. Windows should be articulated with treatments such as mullions or recesses and complementary articulation around doorways and balconies should be used.</p> <p>c.Architectural elements. The mass of long or large scale buildings should be made more visually interesting by incorporating architectural elements, such as arcades, balconies, bay windows, dormers, and/or columns.</p> <p>d.Upper story setback. Upper stories should be set back to reduce the apparent bulk of a building and promote human scale. When buildings are adjacent to single-family residential dwellings, upper story setbacks shall be provided from property lines.</p>	<p>Building articulation for the Narthex expansion is provided with the roofline and protruding roof structure since the facades of the expansion are primarily glass curtain walls. The roof of the expansion is a low-slope roof and has considerable overhangs of approximately 5 feet. Mass timber beams to support the overhangs and wood soffits underneath provide a variation of color and material compared to the glass curtain walls.</p>
<p>MICC 19.12.030.B.4.</p>	<p>a.Durable building exteriors. Building exteriors should be constructed from high quality and durable materials that will weather well and need minimal maintenance.</p> <p>b.Consistency and continuity of design. Materials and colors generally should be used with consistency on all sides of a building.</p> <p>c.Material and color variation. Color and materials should highlight architectural elements such as doors, windows, fascias, cornices, lintels, sills and changes in building planes. Variations in materials and colors should generally be limited to what is required for contrast or to accentuate architectural features.</p> <p>d.Concrete walls. Concrete walls should be architecturally treated. The enhancement may include textured concrete such as exposed aggregate, sand blasting, stamping or color coating.</p> <p>e.Bright colors. Bright colors should be used only for trim and accents. Bright colors may be approved if the use is consistent with the building design and other design requirements. Fluorescent colors are prohibited.</p>	<p>High quality building materials are proposed for the Narthex expansion that are durable and require minimal maintenance. The materials and colors are chosen to be cohesive with the existing Church structures that are proposed to be refinished as part of the renovation work. The existing brick and siding are proposed to be painted in a natural and neutral color scheme that provides some contrast while also updating the look and feel of the Church facades.</p>

<p>MICC 19.12.030.B.5.</p>	<p>a.Architectural features and design. Special design attention should be given to the primary building entrance(s). A primary entrance should be consistent with overall building design, but made visually distinct from the rest of the building facade through architectural features. Examples include recessed entrances, entrances which roof forms that protrude from the building facade, and decorative awnings, canopies, porte-cocheres, and covered walkways.</p> <p>b.Entrance connections. The primary entrance to a building should be easy to recognize and should be visible from the public way and/or physically connected to the public way with walkways. Landscaping should reinforce the importance of the entrance as a gathering place and create visual and physical connections to other portions of the site and to vehicular and pedestrian access points.</p>	<p>The Narthex is the primary building entrance and the expansion is proposed as part of the renovation work to make the entrance visually distinctive for current and new Church members. Special attention is given to the primary entrance by creating a modern architectural feature, with glass curtain walls and large roof overhangs, that provides an updated look and feel to the Church. The simple form of the expansion is cohesive with the existing structures by not visually overpowering them.</p>
<p>MICC 19.12.030.B.6.</p>	<p>a.Roofline variation, interest, and detail. Roofline variation, interest, and detail shall be used to reduce perceived building height and mass and increase compatibility with smaller scale and/or residential development. Roofline variation, interest and detail may be achieved through use of roofline features such as dormers, stepped roofs, and gables that reinforce a modulation or articulation interval, incorporation of a variety of vertical dimensions, such as multiplaned and intersecting rooflines, or flat-roofed designs that include architectural details such as cornices and decorative facings.</p> <p>b.Roofline variation, numeric standard. Roof line variation shall occur on all multifamily structures with roof lines which exceed 50 feet in length, and on all commercial, office or public structures which exceed 70 feet in length. Roof line variation shall be achieved using one or more of the following methods:</p> <ul style="list-style-type: none"> i.Vertical off-set ridge or cornice line; ii.Horizontal off-set ridge or cornice line; iii.Variations of roof pitch between 5:12 and 12:12; or iv.Any other approved technique which achieves the intent of this section. 	<p>The Narthex expansion is less than 70 feet in length so roofline modulation is not required, but it does provide visual interest and variation compared to the existing Church structures. The low-slope roof has overhangs of approximately 5 feet to reduce the perceived building height and mass.</p>



2/21/25

Brad Austin
Urbal Architecture
1938 Fairview Ave E, Ste 202
Seattle, WA 98102

Dear Brad Austin:

The department's Building team has generated the following review comments on the plan set submitted with your DSR25-003. These comments are advisory and have been developed to encourage discussion with the Design Commission on elements of the project which are not finalized and may contribute to or be of interest to the Design Review process.

The review was performed with an emphasis on construction code requirements which may affect the exterior presentation of the development. This is not a comprehensive building permit review and should not be used as such.

During the review, I found no aspects of the construction codes which I expect would be relevant to your conversation with Design Commission. Best of luck with your Study Session, and feel free to reach out to me with any questions.

A handwritten signature in blue ink, appearing to read "Gareth Reece".

Gareth Reece
Building Official
City of Mercer Island – Community Planning and Development