



DESIGN COMMISSION

SPECIAL HYBRID MEETING AGENDA

Thursday, May 16, 2024, at 6:00 PM

DESIGN COMMISSIONERS

Chair: Suzanne Zahr

Vice Chair: Anthony Perez

Commissioners: Megan Atkinson, Traci Granbois,
Claire McPherson, Catherine Lategan, and Christopher Patano

LOCATION

Mercer Island Community & Event Center and Zoom

Luther Burbank Meeting Room 104

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 7742 2624**, Passcode **620904**.
- 2) **Zoom:** Click this [Link](#) Webinar ID **820 7742 2624**, Passcode **620904**
- 3) **In person:** Mercer Island Community & Event Center – Room 104 at 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. Design Commission Meeting Minutes for January 3, 2024

Recommended Action: Approve the minutes.

2. Design Standard Review (DSR) 24-005 Study Session

Recommended Action: No recommended action at this time; review and discuss the repainting of five separate existing buildings that are suffering from discoloration, peeling, flaking, and general aging.

3. Public Hearing - Design Standard Review (DSR) 24-001

Recommended Actions:

- 1) Conduct Public Hearing
- 2) 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.

4. Public Hearing - Design Standard Review (DSR) 24-002

Recommended Actions:

- 1) Conduct Public Hearing
- 2) Adopt the staff findings and conclusions contained within this staff report and approve the proposed development subject to the recommended conditions of approval also contained within the staff report.

OTHER BUSINESS

ADJOURNMENT



DESIGN COMMISSION

HYBRID MEETING MINUTES

Wednesday, January 3, 2024

CALL TO ORDER

Chair Suzanne Zahr called the virtual meeting to order at 6:05 PM from a remote location.

ROLL CALL

Chair Suzanne Zahr, Vice Chair Anthony Perez, Commissioners Megan Atkinson, Traci Granbois, and Christopher Patano

Absent: Commissioners Catherin Lategan and Claire McPherson were excused.

STAFF PRESENT

Ryan Harriman, Planning Manager
Andrea Larson, City Clerk
Grace Manahan, Assistant Planner

APPEARANCES – There were no public appearances.

REGULAR BUSINESS

1. Design Commission Meeting Minutes for October 4, 2023:

A motion was made by Perez; seconded by Patano to:

Approve the October 4, 2023, minutes.

Approved 4-0-1 (Zahr Abstain)

2. Design Standard Review (DSR) 23-013

Planning Manager, Ryan Harriman, introduced Planner Grace Manahan who presented the design proposal for Islandian Condominiums HOA proposal to replace and repaint the building siding, windows, exterior sliding glass doors, and deck railings.

James Ramil, from Evolution Architecture provided an overview of the proposed project.

The Commission discussed the project and provided feedback.

3. Design Standard Review (DSR) 23-014

Planning Manager, Ryan Harriman, introduced Planner Molly McGuire who presented the design proposal for Monaco Villa Condominiums repair and remediation project to restore the envelope to watertight condition and enhance the aesthetics of the current building by repainting the exterior and replacing the windows, sliding glass doors, exterior doors, and railings.

James Ramil, from Evolution Architecture provided an overview of the proposed project.

The Commission discussed the project and provided feedback.

OTHER BUSINESS

4. Planning Manager's Report

5. Announcements & Communications -

The next meeting, if needed, is February 7.

ADJOURNED

The meeting adjourned at 7:49 pm

Deborah Estrada, MMC, Deputy City Clerk

COMMUNITY PLANNING & DEVELOPMENT

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STAFF REPORT DESIGN COMMISSION STUDY SESSION

| | |
|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Project No: | DSR24-005 |
| Description: | A Study Session with the Design Commission to discuss the repainting of five separate existing buildings that are suffering from discoloration, peeling, flaking, and general aging. |
| Applicant/ Owner: | Dustin Miller (United Dominion Realty, Inc.) |
| Site Address: | 2758 78th Avenue SE, Mercer Island WA 98040 King County Assessor tax parcel number: 531510124 |
| Zoning District | Town Center, Subarea 4 (TC-4) |
| Staff Contact: | Molly McGuire, Planner |
| Exhibits: | 1. Project Narrative 2. Plan Set |

I. INTRODUCTION

On April 9, 2024, the applicant applied for a study session with the Design Commission to review a proposal to paint the Island Square Apartments, which are comprised of five separate buildings connected by a street level and subterranean parking garage, and a second level podium deck. The scope includes the removal of all discolored, peeling, flaking, and aging paint. The existing materials on the five subject buildings would not be modified or altered. The proposal would enhance the property's external appearance by painting and changing the color on significant portions of the elevations. 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 2758 78th Avenue SE, in the Town Center, Subarea 4 (TC-4) zone. The neighboring properties are also within the Town Center zone.

The subject property is developed with the existing Island Square Apartments. Neighboring development includes Chase Bank to the east, and mixed use 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 19.11.010 – General.***Design vision.***

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

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

New or redevelopment should include public amenities, such as storefronts with canopies, street trees, greenery, seating, fountains or water features, outdoor cafes, sculpture or other forms of art, and places for gathering and lingering. The use of materials, color, texture, form and massing, proportion, public amenities, mitigation of environmental impacts, landscaping and vegetation, and architectural detail should be incorporated in the design of new or redevelopment with the purpose of supporting a human scale, pedestrian-oriented Town Center. New or redevelopment shall be coordinated and consistent with the downtown street standards.

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

Scale.

The design of all structures shall consider how the structure and site development will be viewed from the street and adjacent properties. Scale is not simply the size of the buildings, it is the proportion of buildings in relationship to each other, to the street and to the pedestrian environment.

Form.

Building forms shall not present visual mass impacts that are out of proportion to the adjoining structures, or that appear from the street or sidewalk as having unmodulated visual mass. Building additions should complement the original structure in design.

Style.

The objectives and standards do not set or encourage a particular style of architecture or design theme. However, building and site design shall be pedestrian in scale and address design features such as sloped roof

lines; distinctive building shapes; integration of art, textures, and patterns; treatment of pedestrian and public spaces; interface with the public right-of-way; landscaping; signage and facade treatments.

C. MICC 19.11.015 – Town Center subareas.

The subject property is located within the TC-4 subarea, which is to be a transition between the taller buildings in the TC-5 subarea and the lower structures in the TC-3 and TCMF-3 subareas. A broad mix of land uses is allowed. Buildings may be up to four stories in height.

The proposed development does not alter the height of the existing buildings.

D. MICC 19.11.110 – Materials and color.

Objectives.

Textured high quality materials and colors should bring a visually interesting experience into the streetscape. Color should be carefully considered in relation to the overall design of the building and surrounding buildings. Color and materials should highlight architectural elements such as doors, windows, fascias, cornices, lintels, and sills. Variations in materials and colors should be generally limited to what is required for contrast or to accentuate architectural features. Piecemeal embellishment and frequent changes in materials should be avoided. The materials and colors selected should be consistent with the intent, purpose and vision set forth in MICC 19.11.010.

The proposed colors are high quality and are intended to enhance the property's external appearance. The proposed color palette was selected to modernize the appearance, while complimenting existing elements of the building and the surrounding Town Center. The proposed paint scheme highlights existing architectural elements.

Development and design standards.

1. ***Building exteriors.*** The applicant is responsible for demonstrating that the proposed design includes colors that weather well and that building exteriors need minimal maintenance. The scope of work does not include changes to the existing materials.
2. ***Regional focus.*** The proposed paint palette was selected to modernize the appearance, while complimenting existing elements of the building and the surrounding Town Center.
3. ***Attention to all sides.*** The proposed paint scheme includes painting the entire buildings in a consistent manner to the example facades shown in the plan set.
4. ***Concrete walls.*** The proposed scope of work does not include changes to the existing materials.
5. ***Harmonious range of colors.*** The proposed color palette was selected to modernize the appearance, while complimenting existing elements of the building and the surrounding Town Center. The proposed color palette does not include neon or very bright colors.
6. ***Bright colors.*** The proposed color palette does not include bright colors.
7. ***Undesired materials.*** The proposed scope of work does not include changes to the existing materials.
8. ***Variation of materials.*** The proposed scope of work does not include changes to the existing materials.

E. MICC 19.11.150 – Administration.

Design review.

1. ***Authority.*** Design review shall be conducted by the city's design commission or code official consistent with the procedure set forth in MICC 19.15.220(C). The design commission or the code

official shall review the applicability of the development and design standards and determine the project's conformance with this chapter. The degree of conformance with all of the development and design standards will vary on a project-by-project basis. The design commission shall review each project on the project's degree of overall conformity with the objectives, standards and the comprehensive plan. The design commission or the code official has the authority to approve, approve with conditions, or deny projects based on the criteria set forth in MICC 19.15.220(C).

2. **Applicant's responsibility.** It is the responsibility of the applicant to design a project in compliance with the objectives and development and design standards of this chapter.
3. **Shall/should.** When a standard uses the word "shall," the standard is mandatory. When a standard uses the word "should," the standard is mandatory unless the applicant can demonstrate, to the satisfaction of the design commission, an equal or better means of satisfying the standard and objective.
4. **Development agreements.** An applicant may request modifications to any development and design standards set forth in this chapter by requesting a development agreement consistent with RCW 36.70B.170 through 36.70B.210. All development agreements shall be in form and content acceptable to the city attorney and shall be reviewed and either approved or rejected by the city council after a public hearing pursuant to RCW 36.70B.200.
5. **Changes of use and tenant improvements.** It is the property owners' and tenants' responsibility to ensure compliance with applicable development regulations when a change of use and/or a tenant improvement occurs.

III. RECOMMENDATION

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

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DESIGN COMMISSION FINDING OF FACT AND CONCLUSIONS OF LAW

| | |
|------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Project: | Islandian Condominiums (DSR24-001) |
| Description: | A Design Commission Design Review application to repaint the building, remove all existing siding at north, south, west, and partial east elevations where marked on the plans and replace with new fiber cement siding. Install new windows, exterior sliding glass doors and exterior storage room doors in current locations to match current operation. Demo all unit deck railings and install new glass railings. |
| Applicant: | James Ramil (Evolution architecture) for Islandian Condominiums HOA |
| Site Address: | 3055 80th Avenue SE, Mercer Island WA 98040; Identified by King County Assessor tax parcel number 3629120000 |
| Zoning District | Town Center, Subarea TCMF-3 |
| Exhibits: | <ol style="list-style-type: none"> 1. Design Review Plan Set, dated January 22, 2024 prepared by Evolution Architecture 2. Development application, signed January 24, 2024 3. Project Narrative, dated January 24, 2024 4. Topic of Discussion for Reviewers, dated January 24, 2024 |

SUMMARY

The applicant has applied for design review of the proposed repair and remediation of the Islandian Condominiums. The scope includes the repainting of the building, removing existing siding, installation of new windows, exterior sliding glass doors, exterior storage room doors and unit deck railings.

The subject property is located at 3055 80th Ave SE, in the town center (TCMF-3) zone. The neighboring properties to the north, south, and east are Multiple Family (MF-2) zone. The neighboring properties to the west are within the Town Center (TC-3) zone.

The subject property is developed with the existing Islandian Condominiums. Neighboring development includes office buildings to the north and south, and the United States Postal Service to the west.

Pursuant to MICC 19.15.220(C)(1)(c)(i)(c), any alterations to an existing building that result in a change of 50 percent, or more, of the exterior surface area require review by the Design Commission.

MICC 19.15.220(C)(2)(a) requires any project that requires design commission approval to go before the design commission with a study session prior to application "to discuss project concepts before the plans are fully developed." A study session was completed for this project on January 3, 2024.

Pursuant to MICC 19.15.030 Table A, an application for Design Commission review is a Type IV permit, and pursuant to MICC 19.15.030 Table B, a public hearing is required for Type IV permits. At the public hearing, the design commission must review the project to determine if the project meets the criteria listed in MICC Section 19.11, Town Center Development and Design Standards.

FINDINGS OF FACT

Pursuant to MICC 19.15.220(C)(1)(c)(i)(c), any alterations to an existing building that result in a change of 50 percent, or more, of the exterior surface area require review by the Design Commission. The proposal is for the repair and remediation of more than 50 percent of the exterior surface area of the existing building.

Planning staff conducted a review of the project and provides the following analysis detailing compliance with the criteria listed in MICC Section 19.11, Town Center Development and Design Standards, as well as design review process found in MICC 19.15.220.

Many of the Town Center design standards are intended to be applied to major new construction projects.

Based on the small scale of the proposed addition, the staff review and analysis considers the direction provided in MICC 19.11.150(A)(1):

The design commission or the code official shall review the applicability of the development and design standards and determine the project's conformance with this chapter. The degree of conformance with all of the development and design standards will vary on a project-by-project basis. The design commission shall review each project on the project's degree of overall conformity with the objectives, standards and the comprehensive plan.

As a result, the review and analysis are limited to those Town Center design standards that apply based on the scope of the project. Those standards that do not apply are not included.

The following is an analysis of the proposal regarding the criteria for approval:

1. **MICC 19.15.220(B)(1), Powers of the Design Commission, states that:** No building permit or other required permit shall be issued by the city for any major new construction or minor exterior modification of any regulated improvement without prior approval of the Design Commission or Code Official as authorized pursuant to MICC 19.15.010(E). Certain development and activities that do not require a permit are subject to design review as provided in MICC 19.15.220(C)(1)(c).

Staff Finding: The proposal is for a minor exterior modification as defined in MICC 19.16.010. As such, the proposal is subject to design review by either the Code Official or the Design Commission.

2. **MICC 19.15.220(C)(1)(c)(ii), Design Review Procedure, Review Authority: The following development proposals shall require Design Commission review:** All other development proposals requiring design review and not requiring design commission review under subsection (C)(1)(c)(i) of this section shall be reviewed by the code official. The code official shall have the authority to determine that an application normally reviewed by code official shall require design commission review and approval, based on factors such as scope, location, context, and visibility of the proposed change or modification.

Staff Finding: The proposal meets (ii) above because the code official determined the application shall be reviewed and approved by the design commission based on the scope of the proposed work, location of the building in the Town Center, and visibility of the proposed change.

10. MICC 19.11.100(B)(12), Building Design Development and Design Standards.

12. *Harmony.* The elements of a building should relate logically to each other, as well as to the surrounding buildings. A single building or complex should be stylistically consistent; architectural style, materials, colors and forms should all work together.

Staff Finding: The elements used for the proposed addition are consistent with the existing building relative to architectural style, materials, colors and form. The project complies with this standard.

11. MICC 19.11.110 (B), Materials and Color.

MICC 19.11.110(B)

1. **Building Exteriors.** Building exteriors should be constructed from high quality and durable materials. It is important that the materials and colors weather well and that building exteriors need minimal maintenance.
2. **Regional Focus.** Materials and colors should reflect the city's regional setting.
3. **Attention to All Sides.** Materials and colors should be used with cohesiveness and compatibility on all sides of a building.
4. **Concrete Walls.** Concrete walls should be architecturally treated. The treatment may include textured concrete such as exposed aggregate, sand blasting, stamping or color coating.
5. **Harmonious Range of Colors.** A harmonious range of colors should be used within the Town Center. Neon or very bright colors, which have the effect of unreasonably setting the building apart from other adjacent buildings on the street, should not be used.
6. **Bright Colors.** Bright colors should be used only for trim and accents if the use is consistent with the building design and other design requirements.
7. **Undesired Materials.** Beveled metal siding, mirrored glass, and vinyl siding should not be used. EIFS, stucco and similar materials should be limited to use as a minor building facade element.
8. **Variation of Materials.** A variation of building materials should be used to assist in the creation of a visually interesting experience.

Staff Finding: The proposed design shows attention to all sides and the proposed materials and colors are high quality, reflect the regional focus, are a harmonious range of color and deter from bright colors and undesirable materials.

CONCLUSIONS OF LAW

Based on the above Findings of Fact, the following Conclusions of Law have been made:

1. The application has undergone a Type IV review by the Design Commission at an open record hearing under MICC 19.15.140.
2. The Design Commission concludes that the proposal complies with the Mercer Island City Code, provided that the following conditions are met.

CONDITIONS OF APPROVAL

The City of Mercer Island Design Commission hereby grants the applicant design approval for the repair and remediation of the Islandian Condominiums located at 3055 80th Avenue SE, as shown in **Exhibit 1**. The Design Commission Chair is authorized to sign the Findings of Fact and Conclusions of Law on behalf of the Commission. The Design Commission conditions the approval as follows:

1. All aspects of the proposed project shall be consistent with the detail information submitted with this application (including, but not limited to, elevations, perspective drawings, colors, and materials), as depicted by **Exhibit 1**.
2. The applicant shall apply for and obtain a building permit from the City of Mercer Island prior to construction of any site or building improvements.
3. The applicant shall submit a complete application for a building permit within three years from the date of this decision, or within two years from the decision on appeal from the final design review decision. Failure to submit a complete building permit application within these time limits shall require a new design review application.

RECOMMENDATION

Based upon the above noted Findings of Fact and Conclusions of Law, design review application DSR24-001, as depicted in Exhibit 1, staff recommends the Design Commission adopts the staff findings and conclusions contained within this staff report and APPROVE the proposed development subject to the recommended conditions of approval also contained within this staff report. This decision is final, unless appealed in writing consistent with adopted appeal procedures, MICC 19.15.130, and all other applicable appeal regulations.

Recommended this 16th day of May, 2024



Grace Manahan
Assistant Planner











ORIGINAL COLOR AND MASSING SCHEME



SUGGESTED COLOR AND MASSING SCHEME





ORIGINAL COLOR AND MASSING SCHEME



SUGGESTED COLOR AND MASSING SCHEME

CITY OF MERCER ISLAND

COMMUNITY PLANNING & DEVELOPMENT

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CITY USE ONLY

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|-----------------|------------------|------------|-----------------|
| PROJECT# | RECEIPT # | FEE | <i>Item (3)</i> |
| | | | |

Date Received:

DEVELOPMENT APPLICATION

Received By:

| | | |
|-----------------------------------------------------------------------------|------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|
| STREET ADDRESS/LOCATION 3055 80th Ave SE, Mercer Island, WA 98040 | | ZONE |
| COUNTY ASSESSOR PARCEL #'S 362912-0000 | | PARCEL SIZE (SQ. FT.) |
| PROPERTY OWNER (required) Islandian Condominiums HOA | ADDRESS (required) 3055 80Th Ave SE, Mercer Island, WA 98040 | CELL/OFFICE (required) 206-914-3633 E-MAIL (required) rnorman@northlandgroup.com |
| PROJECT CONTACT NAME James Ramil | ADDRESS 3100 Airport Way S #65 Seattle, WA 98134 | CELL/OFFICE 202-746-3235 E-MAIL jamesr@evolutionarchitecture.net |
| TENANT NAME | ADDRESS | CELL PHONE E-MAIL |

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 *James D. Ramil*

DATE **January 24, 2024**

PROPOSED APPLICATION(S) AND CLEAR DESCRIPTION OF PROPOSAL (PLEASE USE ADDITIONAL PAPER IF NEEDED):

Remove all existing siding at north, south, west, and partial east elevations where marked on the plans and replace with new fiber cement siding. Install new windows, exterior sliding glass doors and exterior storage room doors in current locations to match current operation. Demo all unit deck railings and install new glass railings. Paint building.

ATTACH RESPONSE TO DECISION CRITERIA IF APPLICABLE

CHECK TYPE OF LAND USE APPROVAL REQUESTED:

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



January 24, 2024

Islandian Condominiums
c/o Northland Group, RA LLC
3040 78th Ave SE #81
Mercer Island, WA 98040

RE: Islandian Condominiums – Project Narrative
Property Addresses: 3055 80th Ave SE, Mercer Island, WA 98040

The Islandian Condominiums repair and remediation project will restore the envelope to watertight condition and enhance the aesthetics of the current building. The scope calls for removal of all existing siding at the north, south, west, and partial east elevations. We will replace the siding with a new durable fiber cement siding with a similar exposure to the current lap siding. The covered walkways and interior corridors will remain in place and receive new paint to bring it in line with the rest of the building.

The building will receive all new windows, exterior sliding glass doors and exterior storage room doors within the area of work, which excludes the covered walkways and corridors. Openings will remain the same size and the windows and doors will match their existing operation and swing direction. The frames will be white and visually increase the presence of the windows slightly.

All unit deck railings will be demolished. We will install new fascia mounted framed glass railings at all locations to expand the views and increase the daylight into the units. The aluminum rails will be powder coated in a dark grey to coordinate with the trim color.

Currently the building is monochromatic, and the new design will use color and texture to highlight the massing and material of the building. After an extensive study session with the Design Review Board and conversations with the client the design has changed to satisfy many of the recommendations. The new colorway will make use of two warm grey tones to add visual distinction and interest to the primary building masses. The main body will be light grey while the strong vertical and circulation elements will be a dark grey to provide contrast. All balcony areas will be wrapped in a warm wood tone color to provide visual warmth for the residents.

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. From a material standpoint, it is long lasting and already part of the neighborhood aesthetic. From a color perspective, the owners selected a warm grey scheme that continues the neutrality of the current color, but in a more interesting way that accentuates circulation and massing.

Thank you for your insight and time on this important repair and remediation project. We look forward to our discussion with the Design Commission.

James Ramil, RA
Evolution Architecture



January 24, 2024

Islandian Condominiums
c/o Northland Group, RA LLC
3040 78th Ave SE #81
Mercer Island, WA 98040

RE: Islandian Condominiums – Topic of Discussion for Reviewers
Property Addresses: 3055 80th Ave SE, Mercer Island, WA 98040

The Islandian Condominiums repair and remediation project will restore the envelope to watertight condition—much of the work is behind the cladding. The project is straightforward and has a light touch on modifying the base design language and massing of the building. We would like to discuss how we implemented the recommended changes of the Design Review Board and if there are any other requirements to get approved.

Time is of the essence for the Islandian Condominiums homeowners as this project has been over two years in the making and they would like to have their homes repaired as soon as possible.

Evolution Architecture appreciates the time and consideration of the Design Commission, and we look forward to the Design Commission session.

James Ramil, RA
Evolution Architecture

COMMUNITY PLANNING & DEVELOPMENT

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DESIGN COMMISSION FINDING OF FACT AND CONCLUSIONS OF LAW

| | |
|------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Project: | Monaco Villa Condominiums Repair and Remediation (DSR24-002) |
| Description: | A Design Commission Design Review application to repair and remediate the Monaco Villa Condominiums. The scope includes the removal of all damaged and failing existing siding at the north, east, and south elevations. The architectural massing would also be improved as part of the repair. |
| Applicant: | James Ramil and Tess Cleary (Evolution Architecture) for Joe Peloso (Monaco Villa Condominiums Property Manager) |
| Site Address: | 2929 76th Avenue SE, Mercer Island WA 98040; Identified by King County Assessor tax parcel number 5569600000 |
| Zoning District | Multiple Family (MF-2) |
| Exhibits: | <ol style="list-style-type: none"> 1. Design Review Plan Set, dated January 24, 2024 prepared by Evolution Architecture 2. Project Narrative 3. Study Session Notes |

SUMMARY

The applicant has applied for design review of a proposed repair and remediation project to restore the Monaco Villa Condominiums to watertight condition and enhance the aesthetics of the current building. The repair includes the removal and replacement of all damaged and failing siding, improving the architectural massing by removing the non-structural columns in the middle of the existing balconies, and replacing the existing windows, sliding glass doors, exterior doors, and railings in the same location and swing direction with dark bronze frames. The project also includes aesthetic upgrades to the color of the building and designs on both short side elevations. The proposed scope of work does not include alterations to the existing gross floor area, landscaping, or parking.

Pursuant to MICC 19.15.220(C)(1)(c)(i)(c), any alterations to an existing building that result in a change of 50 percent, or more, of the exterior surface area require review by the Design Commission.

MICC 19.15.220(C)(2)(a) requires any project that requires design commission approval to go before the design commission with a study session prior to application “to discuss project concepts before the plans are fully developed.” A study session with the Design Commission was held on January 3, 2024.

Pursuant to MICC 19.15.030 Table A, an application for Design Commission review is a Type IV permit, and pursuant to MICC 19.15.030 Table B, a public hearing is required for Type IV permits. At the public hearing,

the design commission must review the project to determine if the project meets the criteria listed in MICC Section 19.11, Town Center Development and Design Standards.

FINDINGS OF FACT

Pursuant to MICC 19.15.220(C)(1)(c)(i)(c), any alterations to an existing building that result in a change of 50 percent, or more, of the exterior surface area require review by the Design Commission. The proposal is for the repair and remediation of more than 50 percent of the exterior surface area of the existing building.

Planning staff conducted a review of the project and provides the following analysis detailing compliance with the criteria listed in MICC Section 19.12, Design Standards for Zones Outside Town Center, as well as design review process found in MICC 19.15.220.

Many of the design standards are intended to be applied to major new construction projects.

Based on the small scale of the proposed addition, the staff review and analysis considers the direction provided in MICC 19.12.010(D)(1):

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.

As a result, the review and analysis are limited to those design standards that apply based on the scope of the project. Those standards that do not apply are not included.

The following is an analysis of the proposal regarding the criteria for approval:

1. **MICC 19.15.220(B)(1), Powers of the Design Commission, states that:** No building permit or other required permit shall be issued by the city for any major new construction or minor exterior modification of any regulated improvement without prior approval of the Design Commission or Code Official as authorized pursuant to MICC 19.15.010(E). Certain development and activities that do not require a permit are subject to design review as provided in MICC 19.15.220(C)(1)(c).

Staff Finding: The proposal is for a minor exterior modification as defined in MICC 19.16.010. As such, the proposal is subject to design review by either the Code Official or the Design Commission.

2. **MICC 19.15.220(C)(1)(c)(i), Design Review Procedure, Review Authority:** The following development proposals shall require Design Commission review:
 - a. New buildings;
 - 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;
 - d. Any alteration to a site, where the alteration will result in a change to the site design that affects more than 50 percent of the development proposal site; and

- e. Any alterations to existing facades, where the building is identified by the city as an historic structure.

Staff Finding: The proposal meets (c) above because the alterations will result in a change to 50 percent or more of the exterior surface area of the existing building; therefore, the proposal is subject to Design Commission review.

3. MICC 19.12.030, Building design and visual interest.

A. Objectives.

1. To ensure high quality materials and finishes are used to bring a visually interesting experience to the streetscape.

Staff Finding: The existing building contains materials that are damaged and failing. The proposed materials include durable fiber cement siding in two formats (lap and panel) and phenolic resin shiplap siding to be used as an accent. The proposal also includes the reuse of the existing copper panels at the entry canopy, per Design Commission feedback during the study session. The design creates visual interest to the streetscape by incorporating the existing copper panels at the entry canopy on the east facade, and by using different materials and colors along the east, north, and south facades.

2. To ensure that building design is based on a strong, unified, coherent, and aesthetically pleasing architectural concept.

Staff Finding: The building design is unified and coherent across all facades of the building. The new design incorporates existing architectural elements by continuing the column motif on both short elevations of the building. Removing the existing non-structural columns brings the arches more in line with classical ratios and improved sightlines. The depth of the remaining columns would be doubled to give a more substantial presence and clarity, per Design Commission feedback during the study session.

To not restrict the design to a particular style.

Staff Finding: The design has not been restricted to a particular style due to the application of the standards below.

3. To ensure that new buildings are appropriately designed for the site, maintain human scale, and enhance the architectural character of the neighborhood.

Staff Finding: The proposed repair and remediation project would restore the envelope to watertight condition, which is more appropriate for the site, and the removal of the non-structural columns, replacement of the siding, and painting of the motifs on both short elevations of the building maintains human scale and enhances the architectural character of the neighborhood.

To ensure buildings are detailed, provide visual interest, do not have blank walls and that large buildings are modulated and articulated to reduce their apparent mass and scale.

Staff Finding: The proposed design provides visual interest in the use of materials and paint colors on all facades, does not have blank walls, and the redesign of the columns improves the mass and scale of the existing building.

4. To ensure high quality and durable buildings which will help to maintain and protect property values.

Staff Finding: The proposed materials include fiber cement siding in two formats (lap and panel) and phenolic resin shiplap siding to be used as an accent, which are high quality and durable.

B. *Standards.*

1. 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.

- a. 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.

Staff Finding: The proposed scope of work does not include altering the existing building scale.

- b. 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.

Staff Finding: The proposed scope of work alters the appearance of the existing building by improving the architectural massing through the removal of the non-structural columns at the balconies. The width to height arched opening is currently at a skewed proportion. The removal of the columns brings the arches more in line with classical ratios and provides improved sightlines and eliminates additional entry points for water penetration. The redesign of the columns, and continuation of the columns as motifs on the north and south facades eliminates unmodulated visual bulk.

2. Building facades – visual interest.

- a. 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.

Staff Finding: The proposed scope of work involves removing the non-structural columns at the balconies, which improves the overall bulk and mass of the exterior of the building by making the existing arches more proportionate to the size of the building. Based on Design Commission feedback during the study session, the proposal includes doubling the depth of the remaining columns to give them a more substantial presence and clarity.

- b. Modulation guidelines.
 - 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.

Staff Finding: The proposed scope of work includes modification to the existing balconies by removing the non-structural columns in the middle of the balconies. The proposal also includes doubling the depth of the remaining columns to give them more substantial presence and clarity.

- 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.

Staff Finding: The proposed scope of work does not involve stepping back or projecting the existing building facade.

- c. 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.

Staff Finding: The proposed scope of work involves painting the existing exterior of the north and south facades with arched column motifs that continue the proposed arches at the front of the building. The existing building includes balconies, arches, and windows that provide visual interest to the blank walls at the ground level. No changes to the ground level facades, beyond revisions to the columns, are proposed.

- d. Fenestration should be integrated in the overall building design and should provide variety in facade treatment.

Staff Finding: 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. The existing fenestrations will be updated, however the size of the windows and doors, and operation and swing direction of the doors will remain unchanged. The frames would be a dark bronze color to complement surrounding colors.

- e. 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.

Staff Finding: 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.

- f. 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.

Staff Finding: The proposed scope of work does not include new signage or changes to any existing signage.

- 3. 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.

Staff Finding: The proposed design uses variations of color, materials, and patterns that are proportional to the scale of the building. The removal of the non-structural columns and increase of the depth of the remaining columns break up the flat surfaces at the front facade. The continuation of the column design at the sides of the building break up the flat surfaces on these elevations as well.

- a. Tripartite building articulation (building top, middle, and base) should be used to create human scale and architectural interest.

Staff Finding: The proposed design speaks to the building top, middle, and base using colors and materials that create architectural interest. No changes to the building articulation are proposed beyond the removal of the non-structural columns at the front of the building.

- b. 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.

Staff Finding: The proposed design includes revisions to the existing balconies and non-structural columns to make the balconies more proportional to the size of the building and provide more functionality. The existing window and door frames would be updated with a dark bronze color to complement the surrounding colors. No changes are proposed to the locations of the balconies, windows, doors, or other fenestrations.

- c. 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.

Staff Finding: The existing balconies would be updated with “Trespa Romantic Walnut” finishes. The non-structural columns located at the middle of each balcony would be removed, providing more functionality and making the balconies more proportional to the building. The existing entry would be accented using the existing copper panels where feasible. The proposed design includes variation to materials and colors that creates visual interest, including continuing the arched details along the sides of the building.

- d. 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.

Staff Finding: The proposed design does not include changes to the existing building structure or bulk.

4. Materials and color.

- a. Building exteriors should be constructed from high quality and durable materials that will weather well and need minimal maintenance.

Staff Finding: The proposed materials are high quality and durable that will weather well and need minimal maintenance.

- b. Materials and colors generally should be used with consistency on all sides of a building.

Staff Finding: The proposed materials and colors included in the design will be generally used consistently on all sides of the building.

- c. 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.

Staff Finding: The proposed colors and materials highlight the balconies, doors, windows, and changes in building planes. The entry way would be accentuated using the existing copper panels where feasible.

- d. Concrete walls should be architecturally treated. The enhancement may include textured concrete such as exposed aggregate, sand blasting, stamping or color coating.

Staff Finding: The proposed concrete walls would be architecturally treated.

- e. 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.

Staff Finding: The proposed design does not include bright or fluorescent colors.

5. Building entrances.

- a. 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.

Staff Finding: The existing building entrance will be highlighted by the installation of the existing copper panels, as long as they are in good condition following the removal. No other changes to the primary entrance are proposed.

- b. 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.

Staff Finding: No changes to the landscaping and architecture of the primary entrance are proposed.

6. Rooflines.

Staff Finding: No changes to the existing roof line are proposed.

7. Buildings containing residential units should incorporate the following additional design elements to make them residential in character:

- a. Bay windows, dormers, patios or decks;
- b. Base articulation such as plinths; or

- c. Other techniques approved by the design commission which make the building residential in character.

Staff Finding: The proposed design enhances the existing balconies by making them more proportional to the size of the building. No other changes to the building subject to these standards are proposed.

CONCLUSIONS OF LAW

Based on the above Findings of Fact, the following Conclusions of Law have been made:

1. The application has undergone a Type IV review by the Design Commission at an open record hearing under MICC 19.15.140.
2. The Design Commission concludes that the proposal complies with the Mercer Island City Code, provided that the following conditions are met.

RECOMMENDED CONDITIONS OF APPROVAL

The City of Mercer Island Design Commission hereby grants the applicant design approval for the repair and remediation of the Monaco Villa Condominiums for the site located at 2929 76th Avenue SE, as shown in Exhibit 1. The Design Commission Chair is authorized to sign the Findings of Fact and Conclusions of Law on behalf of the Commission. The Design Commission conditions the approval as follows:

1. All aspects of the proposed project shall be consistent with the detail information submitted with this application (including, but not limited to, elevations, perspective drawings, colors, and materials), as depicted by Exhibit 1.
2. The applicant shall apply for and obtain a building permit from the City of Mercer Island prior to construction of any site or building improvements.
3. The applicant shall submit a complete application for a building permit within three years from the date of this decision, or within two years from the decision on appeal from the final design review decision. Failure to submit a complete building permit application within these time limits shall require a new design review application.

RECOMMENDATION

Based upon the above noted Findings of Fact and Conclusions of Law, design review application **DSR24-002**, as depicted in **Exhibit 1**, staff recommends the Design Commission adopts the staff findings and conclusions contained within this staff report and **APPROVE** the proposed development subject to the recommended conditions of approval also contained within this staff report. This decision is final, unless appealed in writing consistent with adopted appeal procedures, MICC 19.15.130, and all other applicable appeal regulations.

Recommended this 16th day of May, 2024



Molly McGuire
Senior Planner

MONACO VILLA EXTERIOR REMEDiation

2929 76th Ave SE, Mercer
Island, WA 98040

01/24/24
DESIGN COMMISSION

| REVISION SCHEDULE | | |
|-------------------|------|-------------|
| REV | DATE | DESCRIPTION |
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2215901

CURRENT
CONDITIONS

DC-01



VIEW FROM 77TH AVE SE



VIEW FROM 76TH AVE SE & SE 29TH STREET



VIEW OF LONG EAST FACADE



VIEW OF COPPER AND WALL CONDITION CLOSE UP

MONACO VILLA EXTERIOR REMEDiation

2929 76th Ave SE, Mercer
Island, WA 98040

01/24/24
DESIGN COMMISSION

| REVISION SCHEDULE | | |
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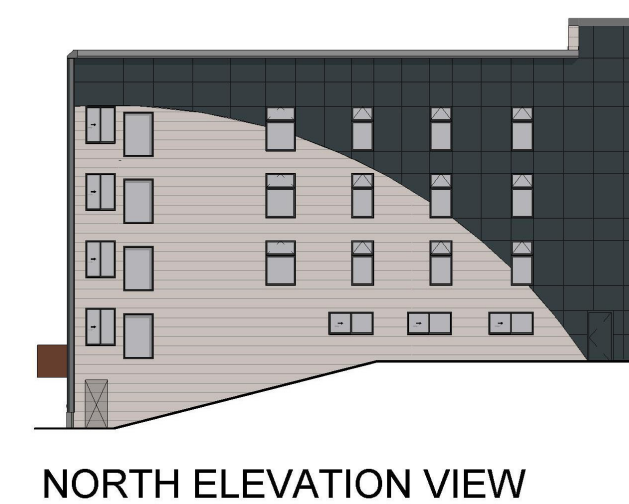
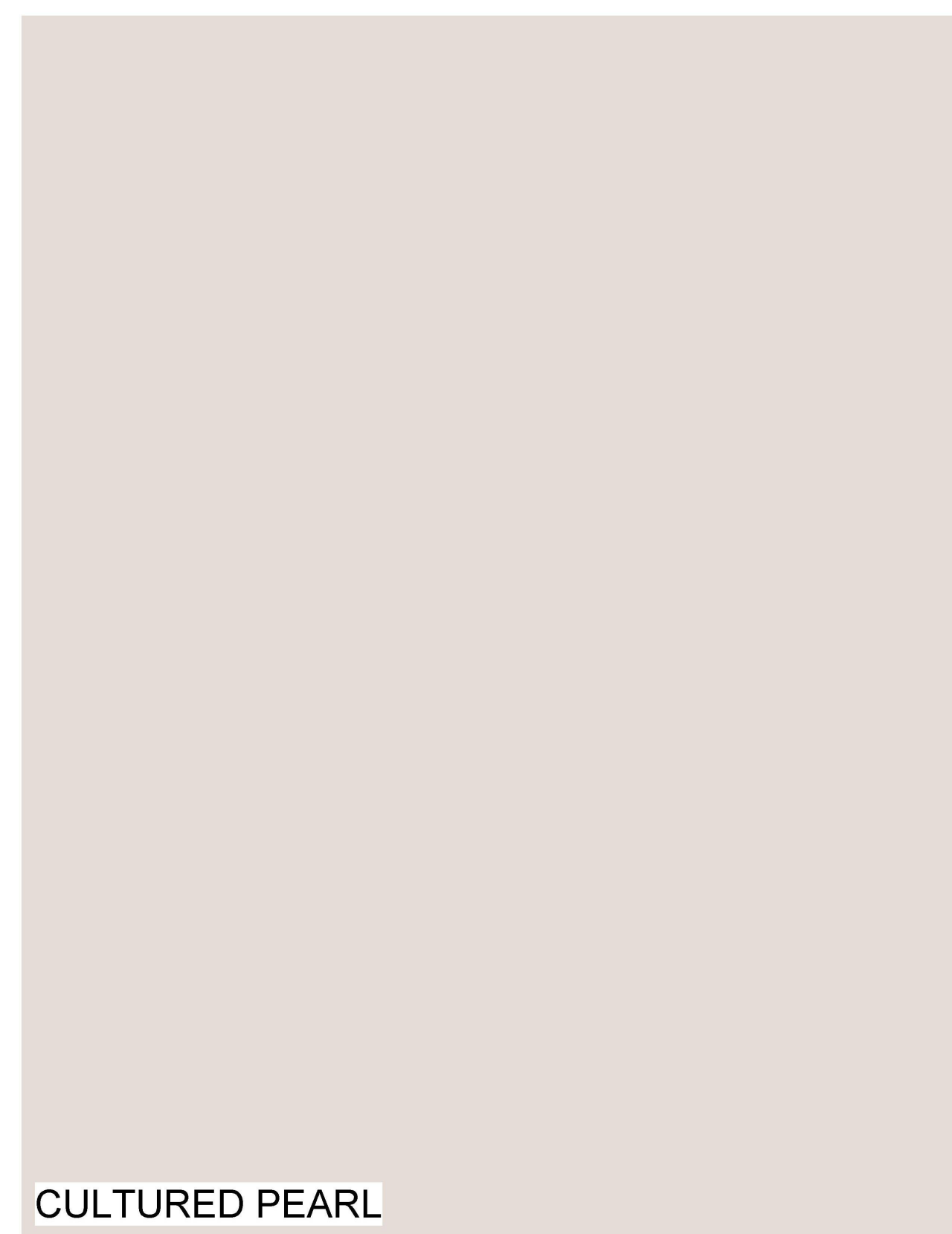
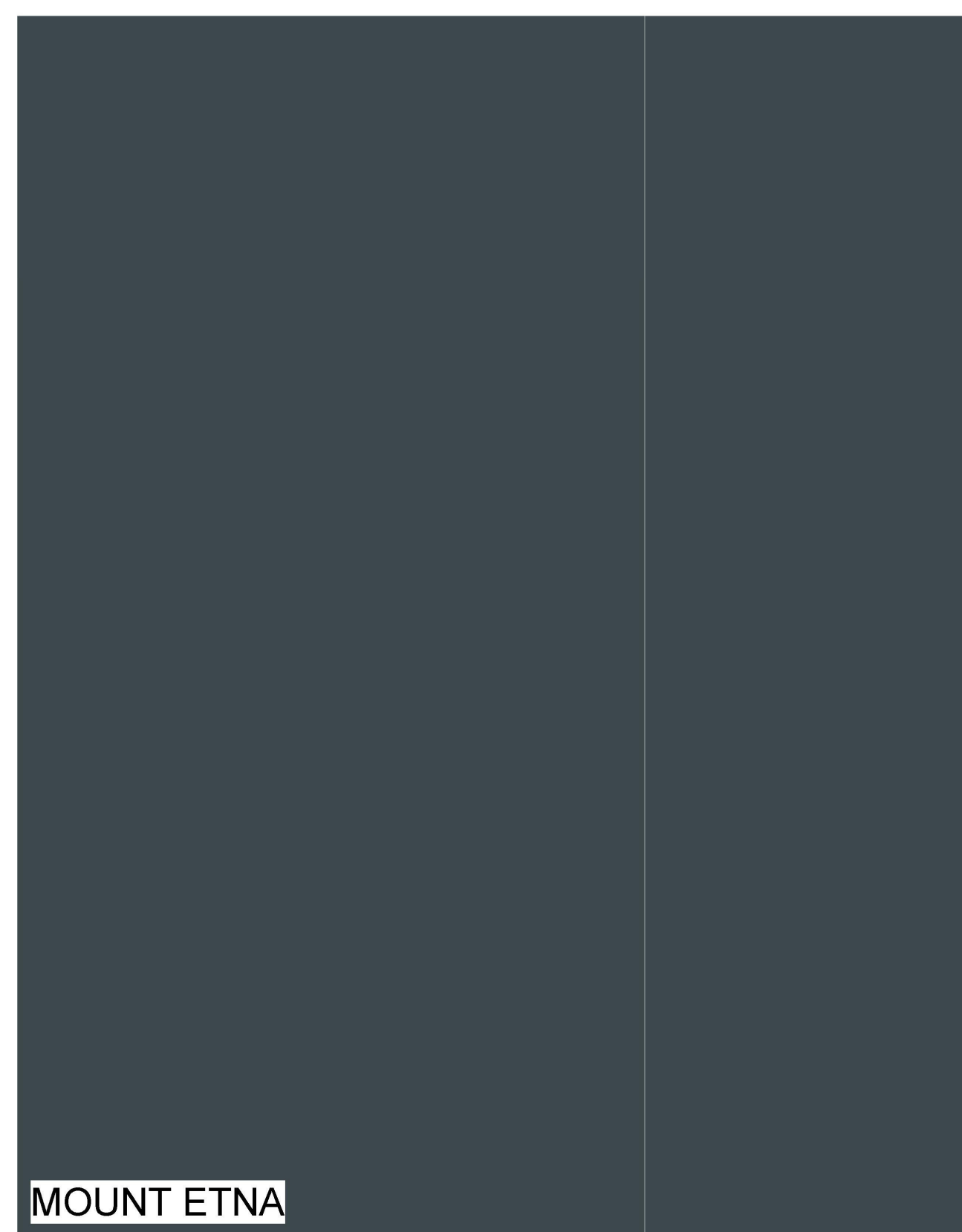
2215901

ORIGINAL DESIGN
PRESENTATION

DC-02

DESIGN OPTION 1

MOUNT ETNA
CULTURED PEARL
TRESPA ROMANTIC WALLNUT



MONACO VILLA EXTERIOR REMEDiation

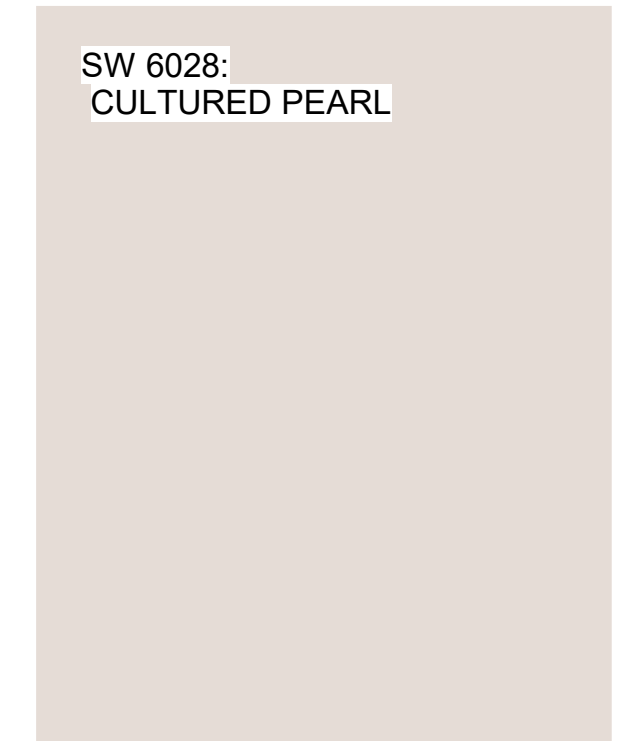
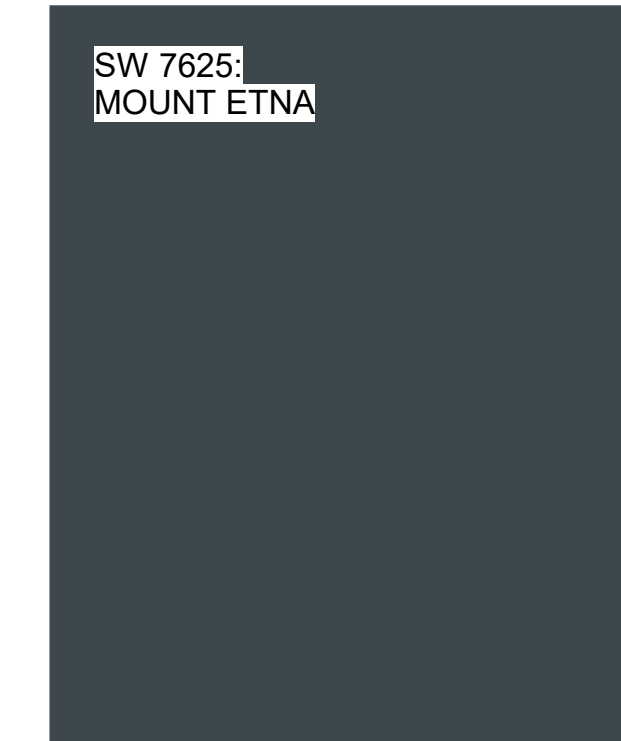
2929 76th Ave SE, Mercer
Island, WA 98040

01/24/24
DESIGN COMMISSION



1 AERIAL VIEW FROM SOUTHEAST

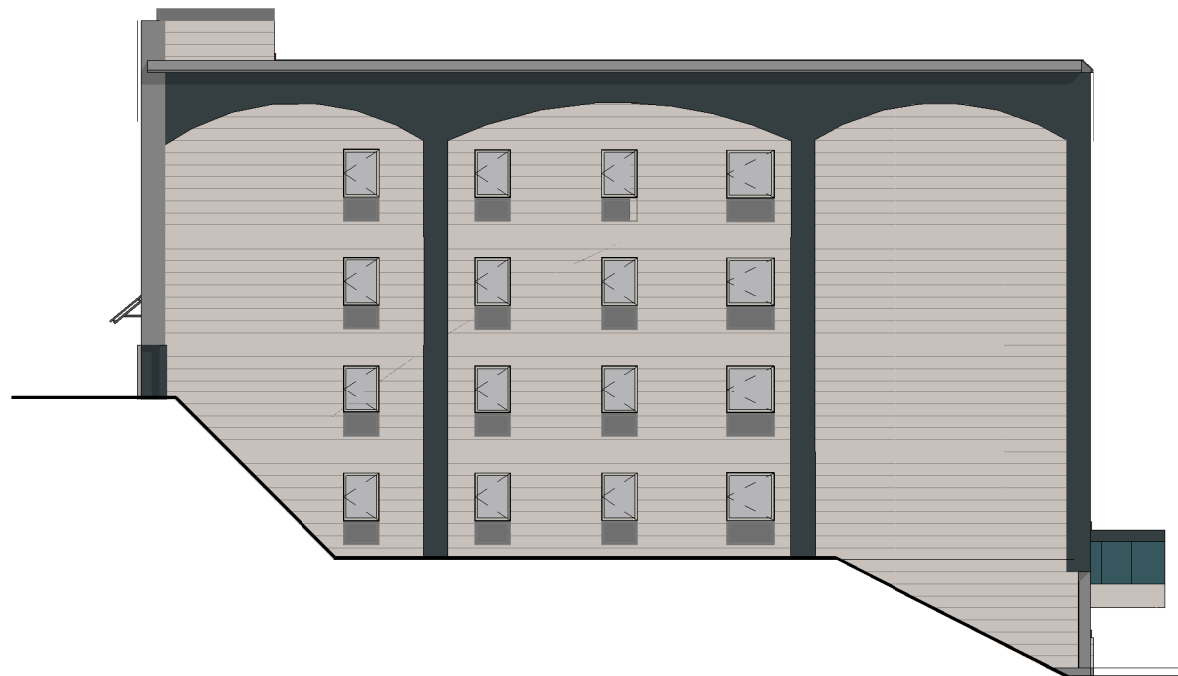
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ACCENT PAINT: MOUNT ETNA
TRESPA:
ROMANTIC WALNUT
ACCENT ENTRY: REUSED COPPER PANELS



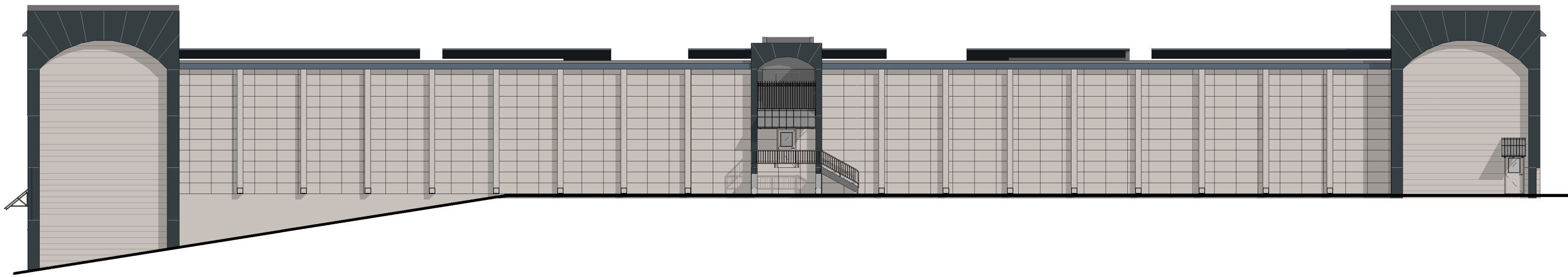
5 NORTH ELEVATION VIEW
1/16" = 1'-0"



2 EAST ELEVATION VIEW
1/16" = 1'-0"



4 SOUTH ELEVATION VIEW
1/16" = 1'-0"



3 WEST ELEVATION VIEW
1/16" = 1'-0"

| REVISION SCHEDULE | | |
|-------------------|------|-------------|
| REV | DATE | DESCRIPTION |
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2215901

UPDATED DESIGN
USING COMMENTS

DC-03

MONACO VILLA EXTERIOR REMEDATION

2929 76th Ave SE, Mercer
Island, WA 98040

01/24/24
DESIGN COMMISSION

| REVISION SCHEDULE | |
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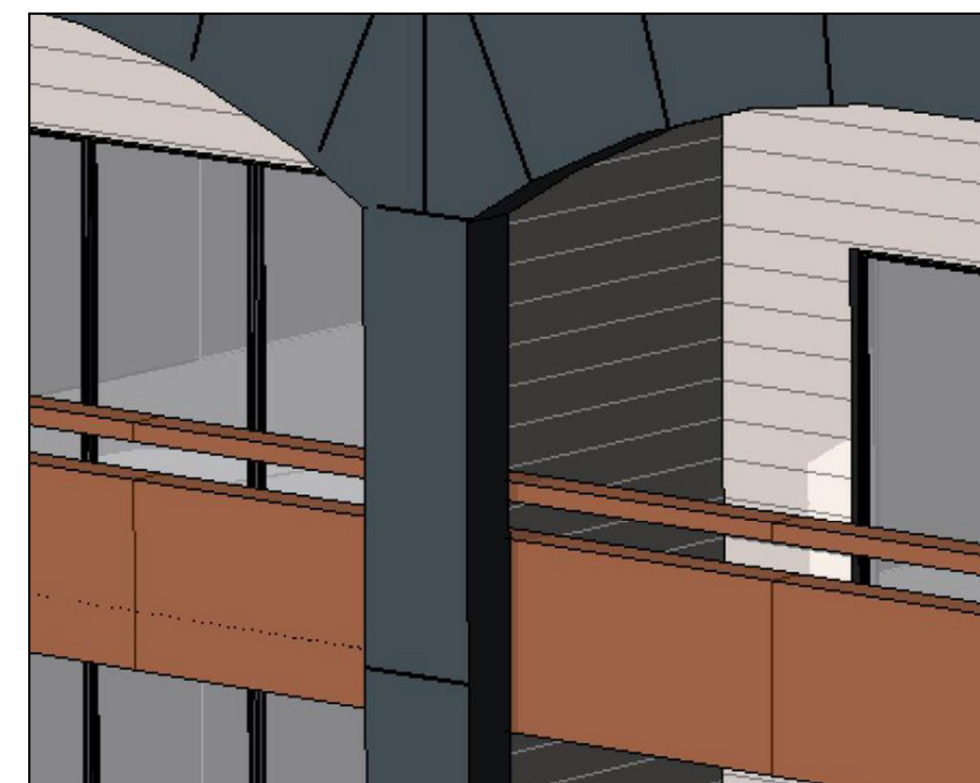
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ENLARGED AERIAL
VIEW

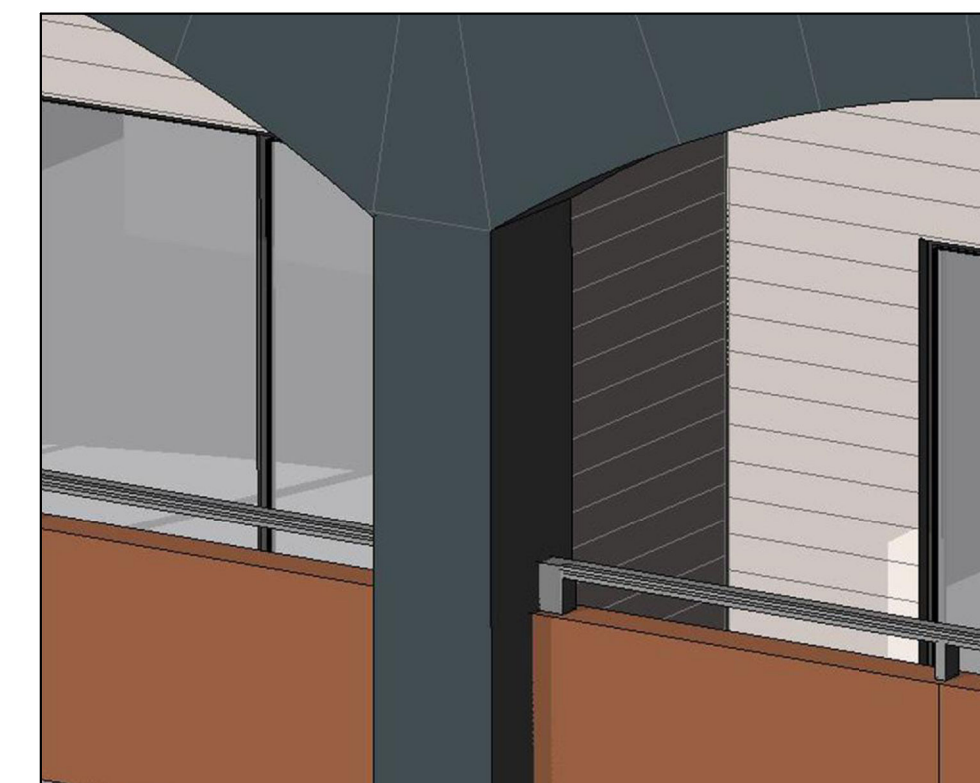
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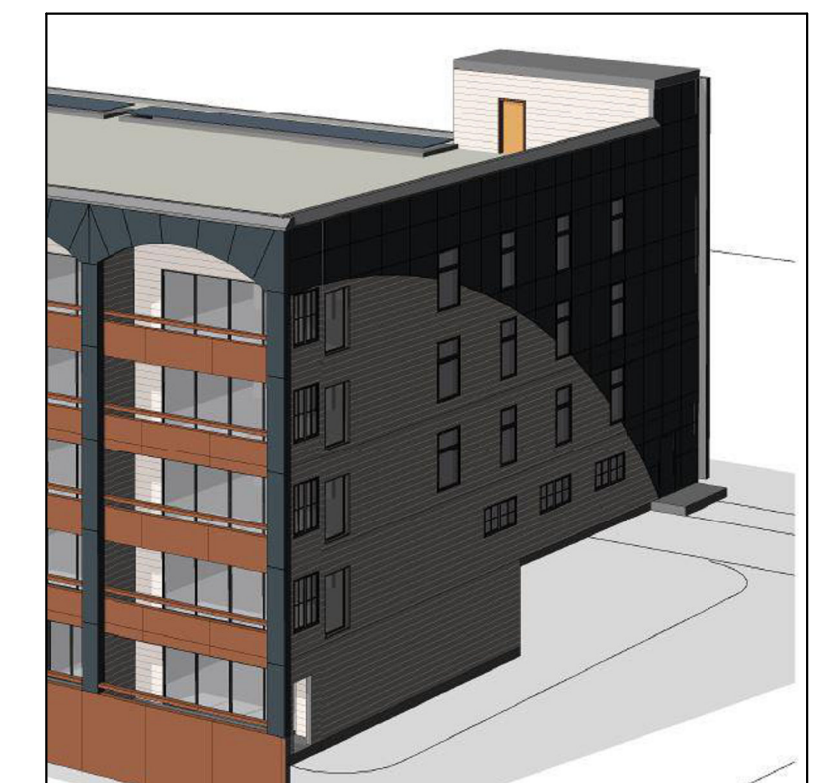
ORIGINAL ENTRY CANOPY WRAPPED
IN TRESPA



ORIGINAL COLUMN TREATMENT
APPEARED SOMEWHAT SHALLOW



UPDATED COLUMN TREATMENT READS AS
MUCH MORE SUBSTANTIAL



ORIGINAL END FACADES TREATED IN A
SUPER GRAPHIC



UPDATED ENTRY CANOPY
WRAPPED IN COPPER REUSED
FROM THE CURRENT BUILDING

UPDATED END FACADES
MIRROR EAST FACADE
RHYTHM AND SCALE



January 24, 2024

Monaco Villa Condominiums
c/o Best Management Co.
3805 108th Ave NE, Suite 210
Bellevue, WA 98004

RE: Monaco Villa Condominiums – Topic of Discussion for Reviews
Property Addresses: 2929 76th Ave SE, Mercer Island, WA 98040

The Monaco Villa Condominiums repair and remediation project will restore the envelope to watertight condition—much of the work is behind the cladding. The project is straightforward and has a light touch on modifying the base design language and massing of the building. We would like to discuss how we implemented the recommended changes of the Design Review Board and if there are any other requirements to get approved.

Time is of the essence for Monaco Villa Condominiums homeowners as this project has been over a year in the making and they would like to have their homes repaired as soon as possible.

Evolution Architecture appreciates the time and consideration of the Design Commission, and we look forward to the study session.

James Ramil, RA
Evolution Architecture

January 24, 2024

Monaco Villa Condominiums
 c/o Best Management Co.
 3805 108th Ave NE, Suite 210
 Bellevue, WA 98004

RE: Monaco Villa Condominiums – Project Narrative
Property Addresses: 2929 76th Ave SE, Mercer Island, WA 98040

The Monaco Villa Condominiums repair and remediation project will restore the envelope to watertight condition and enhance the aesthetics of the current building. The scope calls for removal of all damaged and failing existing siding at the north, east, and south elevations. We will replace the siding with a new durable fiber cement siding in two formats, lap and panel, and with a phenolic resin shiplap siding used as an accent. Per the DRB comments we also changed the entry canopy to be clad in reused copper panels, which currently run along the east façade. They are in various degrees of quality so only the best will be reused. If it turns out that there are not enough feasible panels, the canopy will revert to be clad in the phenolic resin shiplap siding accent color. This diversity of materials and colors will greatly enhance the horizontal, vertical, foreground, and background pieces of the building creating a more pleasing texture and street appeal.

As part of this repair, we also took the opportunity to improve the architectural massing. We removed the non-structural ‘columns’ that were in the middle of the balconies. These ‘columns’ blocked views and provided additional entry points for water penetration. The width to height arched opening was also at a skewed proportion. Removing them brought the arches more in line with classical ratios and improved sightlines. Considering the DRB study session comments, we doubled the depth of the remaining columns giving them a more substantial presence and clarity. Also, per the DRB study session suggestions, we eliminated the super-graphic half arch on both the minor north and south facades. Instead, we have continued the column motif visually on both short elevations of the building. Because the north side is almost completely obscured and the south side is not a prime view, we used reveal lines and paint to mimic the arched rhythm along the primary front façade.

Currently the building is monochromatic and as part of this critical repair and restoration the Board chose to introduce a pleasing Pacific Northwest color palette of neutral beige (main body color), dark gray-green (primary accent color), walnut (balcony accent color), and weathered copper (entry canopy). This enhances the curb appeal of the building from all major visible angles while staying somewhat subdued.

The building will receive all new windows, sliding glass doors, exterior doors, and railings within the area of work. Openings will remain the same size and the windows and doors will match their existing operation and swing direction. The frames will be dark bronze and complement the surrounding colors nicely.

The primary reason for this project is to repair the water damage accumulated over many years. This requires removing the façade almost entirely. This allowed homeowners to capitalize on necessary repairs with a tasteful update of the building’s aesthetics and presence within its surrounding context. Rather than replacing it in like kind with beige stucco and some not-quite-right proportions, the new design is a significant improvement and adheres to the codes and standards set forth by the City of Mercer Island.

Thank you for your insight and time on this important repair and remediation project and we look forward to our study session with you.



James Ramil, RA
 Evolution Architecture


COMMUNITY PLANNING & DEVELOPMENT

206.275.7605
www.mercerisland.gov/cpd

January 17, 2024

Evolution Architecture
 Attn: James Ramil / Tessa Cleary
 3100 Airport Way S #65
 Seattle, WA 98134
 Via: Email

RE: **DSR23-014** Monaco Villa Condominiums Design Commission Study Session; 2929 76th Ave SE, Mercer Island, WA 98040

The City of Mercer Island Design Commission held a Study Session on January 3, 2024 for a Design Review Application received on November 28, 2023 for the property located at 2929 76th Ave SE, Mercer Island, WA 98040. Following the Study Session, City staff has prepared the following summary for the applicant:

- Materials –
 - Trespa seems to be a flat material and presents in one face (timestamp 1:23:40)
 - The amount of Trespa on the front elevation makes the material look not as high quality (timestamp 1:28:10)
 - Facade feels “paper thin”. The existing arches feel more monolithic and monumental, and when they are broken up with the hardy reveals, they start to feel thinner in materiality. Suggestion to turn the corner with the material (timestamp 1:30:41)
- Super graphics –
 - How is the classical architecture of the building interpreted with the super graphic? (timestamp 1:25:00)
 - Existing foliage at the ends of the building gives more license to have a cleaner and simpler design due to the wall acting as a backdrop to the trees (timestamp 1:26:53)
- The applicant should demonstrate how the design integrates patterned material that elevates the building and the elements associated with the building into the neighborhood.
- The applicant should demonstrate how the selection of materials is high quality and durable. The materials should be an upgrade in quality from the existing materials in architectural terms.

The full Design Commission video from January 3, 2024 is available on the City of Mercer

Island's website: [Meetings | Mercer Island, Washington](#).

Please do not hesitate to contact me at 206-275-7712 or via e-mail at molly.mcguire@mercerisland.gov if you have any questions.

Sincerely,



Molly McGuire, Planner
City of Mercer Island Community Planning and Development