



# DESIGN COMMISSION VIDEO MEETING AGENDA

**Thursday, May 13, 2021**

Mercer Island City Hall - Council Chambers  
9611 SE 36th Street | Mercer Island, WA 98040  
**Phone: 206.275.7706 | [www.mercerisland.gov](http://www.mercerisland.gov)**

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## **PLANNING COMMISSIONERS:**

**Chair:** Richard Erwin

**Vice Chair:** Colin, Brandt

**Commissioners** Claire McPherson, Anthony Perez, Tom Soeprono, Hui Tian, Suzanne Zahr

**In compliance with the Americans with Disabilities Act, those requiring accommodation for meetings should notify the Staff Liaison at least 24 hours prior to the meeting.**

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## **VIRTUAL MEETING NOTICE**

The Design Commission meeting will be held virtually using video conferencing technology provided by Zoom, and the public will have the opportunity to provide comment during Appearances by either calling in or logging onto the meeting as a Zoom attendee.

**Registering to Speak:** Individuals wishing to speak during live Appearances will need to register their request with the Sr. Administrative Assistant at 206.275.7791 or email at [andrea.larson@mercerisland.gov](mailto:andrea.larson@mercerisland.gov) and leave a message before 4pm on the day of the Design Commission meeting. Please reference "Appearances". Each speaker will be allowed three (3) minutes to speak.

**Public Comment by Video:** Notify the Sr. Administrative Assistant in advance that you wish to speak on camera and staff will be prepared to permit temporary video access when you enter the live Design Commission meeting. Please remember to activate the video option on your phone or computer, ensure your room is well lit, and kindly ensure that your background is appropriate for all audience ages. Screen sharing will not be permitted, but documents may be emailed to the [Design Commission](#).

**Join by Telephone at 6:00 pm:** To listen to the hearing via telephone, please call 253.215.8782 and enter Webinar ID **829 0884 3250** and Passcode **216892** when prompted.

**Join by Internet at 6:00 pm:** To watch the hearing over the internet via your computer microphone/ speakers follow these steps:

1. Click this [Link](#)
2. If the Zoom app is not installed on your computer, you will be prompted to download it.
3. If prompted for Meeting ID, enter **829 0884 3250**; Enter Passcode **216892**

## **CALL TO ORDER & ROLL CALL, 6:00 PM**

### **PUBLIC APPEARANCES**

This is the time set aside for members of the public to speak to the Commission about issues of concern. If you wish to speak, please consider the following points:

- Speak audibly into the podium microphone.
- State your name and address for the record.
- Limit your comments to 3 minutes.

*The Commission may limit the number of speakers and modify the time allotted. Total time for appearances: 15 minutes.*

#### **REGULAR BUSINESS**

[\(1\)](#) April 22, 2021 Minutes

[\(2\)](#) Study Session - DSR20-010 - Shell Station renovation

#### **OTHER BUSINESS**

(3) Director's Report

(4) Planned Absences for Future Meetings

(5) Announcements & Communications

(6) Next Scheduled Meeting: TBD

#### **ADJOURNMENT**

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# DESIGN COMMISSION

## MEETING MINUTES



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Wednesday, April 22, 2021

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### CALL TO ORDER

Chair Richard Erwin called the virtual meeting to order at 6:04 PM from a remote location.

### ROLL CALL

Chair Richard Erwin, Vice Chair Colin Brandt, Commissioners Traci Granbois, Anthony Perez, Tom Soeprono (6:06 PM), and Suzanne Zahr were present. Commissioner Claire McPherson was absent.

### STAFF PRESENT

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

### MEETING MINUTES APPROVAL

The Commission reviewed the minutes from February 24, 2021.

It was moved by Brandt; seconded by Perez to:

**Approve the February 24, 2021 minutes**

Passed 6-0

### APPEARANCES

Jake Jacobson provided comments regarding the Xing Hua project.

Victor Raisys spoke about the Xing Hua project

Meg Lippert commented on the Xing Hua project.

Robin Russell spoke to concerns about the Xing Hua project.

Tom Acker provided comments regarding the Xing Hua project.

### REGULAR BUSINESS

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

Robin Proebsting, Senior Planner, gave a brief presentation and provided clarifying information to the Commission regarding the Xing Hua project and introduced John Davies, KPG, and Megan McKay, Johnston Architects.

The Commission discussed the project.

Megan McKay, Johnston Architects, spoke to the Commission regarding parking spaces. The Applicant team

provided that they will provide an additional parking space that would bring the parking spaces to 203 parking spaces for this project.

John Davies, KPG, provided clarification to the Commission regarding flex parking spaces.

It was moved by Brandt; seconded by Perez to:

**Provide an additional condition of approval to the previously approved conditions that the applicant provide one more – a 203<sup>rd</sup> – Commercial parking stall prior to permit issuance in accordance with the City standards for parking stalls.**

Passed 6-0

#### **PLANNED ABSENCES FOR FUTURE MEETINGS**

There were no planned absences.

#### **OTHER BUSINESS**

Jeff Thomas, Interim CPD Director, gave a brief update to the Commission regarding the Town Center parking study that the City Council is looking to scope in 2021 and regarding the Town Center moratorium and the commercial retail analysis that is being conducted.

#### **ANNOUNCEMENTS AND COMMUNICATIONS**

Andrea Larson, Sr. Administrative Assistant, spoke to the Commission regarding the Annual Recruitment process for Boards & Commissions.

#### **ADJOURNMENT**

The meeting was adjourned at 7:50 PM



# CITY OF MERCER ISLAND

## COMMUNITY PLANNING & DEVELOPMENT

9611 SE 36TH STREET | MERCER ISLAND, WA 98040

PHONE: 206.275.7605 | [www.mercerisland.gov](http://www.mercerisland.gov)



## STAFF REPORT

### DESIGN COMMISSION STUDY SESSION

<b>Project No:</b>	DSR20-010
<b>Description:</b>	Shell Station renovation
<b>Applicant/ Owner:</b>	Brad Kaul (Kaul Design Architecture) / Matt Randish (Sun Pacific Energy)
<b>Site Address:</b>	7833 SE 28 <sup>th</sup> St (Parcel Number 545230-0380)
<b>Zoning District</b>	Town Center (TC)
<b>Staff Contact:</b>	Robin Proebsting, Senior Planner
<b>Exhibits:</b>	<ol style="list-style-type: none"> <li>1. Conceptual Plans prepared by Kaul Design Architecture, dated February 25, 2021</li> <li>2. Project Narrative prepared by Brad Kaul</li> <li>3. Shell Convenience Store Addition Parking Memo prepared by Heath &amp; Associates, dated March 2, 2021</li> </ol>

#### INTRODUCTION

The applicant has applied for Design Commission Design Review for a proposed renovation to the Shell gas station at the intersection of SE 28<sup>th</sup> St and 80<sup>th</sup> Ave SE. The scope of work includes improvements to the existing convenience store, an addition of 580 square feet of sales area, and replacement of the existing fuel canopy and pumps. 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 site is located at 7833 SE 28<sup>th</sup> St, in the Town Center zone. The neighboring properties are also within the Town Center zone. The site is currently developed with a gas station and convenience store. Neighboring development includes a grocery store to the west, multi-story office buildings to the north and east, and single-story medical/dental office to the south.

This project will require design review and 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).

## STAFF ANALYSIS AND CRITERIA FOR REVIEW

### **Bulk regulations**

Building height is limited to 27 feet, pursuant to MICC 19.11.030(A)(1). The convenience store and fuel canopy will be 18 feet tall at their highest point, consistent with this standard (Exhibit 1, sheet A2.1).

Average Daylight Plane standards in MICC 19.11.030(A)(7) require block frontages to step back buildings at a 45-degree angle beginning at a height of 25 feet. Since all buildings will be shorter than 25 feet, this standard does not apply (Exhibit 1, sheet A2.1).

### **Lighting**

Lighting standards are contained in MICC 19.11.090. Lighting should be designed to be pedestrian scale, LED or low wattage, shielded, and integrated into the overall design. The proposed design meets the standards in this section by including light fixtures that will be 8-15 feet in height, supporting a pedestrian scale; utilizing LED lighting, as called for by code; and shielding lights by either installing them under the fuel canopy or on the building face using fixtures with a full cutoff design. According to the lighting sheet within the plan set, light levels at the property line adjacent to the building will be under 2 foot-candles, largely confining light to the property boundaries (Exhibit 1, sheet E1.0).

### **Building design**

The building design standards in MICC 19.11.100 require articulated, transparent facades along pedestrian rights-of-way with building facades that should provide visual interest to pedestrians. The proposed design uses a variety of complimentary materials and a transparent façades provided along the north and east elevations, which are adjacent to SE 28<sup>th</sup> St and 80th Ave SE, respectively. The south and west elevations abut other buildings and do not propose to include transparency.

The building design section also includes a prohibition on untreated blank walls, defined as a wall (including building facades and retaining walls) over six feet in height, with a horizontal length greater than 15 feet that does not include a transparent window or door. Method to treat blank walls include 1) a landscape planting bed at least five feet wide or a raised planter bed at least two feet high and three feet wide in front of the wall with planting materials that are sufficient to obscure or screen at least 60 percent of the wall's surface within three years and 2) a vertical trellis in front of the wall with climbing vines or plant materials. The north and east elevations of the convenience store will not have any blank areas more than 15 feet in width (Exhibit 1, Sheet A2.1); the south and west elevations have blank walls greater than 6 feet by 15 feet, but these walls are partially obscured by landscaping along the south and west property lines. This item will be a discussion item at the May 13<sup>th</sup> study session.

Standards for building entrances are in MICC 19.11.100(B)(6) and are required to be recessed from the façade surface and should use special paving treatment to enhance the entrance. The proposed entrance is defined by an overhead canopy and double doors, and a striped walkway provides pedestrian access from 80th Ave SE, as well as from the ADA parking spot, consistent with this standard (Exhibit 1, sheet A0.1).

### **Materials and Color**

Materials and color standards are established in MICC 19.11.110. Building exteriors should use high quality materials, use a cohesive color palette around the building, provide for a variation in materials, and use

bright colors only for trim or accent areas. The proposed material palette will use a complimentary mix of earth-toned materials, with bright colors used only to accent the Shell logo on the fuel canopy. The proposed design utilizes EIFS, which is listed as an undesired material in MICC 19.11.110(B)(7) that should be limited to use as a minor building façade element. Recall that 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. The Design Commission has the discretion to allow the broader use of EIFS for this project if it determines that the objectives in MICC 19.11.110(A) are met, which include use of textured, high-quality materials that bring a visually interesting experience into the streetscape. This item will be a discussion item at the May 13<sup>th</sup> study session.

### **Parking**

Parking standards are established in MICC 19.11.130; general retail land uses are required to provide 2 to 3 parking stalls per 1,000 gross square feet. For the 1,593 gross square feet proposed as the finished size of the convenience store (Exhibit 1, sheet A0.1), 3 stalls per 1,000 square feet would equal 4.8 stalls. 6 stalls are provided by the proposed design, providing enough parking for even the “worst-case scenario”. This is confirmed in the parking memo submitted with this application (Exhibit 3).

### **Signs**

Town Center sign standards are contained in MICC 19.11.140 and allow one sign per business on each street frontage. A sign is defined as: “Any series of letters, figures, design symbols, lights, structure, billboard, trademark or device intended or used to attract attention to any activity, service, place, subject, person, firm, corporation, or thing”. Staff understand the Shell logo to fall into the definition of “sign”, therefore the proposed design will need to be modified to remove one of the two proposed signs on the east elevation.

### **RECOMMENDATION**

There is no recommendation; this staff report has been prepared for a study session.





1733 FERNDAL AVE SE  
RENTON, WASHINGTON 98058  
(206) 200-0015

## Registration



## Design Team

KDA \_\_\_\_\_  
**Design** \_\_\_\_\_  
 BK \_\_\_\_\_  
**Drawn** \_\_\_\_\_  
 BK \_\_\_\_\_  
**Client Project No.** \_\_\_\_\_  
 \_\_\_\_\_  
**KDA Project No.** \_\_\_\_\_  
 GSA-01 \_\_\_\_\_

## Owner

Project

**Mercer Island Shell  
Addition/Alteration**

## Issue/Revision

No.	Date	Description
1	3-12-20	SCHEMATIC
2	5-11-20	SCHEMATIC REV
3	2-25-21	DESIGN REVIEW
4	-	-

## Sheet Title

## SITE PLAN

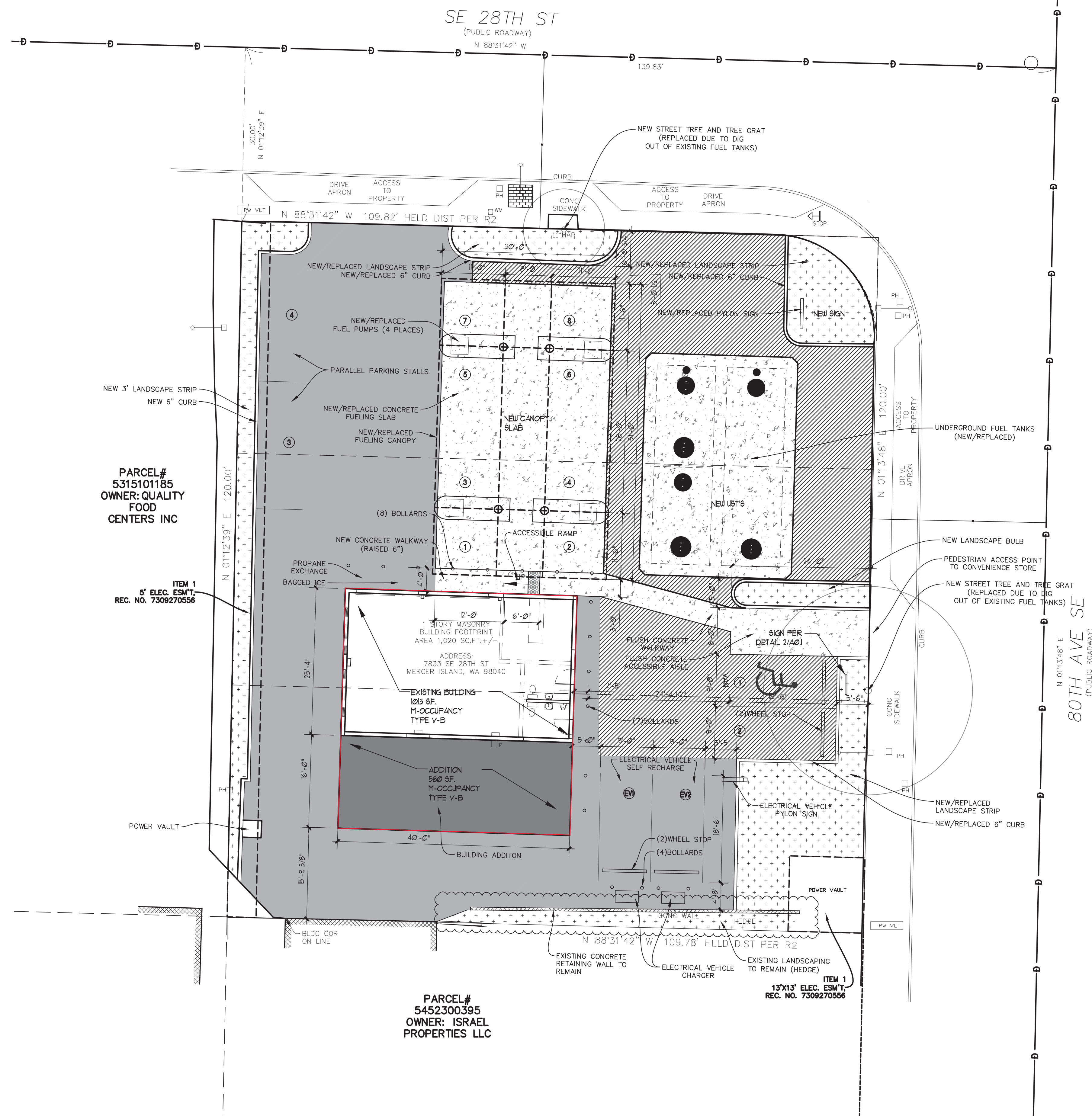
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Print Date	3/12/2020
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ARCHITECTURE, PLLC

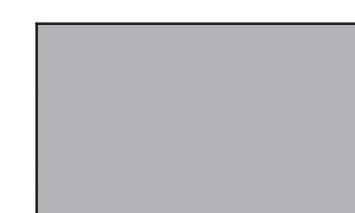
Sheet No. \_\_\_\_\_

## A0.1

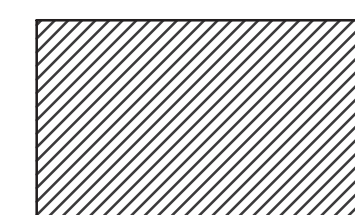
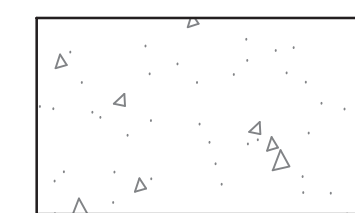


2 HC PARKING SIGN DETAIL

NOT TO SCALE



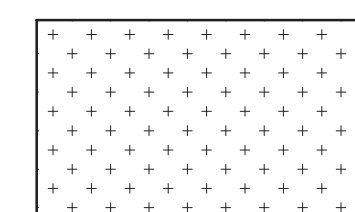
EXISTING  
ASPHALT

REPLACED  
ASPHALT

NEW CONCRETE



AREA OF NEW  
BUILDING  
ADDITION



## AREA OF NEW LANDSCAPE

PARKING REQUIRED: 4 STALLS  
2-3 PER 1000 S.F. (CITY CODE)  
PER TRAFFIC ENGINEERS

PARKING PROVIDED: 14 STALLS  
8 PUMP ISLAND STALLS  
1 VAN ACCESSIBLE STALL  
3 STANDARD STALLS  
2 EV CHARGING STATIONS





Registration



Design Team

KDA  
Design  
BK  
Drawn  
BK  
Client Project No.  
KDA Project No.  
GSA-01

Owner

-

Project  
Mercer Island Shell  
Addition/Alteration

-

Issue/Revision

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Sheet Title

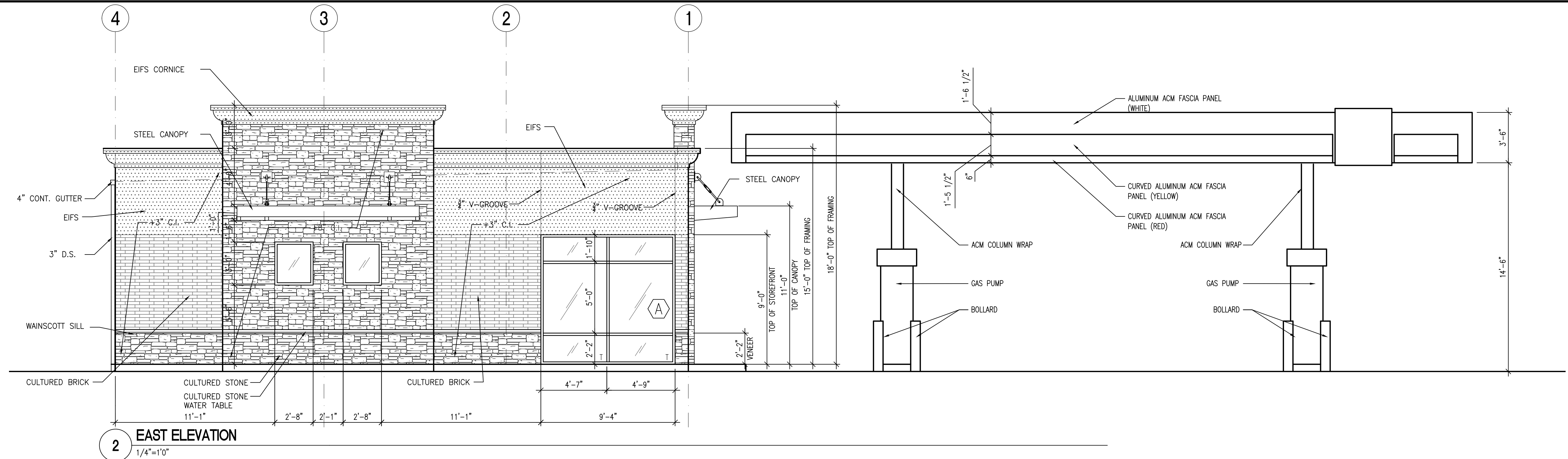
EXTERIOR  
ELEVATIONS

Print Date  
3/12/2020

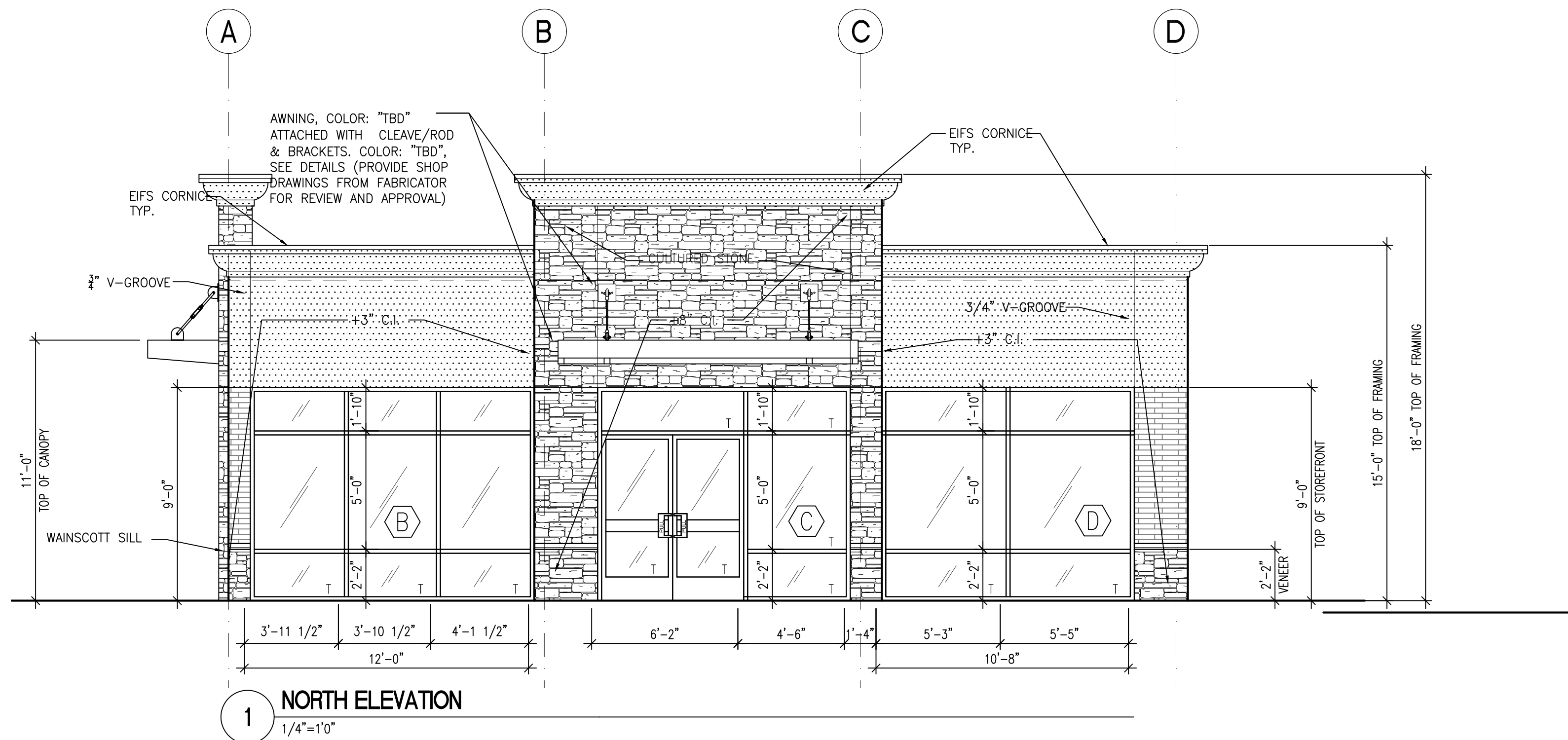
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ARCHITECTURE, PLLC

Sheet No.

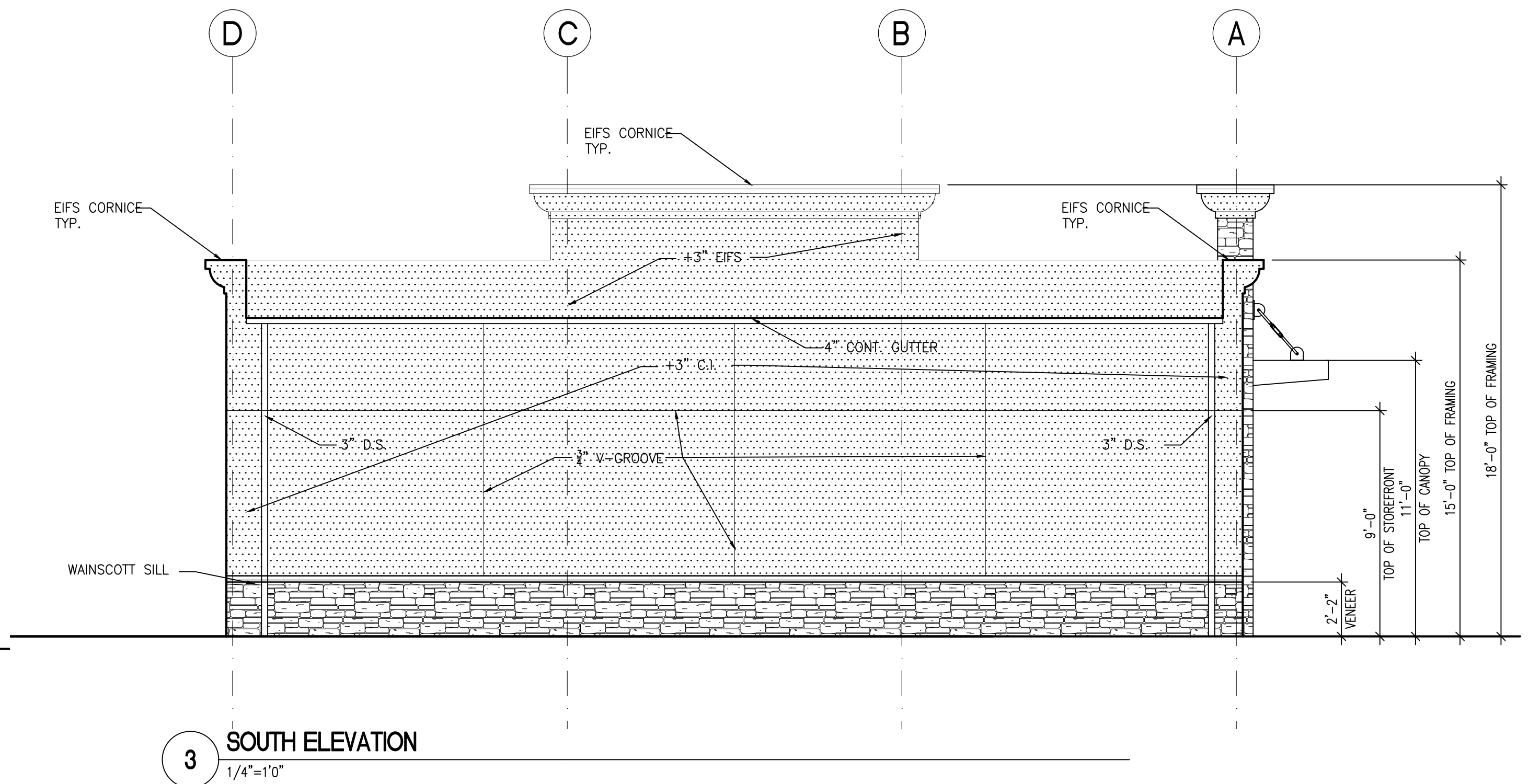
A2.1



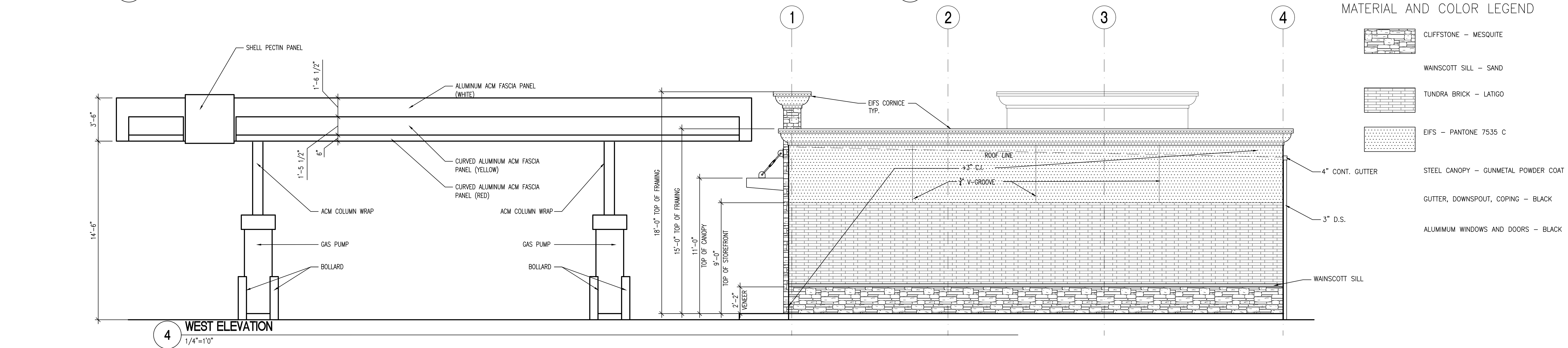
2 EAST ELEVATION  
1/4"=1'0"



1 NORTH ELEVATION  
1/4"=1'0"



3 SOUTH ELEVATION  
1/4"=1'0"



4 WEST ELEVATION  
1/4"=1'0"

MATERIAL AND COLOR LEGEND

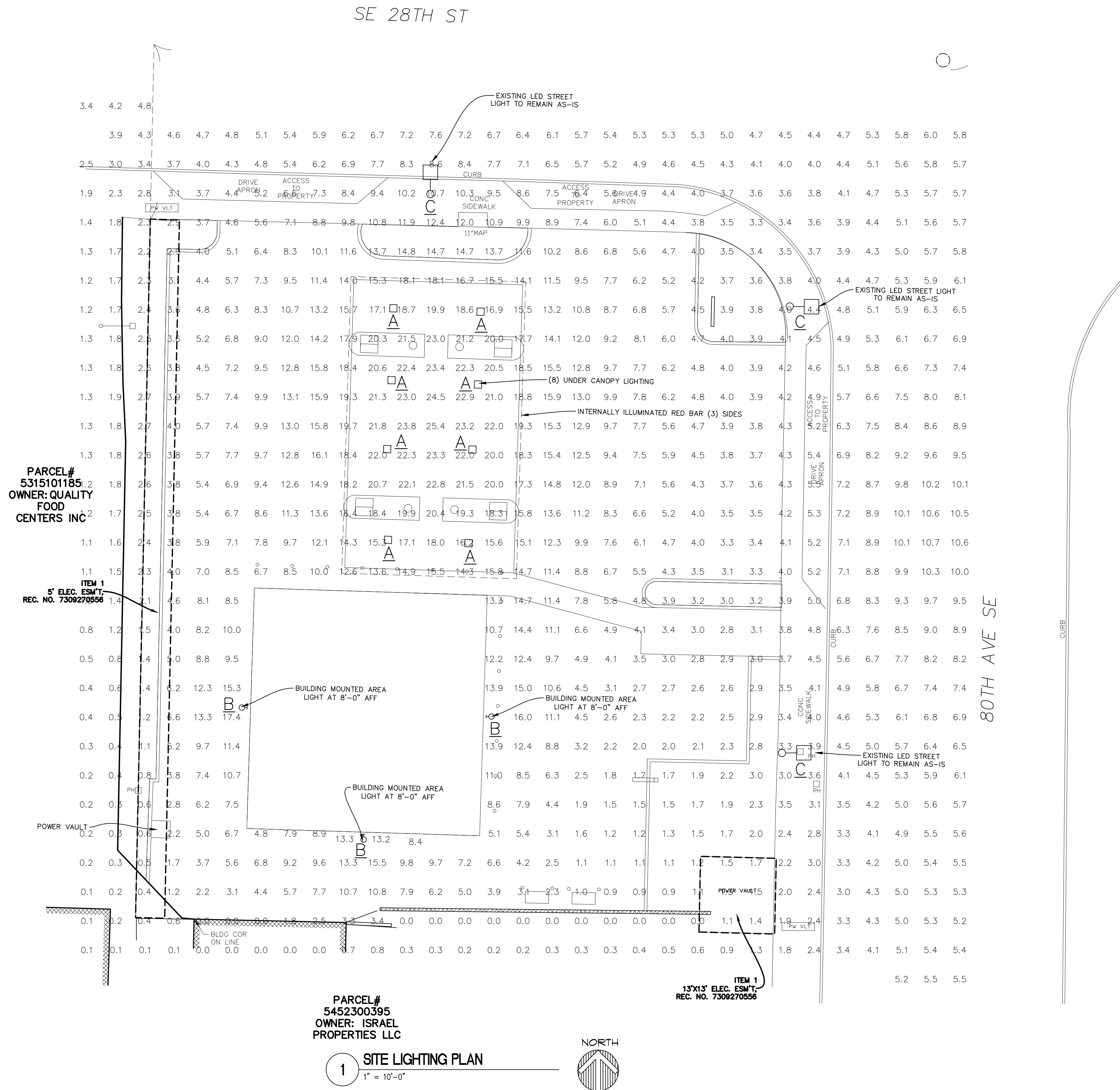
	CLIFFSTONE - MESQUITE
	WAINSCOTT SILL - SAND
	TUNDRA BRICK - LATIGO
	EIFS - PANTONE 7535 C
	STEEL CANOPY - GUNMETAL POWDER COAT
	GUTTER, DOWNSPOUT, COPING - BLACK
	ALUMINUM WINDOWS AND DOORS - BLACK







LUMINAIRE SCHEDULE													
CALLOUT	SYMBOL	LAMP	DESCRIPTION	BALLAST	MOUNTING	MODEL	VOLTS	QUANTITY	VOLTS	DEFAULT ELEVATION	LUMENS / LAMP	TOTAL LUMENS	LAMP DEPRECIATION
A		(1) 60 TYPE XP-G2 LEDs	228 Series Recessed Canopy Upgrade, Type V Medium, 60 LEDs, 700mA, 4000K	ELECTRONIC	CEILING	Cree Inc. CAN-228-5M-RTx-06-E-UL-700-40K OR BXCTBx506-UDx7	120V 1P 2W	8	120	15'-0"	0	1	1
B		(1) LED, NICHIA 219B	CONTOUR SERIES LED WALL-MOUNT WITH 30 4000K LEDs OPERATED AT 700mA AND PRECISION MOLDED ACRYLIC TYPE II LENS	ELECTRONIC	WALL	Lithonia Lighting, CSXW LED 30C 700 40K T2M	120V 1P 2W	3	120	8'-0"	0	0	1
C		UNKNOWN LED	EXISTING STREET LIGHT	ELECTRONIC	ARM	UNKNOWN	UNKNOWN	UNKNOWN	UNKNOWN	UNKNOWN	UNKNOWN	UNKNOWN	UNKNOWN



PARCEL#  
5452300395  
OWNER: ISRAEL  
PROPERTIES LLC

1 SITE LIGHTING PLAN  
1" = 10'-0"



KAUL DESIGN ARCHITECTURE, PLLC  
**KDA**  
1733 FERNDAL AVE SE  
RENTON, WASHINGTON 98058  
(206) 200-0015

Registration  
8037 REGISTERED ARCHITECT  
*Brad S. Kaul*  
BRAD S. KAUL  
STATE OF WASHINGTON

Design Team  
KDA  
Design  
BK  
Drawn  
BK  
Client Project No.  
KDA Project No.  
GSA-01

Owner  
-

Project  
Mercer Island Shell  
Addition/Alteration  
-

Issue/Revision		
No.	Date	Description
1	3-12-20	SCHEMATIC
2	5-11-20	SCHEMATIC REV
3	2-25-21	DESIGN REVIEW
4	-	-

Sheet Title

SITE LIGHTING PLAN

Print Date  
3/12/2020

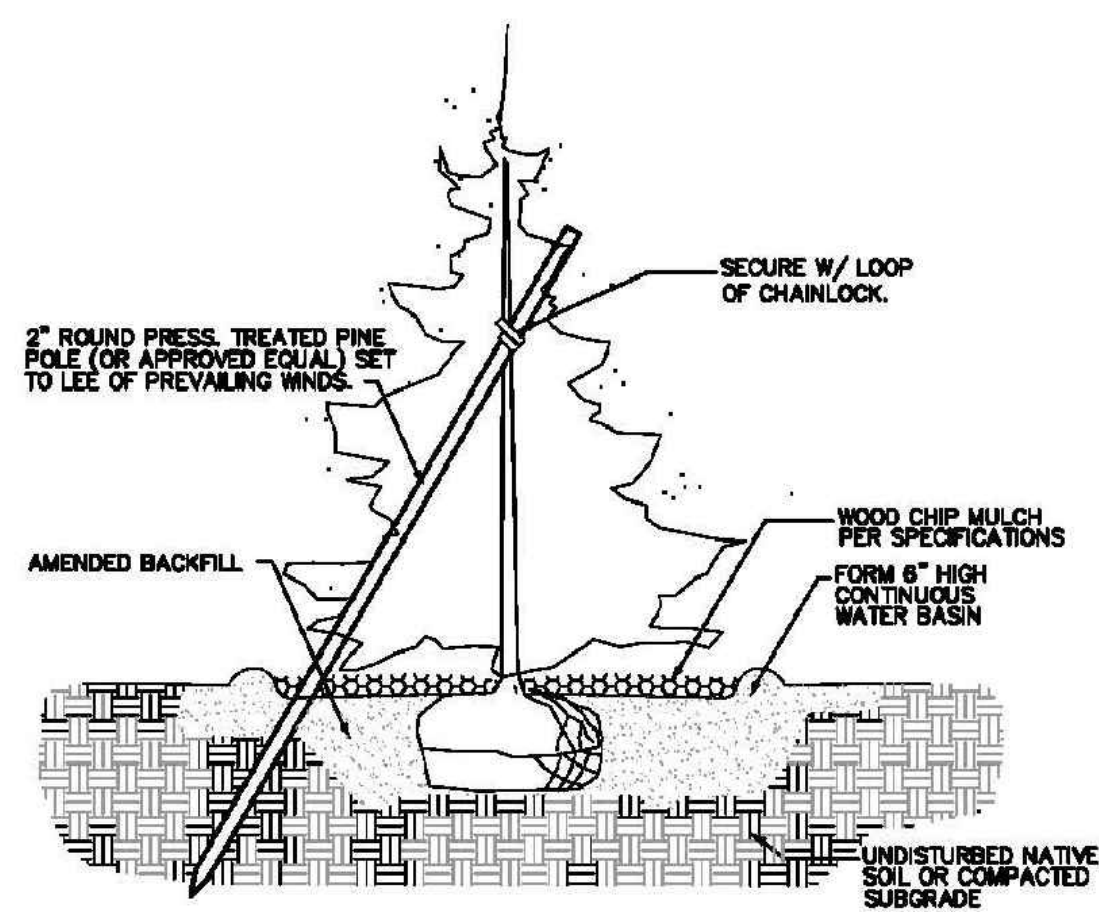
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Sheet No.

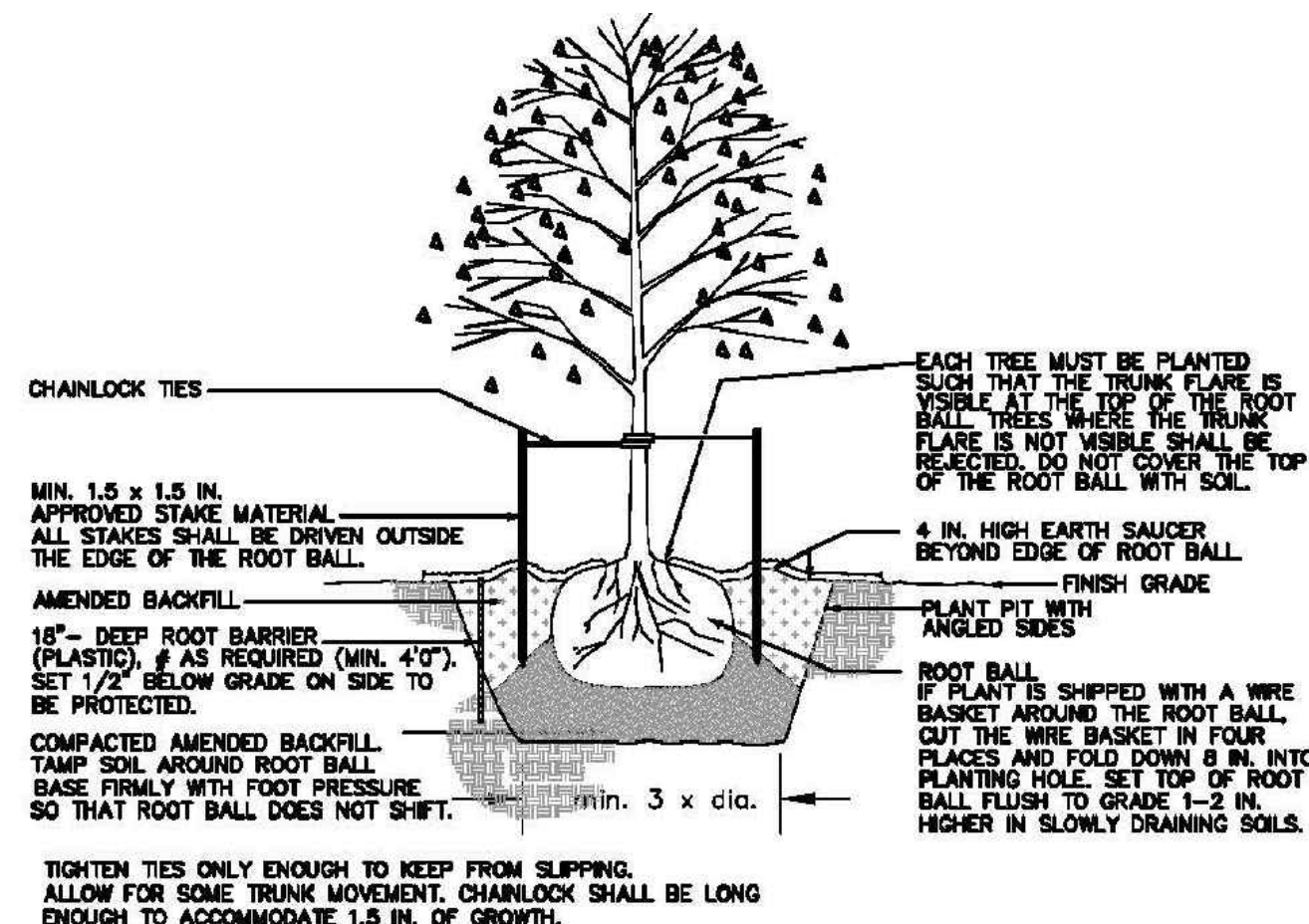
E1.0



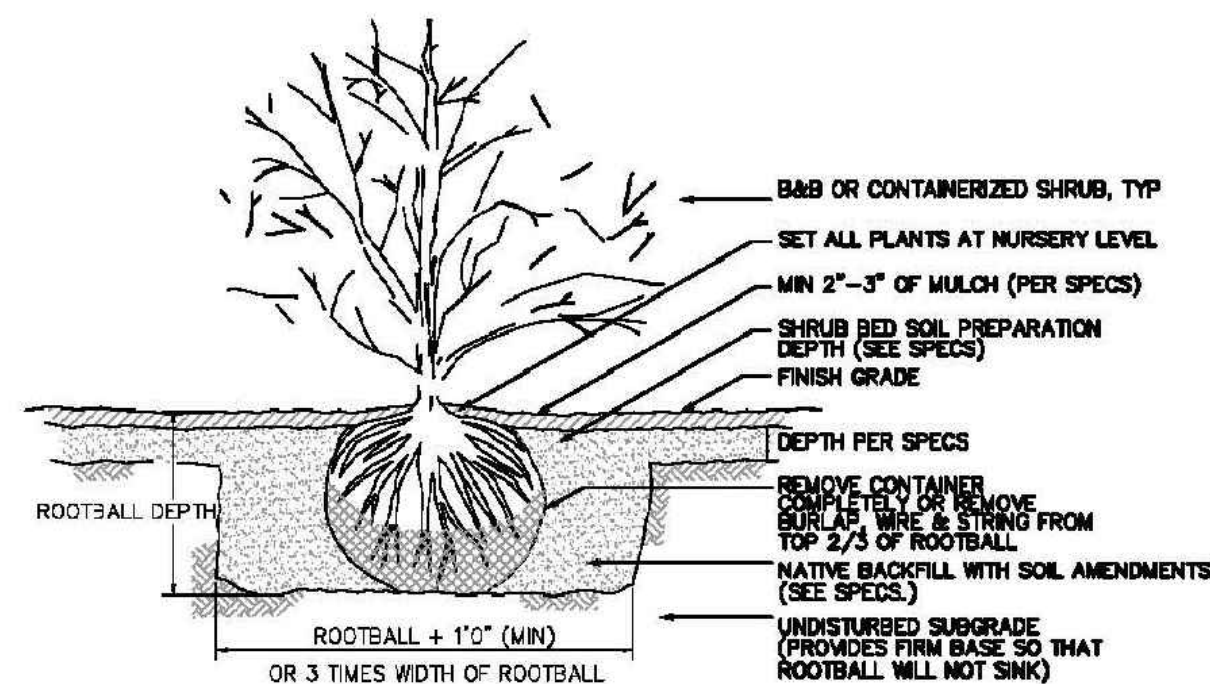




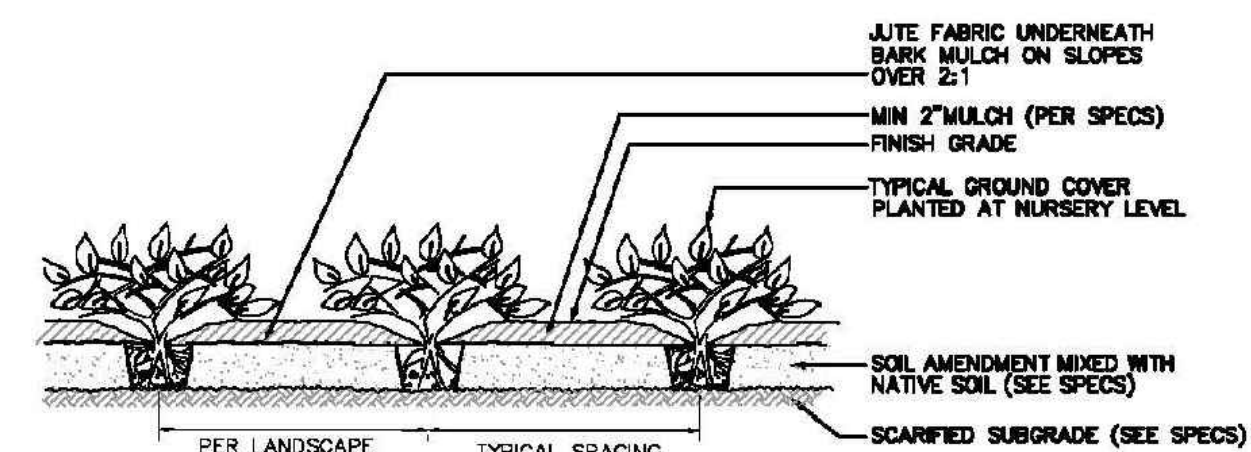
1 CONIFEROUS TREE PLANTING  
NOT TO SCALE



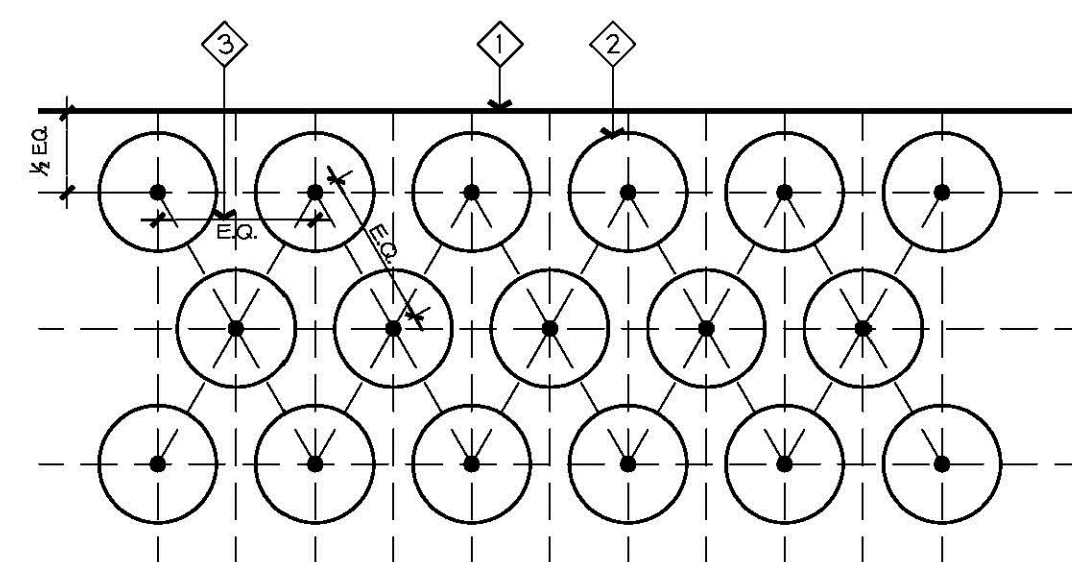
1 DECIDUOUS TREE PLANTING  
NOT TO SCALE



2 SHRUB PLANTING  
NOT TO SCALE



3 GROUND COVER PLANTING  
NOT TO SCALE



#### GENERAL NOTES

- 1 BUILDING, PAVEMENT EDGE OR LAWN HEADER
- 2 GROUND COVER OR SHRUB PLANTING
- 3 E.G. = EQUAL DISTANCE. SEE PLANT LIST FOR DIMENSION

#### GENERAL NOTES:

- Coordinate work with other trades as required. Determine location of underground utilities and perform work in a manner which will avoid possible damage. Coordinate with Utilities Underground Location Center and Owner for locations of existing underground utilities, etc. servicing or routed through the site.
- Provide protection of all property, persons, work in progress, structures, utilities, walls, walks, curbs and paved surfaces from damages incurred arising from this work. The Contractor shall pay for any such damage at no additional cost to the Owner.
- During construction, keep pavements, building clean. Protect site and adjacent properties from damage due to construction operations, operations by other Contractors/trades and trespassers. Unfinished and completed work shall be protected from damage by erosion or trespassing, and proper safeguards shall be erected to protect the Public.
- Staking and Layout: Immediately notify Landscape Architect in writing of any variance between plans and actual site. Landscape Architect has the right to adjust the location of elements. Verify layout with Landscape Architect prior to any installation work.
- Verify installation conditions as satisfactory to receive work. Do not install any site elements until any unsatisfactory conditions are corrected. Beginning of work constitutes acceptance of conditions as satisfactory. When conditions detrimental to plant growth/constructed elements, are encountered such as rubble fill, adverse conditions, or obstructions, notify Landscape Architect.

#### PLANTING NOTES:

- Planting soil for new planting areas shall consist of an approved Compost cultivated into the existing prepared subgrade. If existing subsoil is determined to be not suitable by Landscape Architect, a pre-mixed soil with a 'Sandy Gravelly Loam' texture shall be used. Provide textural and nutrient analysis of existing and proposed imported soil for approval.
- Soil Preparation: Planting Beds: Determine/ attain shrub bed subgrade and cultivate to a minimum depth of eight inches (8"), clean/ remove all rocks, roots, debris over two inches in diameter. Lay a two inch (2") depth of Compost (or three (3") depth of imported soil mix) over entire bed and till again to a minimum depth of six inches (6") to incorporate Compost thoroughly into grade. Then lay a two inch lift of Compost (or four (4") depth of imported soil mix) and till again. (total of 4" of added Compost or total of 7" of imported soil mix). Note that finish grade of mulched beds shall be one inch (1") below adjacent paved surfaces.
- Lawn Areas: Determine/ attain a minus 8" subgrade and cultivate sub-grade to a minimum depth of six inches (6"), clean/ remove all rocks, roots, debris over two inches in diameter. Spread a three inch (3") lift of approved sand-compost based 'Winter Mix' Topsoil and till to incorporate into prepared subgrade. Add top three inches (3") of Topsoil Mix, rake smooth and compact. Note that finish grade of lawn shall be 3/4" below top of adjacent paved surfaces.
- Fertilize all installed plants during backfill operations with 4-2-2 Agro Transplanter as recommended by Manufacturer. Fertilize lawn with lawn 'Starter' fertilizer as recommended by Manufacturer.
- Substitutions or changes in materials and placement shall be made only on the written change orders as agreed between Contractor, Landscape Architect and Owner.
- Mulch all beds with a minimum 2 inch (2") depth of approved 'mulch'. Finish grade of mulch shall be 1" below adjacent hard surfaces/ walls.
- Stake trees per detail and as directed by Landscape Architect.
- Maintenance: Provide landscape maintenance immediately after planting and pruning, resetting of plants, restoring eroded areas, adjustments to staking and removal of weeds/debris as required for healthy growth of plants. Maintain until Final Acceptance, but in no case less than 30 days (including a min. of two lawn mowings if applicable).
- The Landscape Architect retains the right to inspect trees, shrubs and groundcover for compliance with requirements for plant size and quality at any time. This includes but is not limited to size and condition of rootballs, root systems, insects, latent injuries and defects. Remove rejected material immediately from project site.

#### Registration



#### Design Team

KDA

#### Design

BK

#### Drawn

BK

#### Client Project No.

-

#### KDA Project No.

GSA-01

#### Owner

-

#### Project

**Mercer Island Shell  
Addition/Alteration**

-

-

#### Issue/Revision

No.	Date	Description
1	3-12-20	SCHEMATIC
2	5-11-20	SCHEMATIC REV
3	2-25-21	DESIGN REVIEW
4	-	-

#### Sheet Title

## PLANTING DETAILS

#### Print Date

3/12/2020

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 ARCHITECTURE, PLLC

#### Sheet No.

**L2**



## **PROJECT NARRATIVE**

Shell Gas Station  
Tenant Improvement and Addition  
Parcel 545230-0380

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

Brad Kaul  
Kaul Design Architecture, PLLC  
1733 Ferndale Ave SE  
Renton, Washington 98058

**RE: Shell Gas Station**

**LOCATION:** 7833 Se 28<sup>th</sup> St, Mercer Island, WA 98040

**PARCEL NUMBERS:** 545230-0380

**EXISTING IMPROVEMENTS:** Alteration to existing convenience store, adding 580 sf of sales area and improving front entrance façade. Existing canopy and fuel pumps will also be replaced.

**EXISTING CONDITIONS:**

- The existing site has an existing convenience store of 1,013 sf and canopy with fuel pumps.
- The site is relatively flat.
- Existing trees will be protected to prevent damage.

**PROPOSED PROJECT:**

- The plan is to renovate:
  - o a 1,013 sf. convenience store and extend sales area by adding an additional 580 sf.
  - o A 4 stall fuel pump island will be renovated and replaced with new canopy and fuel pumps.

If you have any questions or clarification, please feel free to contact me at 206-200-0015.

Yours Truly,  
Brad Kaul



March 2, 2021

Bradley Kaul

Kaul Design Architecture, PLLC

1733 Ferndale Avenue SE

Renton, WA 98058

Subject – Shell Convenience Store Addition Parking Memo

The intent of this memo is to provide the City of Mercer Island with a parking evaluation summary as it relates to the proposed Shell Convenience Store Addition development.

### Project Description

An existing 8-fueling position Shell station proposes for an addition to their 1,013 square foot convenience market. Site development also includes a total of 6 parking stalls (two electric vehicle charging spaces). The subject site is located within the city of Mercer Island with a site address of 7833 SE 28<sup>th</sup> Street. The proposed addition is to be constructed at the south end of the building occupying an additional 580 square feet and is intended to expand area for storage and additional purchase selections for on-site customers. A proposed site plan is illustrated on page 3.

### City Parking Requirements

The project proposes to include a total of six (6) on-site parking stalls. In review of the City of Mercer Island's MICC Chapter 19.04.040 Section C. *Minimum Parking Requirements for Specific Uses*, City code would require the following general requirements:

*Service stations with convenience stores shall provide one parking space for every 400 square feet of gross floor area of the building, exclusive of storage areas, with a minimum of two spaces.*

Applying the *total* proposed building size (1,013 sf existing + 580 sf proposed = 1,593 sf) would yield a total requirement of approximately 4 parking spaces.

As this project falls within the Town Center (TC) area, site-specific parking requirements yield a similar ratio according to MICC Chapter 19.11.130 which states general retail parking (no service station listed) requirements of 2 to 3 spaces per 1,000 square feet. This ratio yields 3-5 required parking spaces. As the site plan indicates a total of 6 on-site parking stalls, the project is compliant with code requirements.

## Parking Comparison

A review of the ITE *Parking Generation Manual* indicates no comparable land use to identify peak parking activities. Therefore, two nearby jurisdictions' (Bellevue & Renton) parking requirements were reviewed for comparison. Both jurisdictions did not have specific parking requirements for gas stations so general retail requirements were considered given the retail component of the on-site convenience market. Motorists entering the site for the primary activity of fueling their vehicles would park and fuel within the 8-fueling position canopy. Additional permitter parking is intended to accommodate the convenience market component.

### Bellevue

Minimum parking for retail: 3.3 spaces/1,000 sf

Required parking for project: 5.26 spaces

### Renton

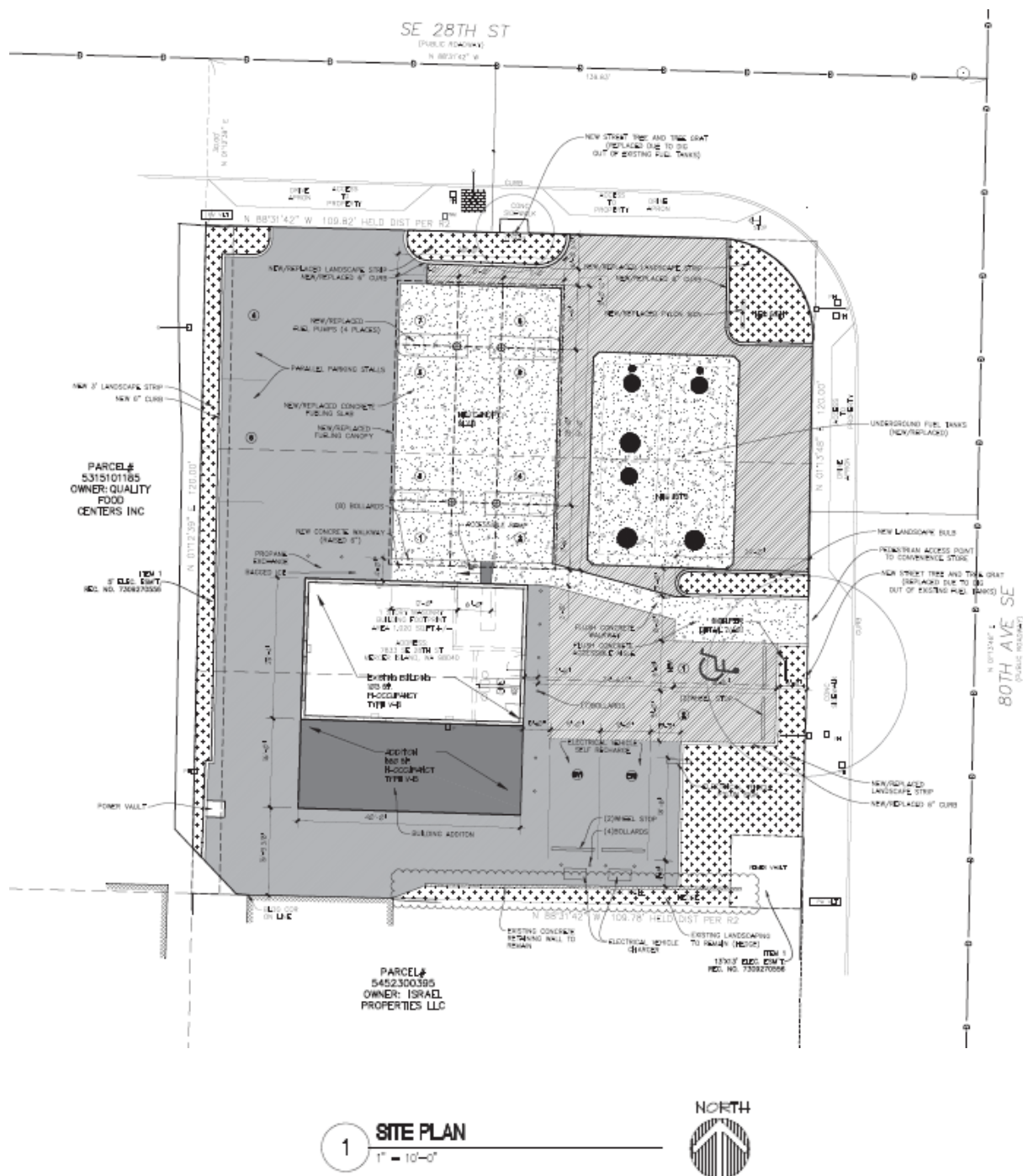
Minimum parking for retail: 2.5 spaces/1,000 sf

Required parking for project: 4.0 spaces

### Proposed On-site Parking Supply: 6 Spaces

As illustrated, the project meets the City of Mercer Island's code requirements along with two nearby jurisdictions for comparison.

### Figure 1 – Site Plan



## CONCLUSION

The subject project is an existing gas station located in the city of Mercer Island with a site address of 7833 SE 28<sup>th</sup> Street. Existing on-site is a total of 8 fueling positions and a 1013 square foot convenience market. The development proposal consists of a 580 square feet addition to the convenience market and a total supply of 6 on-site parking spaces. No additional fueling positions are proposed.

The total number of on-site parking stalls meets code requirements which is consistent and comparable to other nearby jurisdictions. Parking demands associated with convenience markets are generally quick turnover with short durations. If needed, overflow parking can be accommodated within unoccupied fueling positions. However, with code compliance, no parking deficiencies are identified with the proposed on-site supply of 6 parking spaces.

Please feel free to contact me should you require further information.



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