



# DESIGN COMMISSION REGULAR VIDEO MEETING AGENDA

Thursday, May 12, 2022

Zoom Virtual Platform  
9611 SE 36th Street | Mercer Island, WA 98040  
Phone: 206.275.7706 | [www.mercerisland.gov](http://www.mercerisland.gov)

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## DESIGN COMMISSIONERS:

**Chair:** Colin Brandt

**Vice Chair:** Anthony Perez

**Commissioners** Megan Atkinson, Traci Granbois, Claire McPherson, Catherine Lategan, 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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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 or the Public Hearing must register their request with the Planner by 4pm on the day of the Design Commission meeting. Register at 206.275.7712 or email [molly.mcguire@mercerisland.gov](mailto:molly.mcguire@mercerisland.gov). Please reference "Appearances" or "Public Hearing". Each speaker will be allowed three (3) minutes to speak.

**Public Comment by Video:** Notify the Planner 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 Planning Commission.

To attend the meeting, please use the following Zoom information:

**Join by Telephone at 6:00 pm:** To listen to the hearing via telephone, please call **253.215.8782** and enter Webinar ID **853 6877 5705** and Passcode **099750** when prompted.

**Join by Internet at 6:00 pm:** To watch the meeting 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 **853 6877 5705**; Enter Passcode **099750**

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

### SPECIAL BUSINESS

- (1) Amend Bylaws Pertaining to Meeting Schedule

### STUDY SESSION

- (2) DSR22-001 - Pagliacci Pizza Addition

## Conduct Study Session on DSR22-001 - Pagliacci Pizza Addition

### **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:

1. Speak audibly into the podium microphone.
2. State your name and address for the record.
3. 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.*

### **PUBLIC HEARING**

(3) DSR22-001 - Pagliacci Pizza Addition

Conduct Public Hearing on DSR22-001 - Pagliacci Pizza Addition

### **REGULAR BUSINESS**

(4) Approval of Minutes of the December 7, 2021 Design Commission meeting

(5) DSR22-001 - Pagliacci Pizza Addition

Deliberation and decision on DSR22-001 - Pagliacci Pizza Addition

### **OTHER BUSINESS**

(6) Deputy Director's Report

(7) Planned Absences for Future Meetings

(8) Announcements & Communications

(9) Next Scheduled Meeting

### **ADJOURNMENT**



**CITY OF MERCER ISLAND  
DESIGN COMMISSION  
FINDINGS OF FACT AND CONCLUSIONS  
OF LAW**

**Agenda Item: 2  
May 12, 2022**

Project:	Pagliacci Pizza Addition (DSR22-001)
Description:	A design review application for a 194 square foot addition to an existing restaurant with associated landscaping.
Applicant:	Richard Floisand of Floisand Studio for Pagliacci Pizza
Site Address:	3077 78 <sup>th</sup> Avenue SE, Mercer Island WA 98040; Identified by King County Assessor tax parcel number 531510-1105
Zoning District:	Town Center, Subarea 3 (TC-3)
Exhibits:	1. Design Review Plan Set, including Narrative, Context Summary and Plans, dated January 19, 2022, prepared by Floisand Studio

### 1. SUMMARY

The applicant has applied for design review of a proposed 194 square foot addition to the existing Pagliacci Pizza building. The site is located at 3077 78<sup>th</sup> Ave SE in the Town Center, Subarea 3 (TC-3) zone. The addition is for expanded cooler space and unheated storage. The project will relocate the existing dumpster enclosure to the north to accommodate the addition. New landscaping will be provided to screen the relocated trash enclosure. All proposed materials match the existing building.

Pursuant to MICC 19.15.220(C)(1)(c)(i)(b), any additions of gross square footage to an existing building 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.” Because of the small size of the proposed addition and the integration of the design with the existing building, staff consulted with the Design Commission Chair regarding the need for a separate study session for this application. Based on that consultation, it was agreed that the study session could be consolidated with the public hearing for purposes of efficiency and timing.

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.

### 2. FINDINGS OF FACT

Pursuant to MICC 19.15.220(C)(1)(c), any additions of gross square footage to an existing building require review by the Design Commission. The proposal is for a 194 square foot addition to an existing restaurant building within the Town Center.

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).

**Design Commission 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.

**Design Commission Findings:**

The proposal meets (b) above because the alterations will result in a 194 square foot addition to the existing restaurant building. Therefore, the proposal is subject to Design Commission review.

- 3. MICC 19.11.030(A)(2), Base Building Height.** A base building height of up to two stories (not to exceed 27 feet) shall be allowed. One-story structures located adjacent to the public right-of-way in the TC-5, TC-4, TC-4 Plus and TC-3 subareas shall be a minimum of 15 feet and may be as tall as 27 feet with approval of the design commission to ensure the taller façade provides features that ensure a pedestrian scale.

**Design Commission Findings:**

The proposed addition is 8.5 feet in height. This standard is met.

- 4. MICC 19.11.030(A)(3), Calculation of Building Height.**

a. The intent of the building height calculation in this section is to limit the visual mass of a building so that it does not appear to exceed the maximum height limit in subsection (A)(1) of this section.

b. The maximum allowable building height in subsection (A)(1) of this section shall be calculated as the vertical distance measured from the base of a building façade to the highest point of the roof structure excluding appurtenances. The base of the building façade shall be measured from the adjacent public sidewalk if applicable, or from the lower of existing or finished grade along building facades that are adjacent to a public sidewalk.

**Design Commission Findings:**

The subject property is in the TC-3 zone. The proposed addition is 8.5 feet in height. This standard is met.

- 5. MICC 19.11.070(B)(2), Landscaping Standards.**

- a. **Suitable Plant Species.** Plant materials for required landscape surfaces shall be selected from a city approved palette of species and minimum size at time of planting. Plant materials should be native or adaptive drought-tolerant species.
- b. **Trees and Ground Cover.**
- i. Prominent trees should be preserved to the extent feasible.
  - ii. Trees planted within five feet of public curbs or in paved areas shall be installed with root guards and grates to prevent physical damage to sidewalks, curbs, gutters, pavement and other public or private improvements.
  - iii. Ground cover shall be planted to have 100 percent ground cover in two years.
  - iv. Any tree cutting or pruning shall be consistent with Chapter 19.10 MICC.
- c. **Soil Quality, Depth, and Volume.** Applicants for new projects in Town Center must include the relevant provisions in construction details, based on regional best landscaping practices, including:
- i. In planting beds: place three inches of compost and till to a minimum depth of eight inches.

- ii. In turf areas: place one and three-quarters inches of compost and till to a minimum depth of eight inches.
  - iii. Scarify (loosen) subsoil four inches below amended layer to produce a minimum soil depth of 12 inches of uncompacted soil.
  - iv. After planting: apply two to four inches of arborist wood chip mulch to planting beds. Coarse bark mulch may be used but has fewer benefits to plants and soil.
- d. Irrigation. All landscaped areas shall be provided with an approved automatic irrigation system consisting of waterlines, sprinklers designed to provide head to head coverage and to minimize overspray onto structures, walks and windows. Water conserving types of irrigation systems should be used.
- e. Maintenance. All landscaping shall be maintained in good condition. Maintenance shall include regular watering, mowing, pruning, clearance of debris and weeds, removal and replacement of dead plants and the repair and replacement of irrigation systems.

**Design Commission Findings:**

As shown on the Landscaping Plan, the proposal will not remove or modify existing landscaping. Current landscaping is maintained and adequately irrigated. The proposal includes a new 117 square foot planting bed to screen the relocated dumpster enclosure. The existing irrigation system will be extended to the new planting bed. The proposal complies with this standard.

**6. MICC 19.11.080, Screening.**

B. Development and design standards.

1. *On-site service areas.* All on-site service areas, loading zones, outdoor storage areas, garbage collection and recycling areas and similar activities should be located in an area not visible from public streets. Consideration should be given to developing common service courts at the interior of blocks. Service areas should accommodate loading, trash bins, recycling facilities, food scrap composting areas, storage areas, utility cabinets, utility meters, transformers, etc. Service areas should be located and designed for easy access by service vehicles and for convenient access by each tenant. Any emissions of noise, vapor, heat or fumes should be mitigated. Loading activities should generally be concentrated and located where they will not create a nuisance for adjacent uses.
2. *Garbage, recycling collection, composting and utility areas.* Garbage, recycling collection, food scrap composting and utility areas shall be enclosed and screened around their perimeter by a wall or fence at least seven feet high, concealed on the top and must have self-closing doors. If the area is adjacent to a public street or pedestrian alley, a landscaped planting strip, minimum three feet wide, shall be located on three sides of such facility. Any emissions of noise, vapor, heat or fumes should be mitigated.
3. *Meters and mechanical units.* Water meters, gas meters, electric meters, ground-mounted mechanical units and any other similar structures should be hidden from public view or screened.
4. *Fences.* Fences should be made of masonry, ornamental metal or wood, or some combination of the three. The use of chain link, plastic or wire fencing is prohibited.

**Design Commission Findings:**

The relocated trash enclosure is fully screened and, other than location, will match the existing enclosure design. A rusted steel screen that is 7' in height surrounds and encloses the garbage, recycling, composting facilities. The proposal complies with this standard.

**7. MICC 19.11.090(B), Lighting.****B. Development and Design Standards.**

1. **Pedestrian-Scale Light Fixtures.** Pedestrian-scale light fixtures should be incorporated into the site design to give visual variety from one building to the next and should blend with the architectural style.
2. **Light Type.** Lighting should use LED or similar minimum wattage light sources, which give more "natural" light. Non-color corrected low-pressure sodium and mercury vapor light sources are prohibited.
3. **Building Entrances.** All building entrances should be well lit to provide inviting access and safety.
4. **Building-Mounted and Display Window Lights.** Building-mounted lights and display window lights should contribute to lighting of walkways in pedestrian areas.
5. **Parking Areas.** Parking area light fixtures should be designed to confine emitted light to the parking area. The height of the light fixtures should not exceed 16 feet. The design commission shall review and determine the adequacy of lighting in parking areas based on best practices.
6. **Neon Lighting.** Neon lighting may be used as a lighting element; provided, that the tubes are concealed and are an integral part of the building design. Neon tubes used to outline the building are prohibited.
7. **Shielding.** All lighting fixtures should be shielded or located to confine light spread within the site boundaries, to the extent possible, especially when adjacent to residential uses.

**Design Commission Findings:**

The existing dumpster enclosure is illuminated with two building mounted, downcast, and shielded fixtures that are incorporated into the building design. The proposed lighting will use comparable fixtures and will be relocated from the current location to the north façade of the addition to illuminate the relocated dumpster enclosure. Neon lighting is not proposed. All lighting is located to confine light spread within the site boundaries. No other modifications to building or site lighting are proposed. The project complies with these standards.

**8. MICC 19.11.100(B), Building Design Development and Design Standards.**

5. **Walls.** Untreated blank walls are prohibited. A blank wall is 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.

**Design Commission Findings:**

The proposed addition and relocated dumpster enclosure are set back from the primary building façade and the back of sidewalk by 19'7". The primary building meets all applicable development and design standards. By setting the addition and dumpster enclosure back from the primary

façade and providing landscaping, the visual impact of the proposal is minimal, and it reads like an integrated service component of the overall site development.

The proposed addition is 8'2" in width. Combined with the width of the relocated dumpster enclosure, the total width is 13'1". Since the addition is less than 15 feet in width, it is not considered a blank wall per this standard. This standard does not apply.

**9. MICC 19.11.100(B)(7), Building Design Development and Design Standards.**

7. *Roofs.* Roofs shall relate to the building facade articulations. A variety of roof types and configurations should be used to add interest and reduce the perceived building mass. Varied parapet height or roofline is encouraged. Sloping roofs are also encouraged.

**Design Commission Findings:**

The addition uses a simple shed roof form at a lower height than the roof of the existing structure. This integrates with the existing design while minimizing the perceived mass of the addition. This standard is met.

**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.

**Design Commission Findings:**

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.

**Design Commission Findings:**

The proposal materials and colors match those of the existing building. The addition is clad with grey metal siding, and the relocated dumpster enclosure reuses the existing steel screening. The proposal complies with these standards.

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### **3. CONCLUSIONS OF LAW**

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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.

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### **4. CONDITIONS OF APPROVAL**

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The City of Mercer Island Design Commission hereby grants the applicant design approval for 194 square foot addition to an existing restaurant with associated landscaping for the site located at 2807 78<sup>th</sup> Ave 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.

**Entered this \_\_\_ day of May, 2022:**

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**Colin Brandt**  
**Design Commission Chair**  
**City of Mercer Island**

Under the Mercer Island Zoning Code, any party of record on this decision has a right to appeal this decision to the Hearing Examiner or Decision Authority specified in MICC Title 19. If you desire to file an appeal, you must submit the appropriate form, available from the Development Services Group, and file it with the City Clerk within fourteen days from the date this decision is signed. Upon receipt of a complete appeal application and appeal fee, an appeal hearing will be scheduled. If you have any questions, please call the Development Services Group at (206) 275-7605.

# PRELIMINARY DESIGN REVIEW SUBMITTAL

JANUARY 19TH, 2022

3077 78TH AVE SE  
MERCER ISLAND, WA 98040

## ARCHITECT

FLOISAND STUDIO  
CONTACT:  
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1941 1ST AVE S,  
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SEATTLE, WA 98136  
PH: 206-634-0136

## CLIENT

PAGLIACCI PIZZA  
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423 EAST PIKE STREET  
SEATTLE, WA 98112  
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## ENGINEER

MALSAM TSANG STRUCT.  
CONTACT:  
MARC MALSAM  
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SUITE 210  
SEATTLE, WA 98104  
PH: 206-789-6038

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Item (1)



EAST - BEFORE



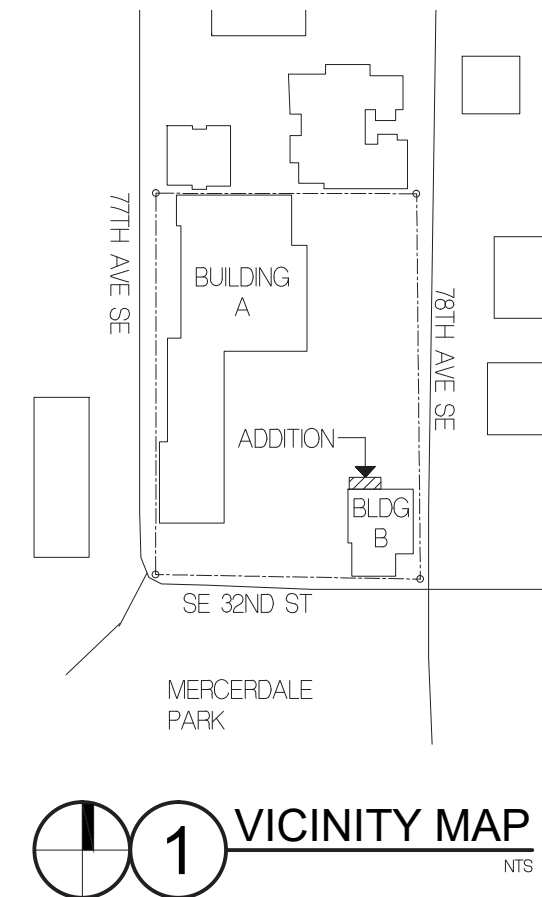
WEST - BEFORE



EAST - AFTER



WEST - AFTER



1 VICINITY MAP  
NTS

# PROJECT DATA

**PROJECT DESCRIPTION:**

194 SF ADDITION OF NEW WALK IN COOLER AND UNHEATED STORAGE CLOSET. EXISTING DUMPSTER ENCLOSURE TO BE MOVED NORTH AND MODIFIED TO NOT IMPEDE EXISTING DRIVE ISLE AND ACCESSIBLE PARKING REQUIRED CLEARANCES. NEW COOLER AND STORAGE AREA TO BE CLAD WITH SAME METAL SIDING AS EXISTING BUILDING. PATINATED STEEL DUMPSTER SIDING TO REMAIN.

**PROJECT ADDRESS:**

3077 78TH AVE SE  
MERCER ISLAND, WA 98040

**PARCEL NUMBER:**

531510-1105

**LEGAL DESCRIPTION:**

LOTS 4, 5, 6, BLOCK 12, MCGILVRA'S ISLAND ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 16 OF PLATS, PAGE(S) 58, RECORDS OF KING COUNTY, WASHINGTON, EXCEPT THE WEST 10 FEET THEREOF CONVEYED TO KING COUNTY FOR 77TH AVENUE SOUTHEAST. SITUATE KINK, STATE OF WASHINGTON

CRITICAL AREA DESIGNATION  
LIQUIFACTION PRONE

# LAND USE CODE OUTLINE

**ZONING CLASSIFICATION:**

TOWN CENTER, TC-3 SUBAREA  
GOVERNED BY UNIFIED LAND DEVELOPMENT CODE 19:11

**EXISTING AND PROPOSED USE:**

BUILDING A: MIXED USE (NO CHANGE)  
BUILDING B: RESTAURANT/LOUNGE (NO CHANGE)

**MAXIMUM STRUCTURE HEIGHT:**

18.85' MAX OFF FINISH GRADE (NO CHANGE)

**LIGHT & GLARE:**

ALL EXTERIOR LIGHTING TO BE SHIELDED FROM ADJACENT USES.

**IMPERVIOUS SURFACE:**

NO NEW IMPERVIOUS SURFACE ADDED

**LOT COVERAGE:**

BUILDING A: 36,444 SF (NO CHANGE)  
BUILDING B: 2,465 + 194 NEW = 2,659 SF  
LOT SIZE: 122,301 SF  
LOT COVERAGE: 39,103 / 122,301 = 31.9%

**PARKING:**

181 STALLS PROVIDED (NO CHANGE)

# BUILDING CODE SUMMARY

**CODE EDITIONS:**

2018 INTERNATIONAL BUILDING CODE  
WASHINGTON STATE REGULATIONS FOR BARRIER-FREE ACCESS, ICC/ANSI A1171-2009

**TYPE OF CONSTRUCTION:**

(EXISTING) BUILDING A: TYPE V-B, SPRINKLERED (NOT TO CHANGE)  
(EXISTING) BUILDING B: TYPE V-B, NON SPRINKLERED (NOT TO CHANGE)

**OCCUPANCY:**

(EXISTING) BUILDING A: M-MERCANTILE, B-BUSINESS (NOT TO CHANGE)  
(EXISTING) BUILDING B: A2-ASSEMBLY, THE BUILDING AREA HAS BEEN CALCULATED USING NON-SEPERATED OCCUPANCIES (SECTION IBC 508.3) (NOT TO CHANGE)

PROPOSED OCCUPANT LOAD: 86

**PAGLIACCI PIZZA PROJECT NARRATIVE**

**PROJECT BACKGROUND**

This project proposes to construct a new 194 square foot addition to the north end of the existing 2,465 square foot single story retail building occupied by Pagliacci Pizza Restaurant (identified as Building B). A dumpster enclosure currently occupies the space and will be shifted north to accommodate the expansion. Building B is located at the southeast corner of the Rite Aid Shopping Center. In addition to Building B, the Center’s 122,301 square foot parcel is also improved with a retail and office building (Building A) that contains a mixture of retail and office tenants. Building A will remain untouched.

The southeast corner of the parcel is encumbered by several easements, including a power transmission pole easement at the SE corner and 30” landscape easement along the public sidewalk. Building B jogs to accommodate the power transmission pole easement. Several of the canopies and entry sidewalks encroach upon the landscape easement as per prior approvals from the City of Mercer Island.

The parcel is located at the south end of Mercer Island’s Town Center Zone (TC). Mercerdale Public Park is located across the street to the south. A Multifamily Zone (MF-2) is kitty corner across the street. A single-story post office and fire station are to the east. A four-story residential/retail mixed use building is to the north. A two-story office building and structured parking owned by Farmers Insurance is to the west. On site, Building A is 41,492 square feet and comprised of single- and two-story construction. Approximately 10,000 square feet of Building A is second story office use. The site is almost flat with only a .07% slope.

The site currently has 181 parking stalls. The expansion is less than 10% of the total gross square footage. No changes to the parking lot are proposed.

Wilcox Construction will be the contractor and build the expansion for Pagliacci Pizza. Construction is anticipated to start around March of 2022 and be complete in the summer of 2022.

The subject property is addressed as 3023 78th Ave SE, Mercer Island, WA. The lot’s King County tax parcel identification number is 531510-1105. The legal description is Lots 4, 5, 6, Block 12, Mcgilvra’s Island Addition, According To The Plat Recorded In Volume 16 Of Plats, Page(S) 58, Records Of King County, Washington, Except The West 10 Feet Thereof Conveyed To King County For 77th Avenue Southeast. Situate King County, State Of Washington. Pagliacci’s address is 3077 78th Ave SE, Mercer Island, WA 98040.

**BUILDING DESIGN**

Building B (existing Pagliacci Pizza Restaurant) is a single-story wood framed building with exposed glu-lam beams supporting the roof. The building is clad in a mixture of brick veneer, wood, and patinaed and painted metal panels as well as aluminium windows. The foundation is pile supported. The site is located within an environmental critical area: liquefaction prone site. A wood clad canopy extends over the right of way on 78th Avenue SE.

When Building B was permitted in 2014, Mercer Island’s Town Center Development Standards (MITCDS) required that the style of architectural design be “pedestrian in scale” including providing 6’ deep canopies along 78th Ave SE. (19.11.010.b.4). MITCDS also required that one story buildings, adjacent to the right of way, be a minimum of eighteen feet tall (19.11.040.b.2).

Our design met the criteria. The design drew inspiration from Mercer Island’s stock of mid-century post and beam buildings and incorporated a tall brick element to add height and organize the form.

The restaurant’s dining room and entry anchor the lower height post and beam roof which extends out to create deep overhangs along the east and west elevations. The walls in this area are mix of windows and doors, predominately glass like the post office building across the street. The fenestration adjacent to the street is intended to make the pedestrian experience more appealing and “pedestrian in scale”. The tall brick element is topped with clearstory windows to bring natural light into the building interior. Brick is ubiquitous on Mercer Island and blends the building into the Town Center experience. The new walk-in cooler will be located on the north side of the building which abuts the parking lot and is essentially Building B’s “back of house” elevation. The cooler will be clad in painted metal panels to match abutting walls. The existing dumpster enclosure will keep its patinaed panels, be relocated 8’ further north, reduced in size and modified so as not to impede the accessible parking stall or the parking lot drive isle.

**LANDSCAPE DESIGN**

The project proposes to add a new 36” wide by 57” long planting strip (12 square feet) east of the dumpster enclosure in order to obscure the dumpster area from view. The end of the strip is angled so as not to encroach upon the accessible parking stall.

Plantings: The planting strip will be planted with 2 species of plants already in use around Building B. The building’s existing plantings are natives and cultivars that add color and texture to the landscape. All are plants that thrive in the pacific northwest.

Water – An existing automatic irrigation system will be extended to the new planting strip. A deep profile of mulch will be specified in the plans.

Tree Retention – All existing trees are retained.

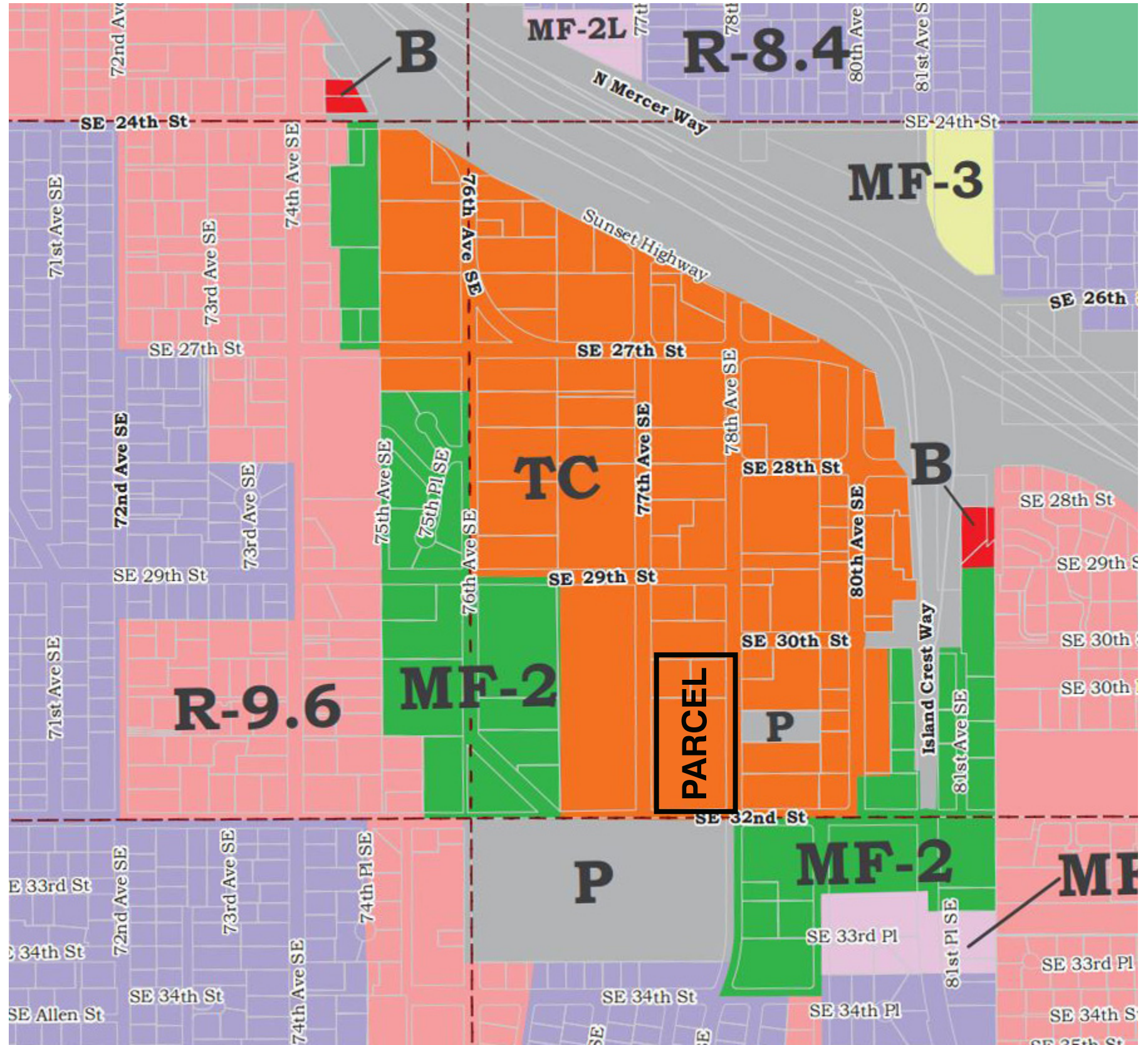
**CIVIL DESIGN**

The scope of work for this project consists of very limited onsite improvements. The cooler and new dumpster/recycling area will be constructed on existing slab on grade. A 14 square foot triangular area of existing planter v will be replaced with new concrete in order to extend the existing sidewalk on the west side of the building north to the asphalt parking area. The project also proposes to replace existing asphalt with a new planting strip. No additional stormwater detention or water quality is required for this project as we are under the code thresholds for new/replaced hard surface.

All existing utilities to the building including domestic water, sanitary sewer, electrical, gas, and communication will remain as installed and will not be altered.

The erosion control measures for the new construction will include a silt fence to be installed around the perimeter of the construction area with inlet protection at all storm drain inlets potentially affected by the stormwater runoff generated by the new construction.

- (B) BUSINESS
- (C-O) COMMERCIAL OFFICES
- (PRZ) PLANNED BUSINESS ZONE
- (R-12) RESIDENTIAL
- (R-15) RESIDENTIAL
- (R-8.4) RESIDENTIAL
- (R-9.6) RESIDENTIAL
- (MF-2) MULTI-FAMILY
- (MF-2L) MULTI-FAMILY
- (MF-3) MULTI-FAMILY
- (TC) TOWN CENTER
- (P) PUBLIC INSTITUTION





AERIAL VIEW

ENLARGED AERIAL VIEW



BUILDING A

BUILDING B  
ADDITION

AERIAL VIEW AND CONTEXT

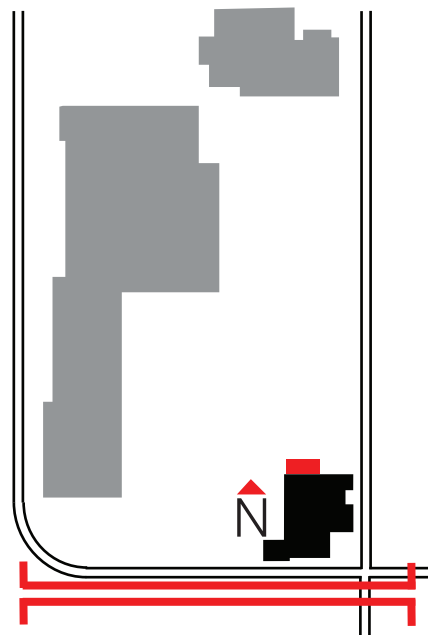
PROPOSED ADDITION  
LOCATED BEYOND



SE 32ND ST. LOOKING NORTH TOWARDS SITE

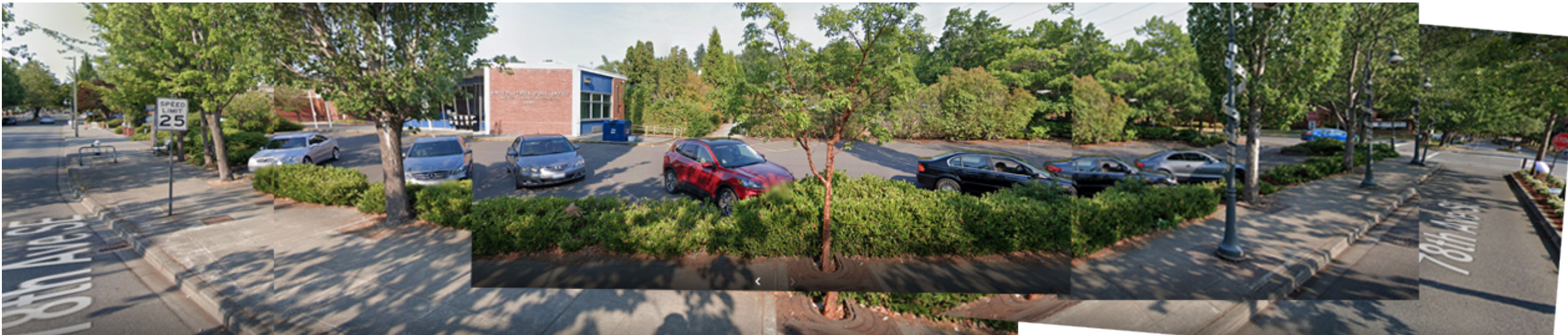


SE 32ND ST. LOOKING SOUTH OPPOSITE OF SITE

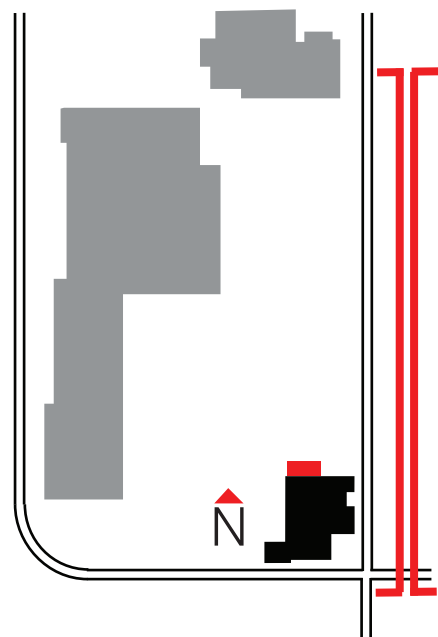


REETScape (EXISTING PHOTOS)





78TH AVE. SE LOOKING EAST OPPOSITE OF SITE



78TH AVE. SE LOOKING WEST TOWARDS SITE

STREETSCAPE (EXISTING PHOTOS)



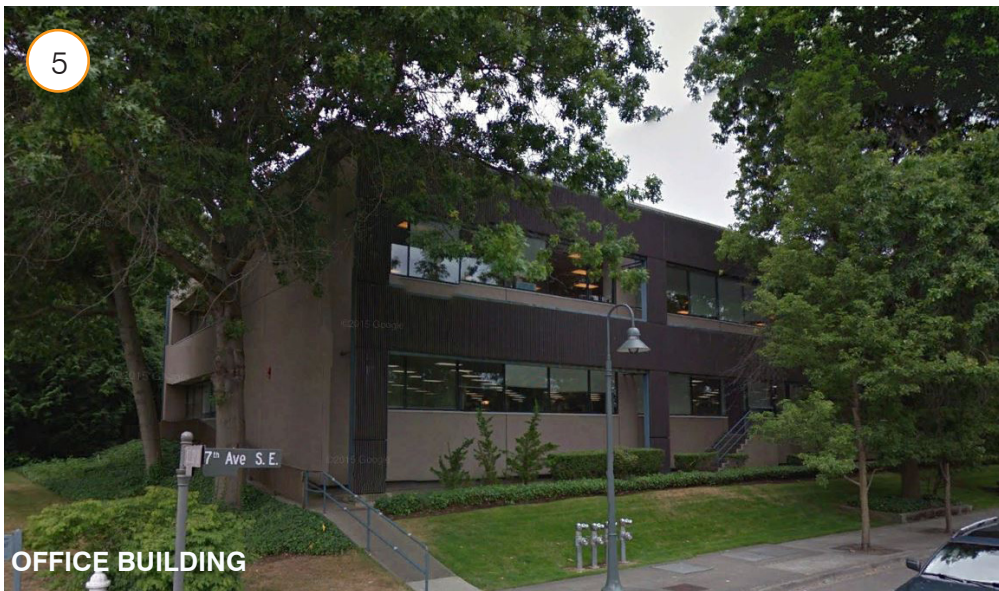
COVENANT CHURCH



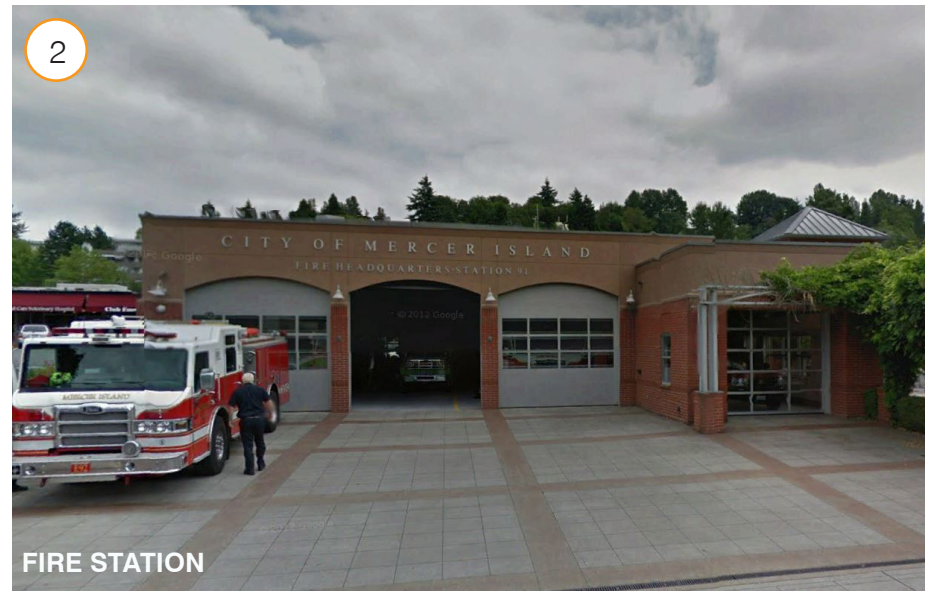
MALL



POST OFFICE



OFFICE BUILDING



FIRE STATION

AERIAL VIEW/KEY




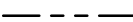







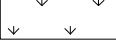


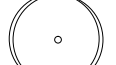



MERCERDALE PARK



3011 NEWELL COURT BUILDING

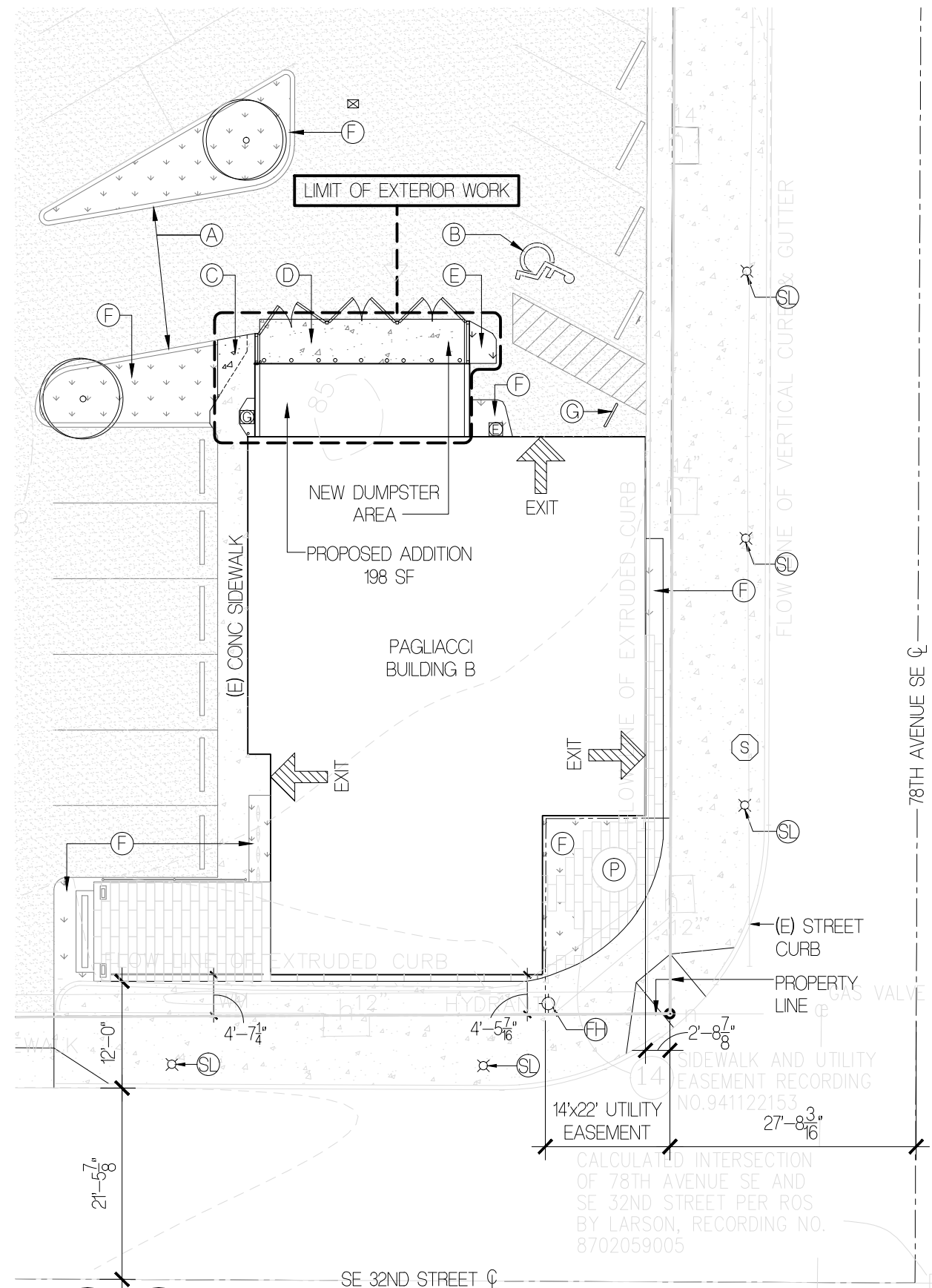
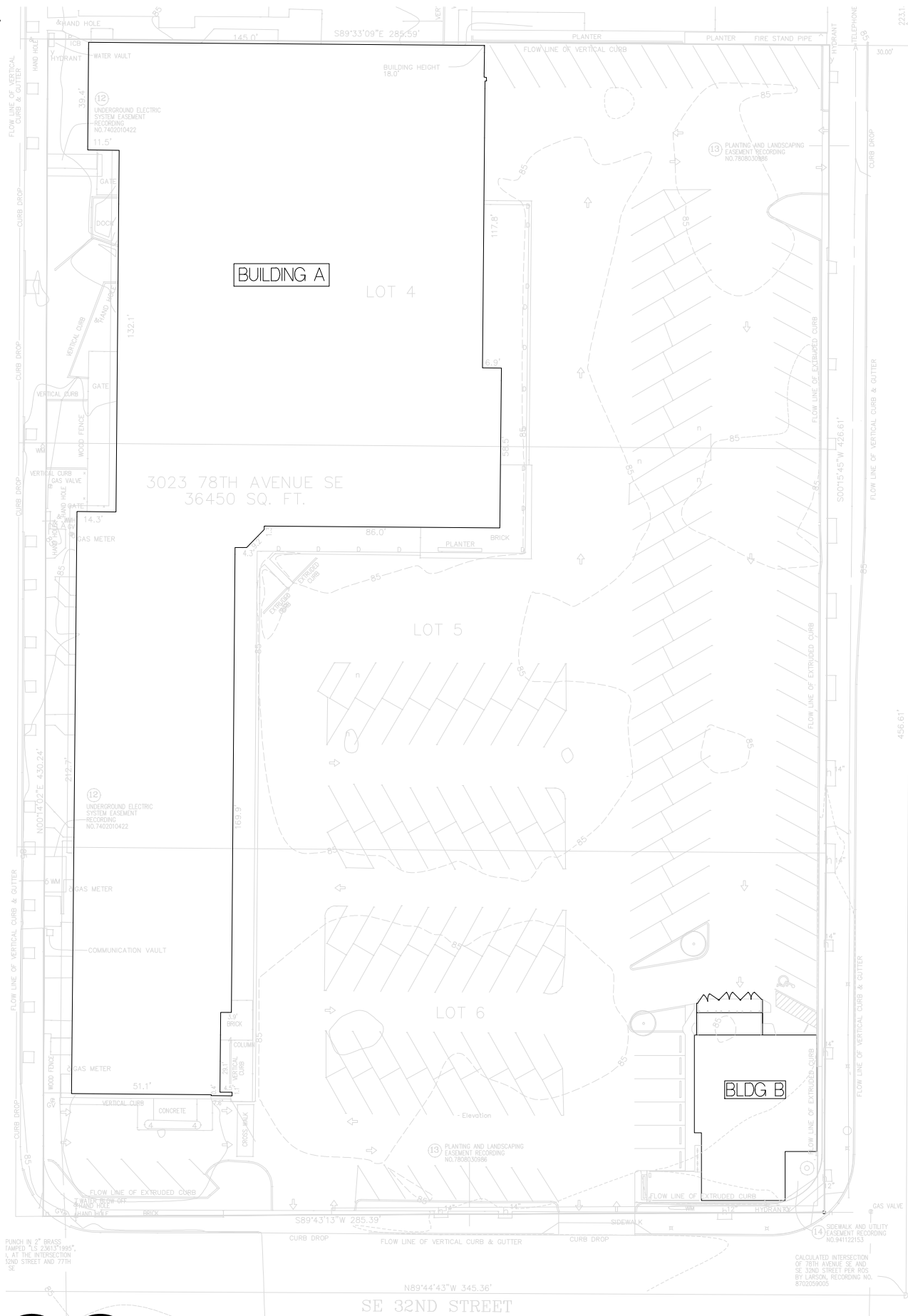
REETScape (EXISTING PHOTOS)

# LEGEND

-  PROPERTY CORNER
-  PROPERTY LINE
-  FIRE HYDRANT
-  CATCH BASIN
-  GAS METER
-  ELECTRIC METER
-  POWER POLE
-  NEW CONCRETE
-  EXISTING CONCRETE
-  NEW LANDSCAPING
-  EXISTING LANDSCAPING
-  EXISTING ASPHALT
-  TREE
-  STREET LIGHT POLE
-  STOP SIGN
-  (E) 1' CONTOUR LINES

# SITE KEY

- (A) (E) 16' DRIVE AISLE CLEARANCE TO REMAIN
- (B) (E) ACCESSIBLE PARKING TO REMAIN
- (C) EXISTING SIDEWALK TO EXTEND TO PARKING AREA
- (D) CONTAINERS FOR RECYCLING, COMPOST, GARBAGE & LINENS TO HAVE SELF-CLOSING DOORS @ TOP
- (E) NEW 3' WIDE PLANTER
- (F) (E) PLANTER & TREES TO REMAIN
- (G) (E) BIKE RACK TO REMAIN
- (SL) STREET LIGHT
- (FH) FIRE HYDRANT



Item (1)

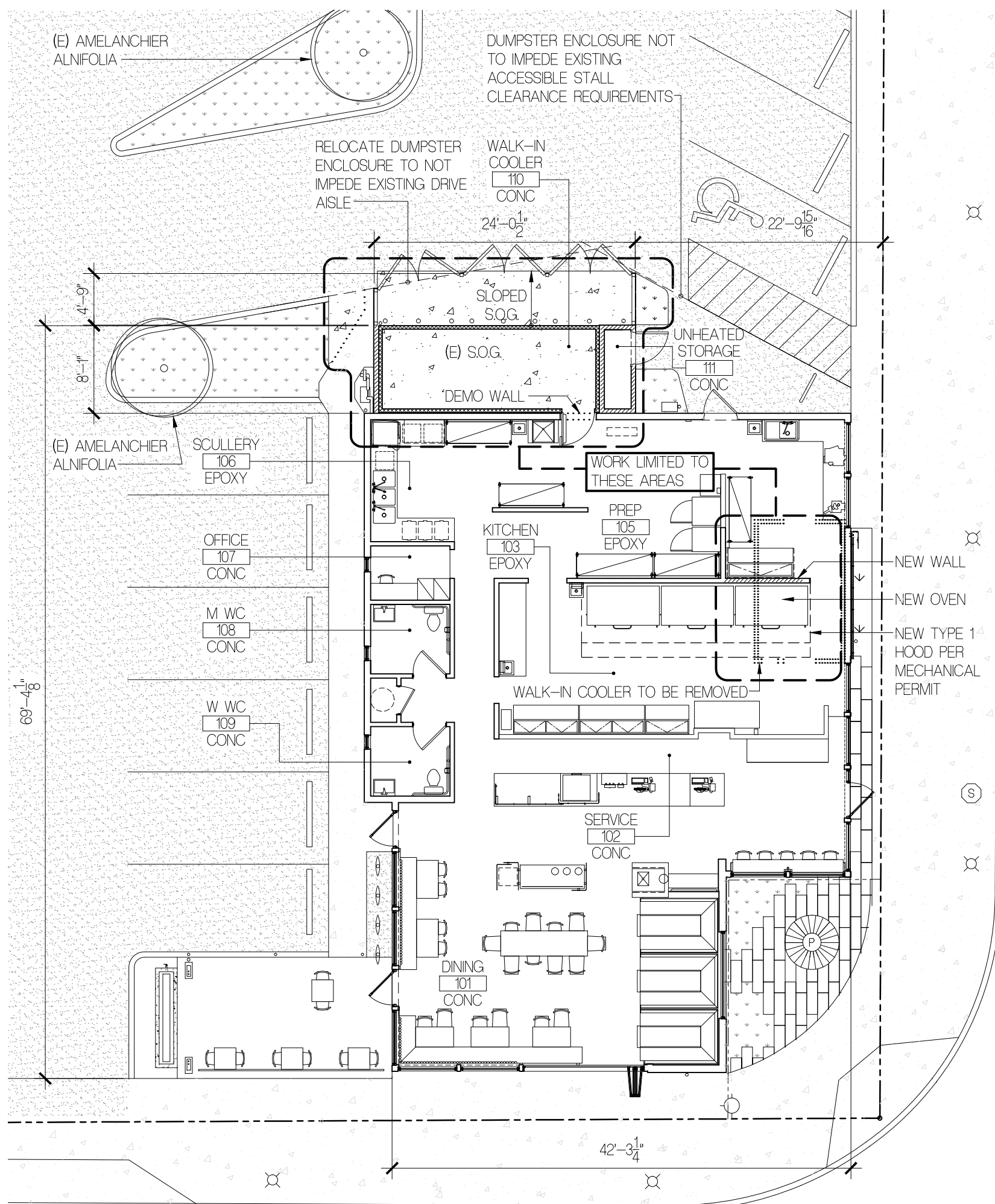
1 2



**SITE PLAN**

1

**PARTIAL SITE PLAN**

**SITE PLAN**





**FLOOR PLAN**  
3/32" = 1'-0"

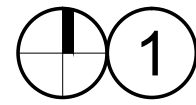
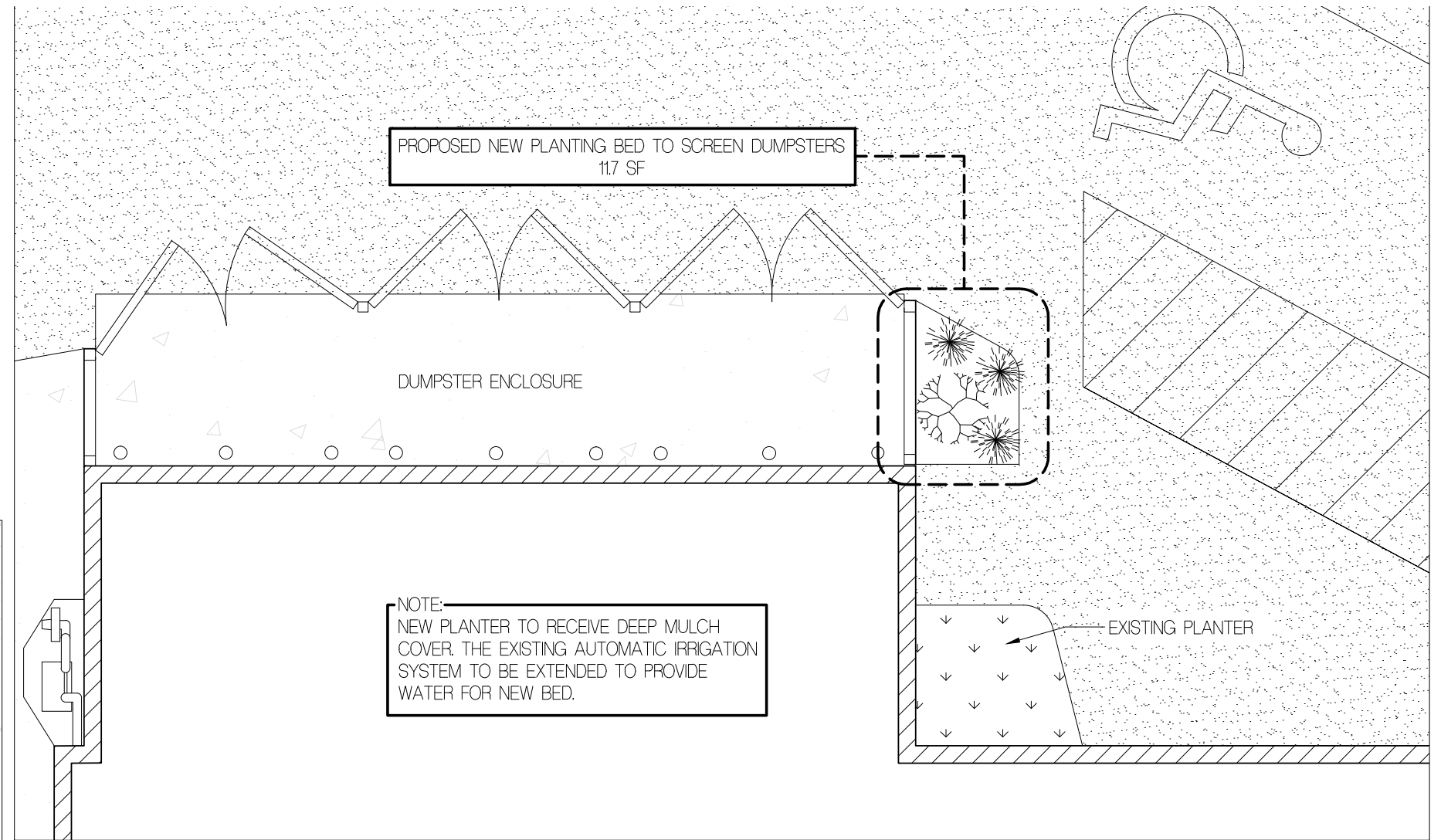
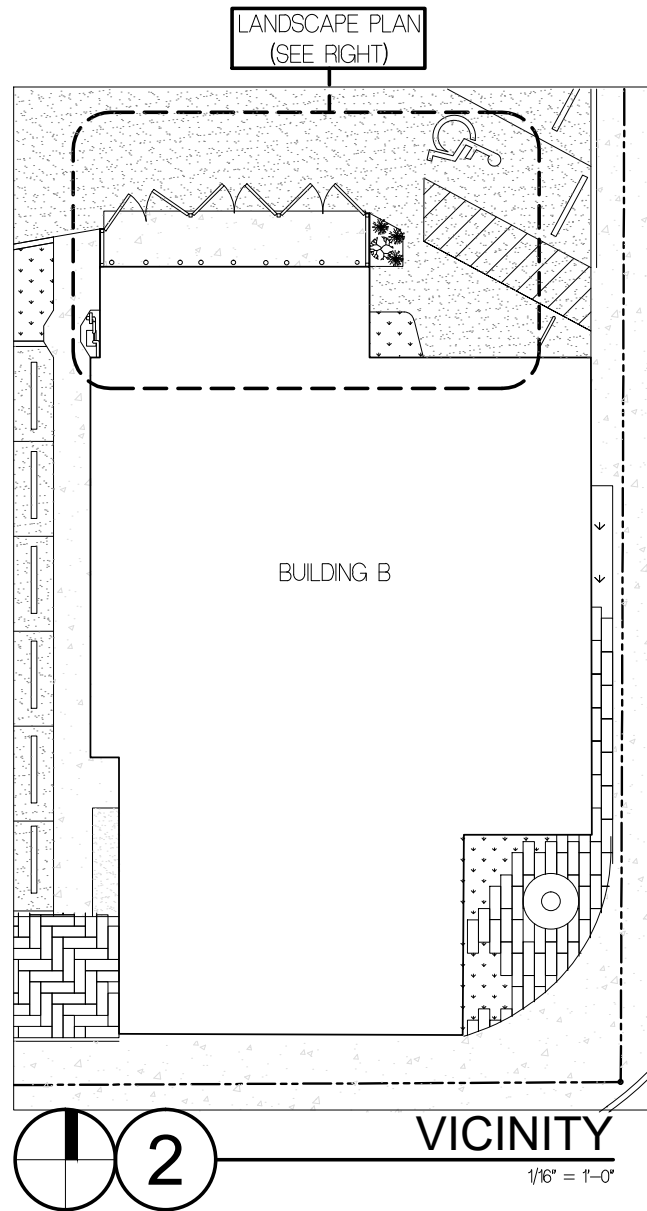
# PLANTING LEGEND

- 
CORNUS ALBA 'ELEGANTISSIMA'
VERIEGATED REDTWIG DOGWOOD (1)
- 
MISCANTHUS SINENSIS
DWARF MAIDEN GRASS (3)

 EXISTING PLANTERS NOT TO CHANGE

 EXISTING ASPHALT

 EXISTING CONCRETE



Item (1)

LANDSCAPE PLAN

PLANTING PALATE; VARIATIONS IN COLOR AND TEXTURE FOR EACH SEASON



Veriegated Redtwig Dogwood



Dwarf Maiden Grass "Little Kitten"



# AVERAGE BUILDING ELEVATION

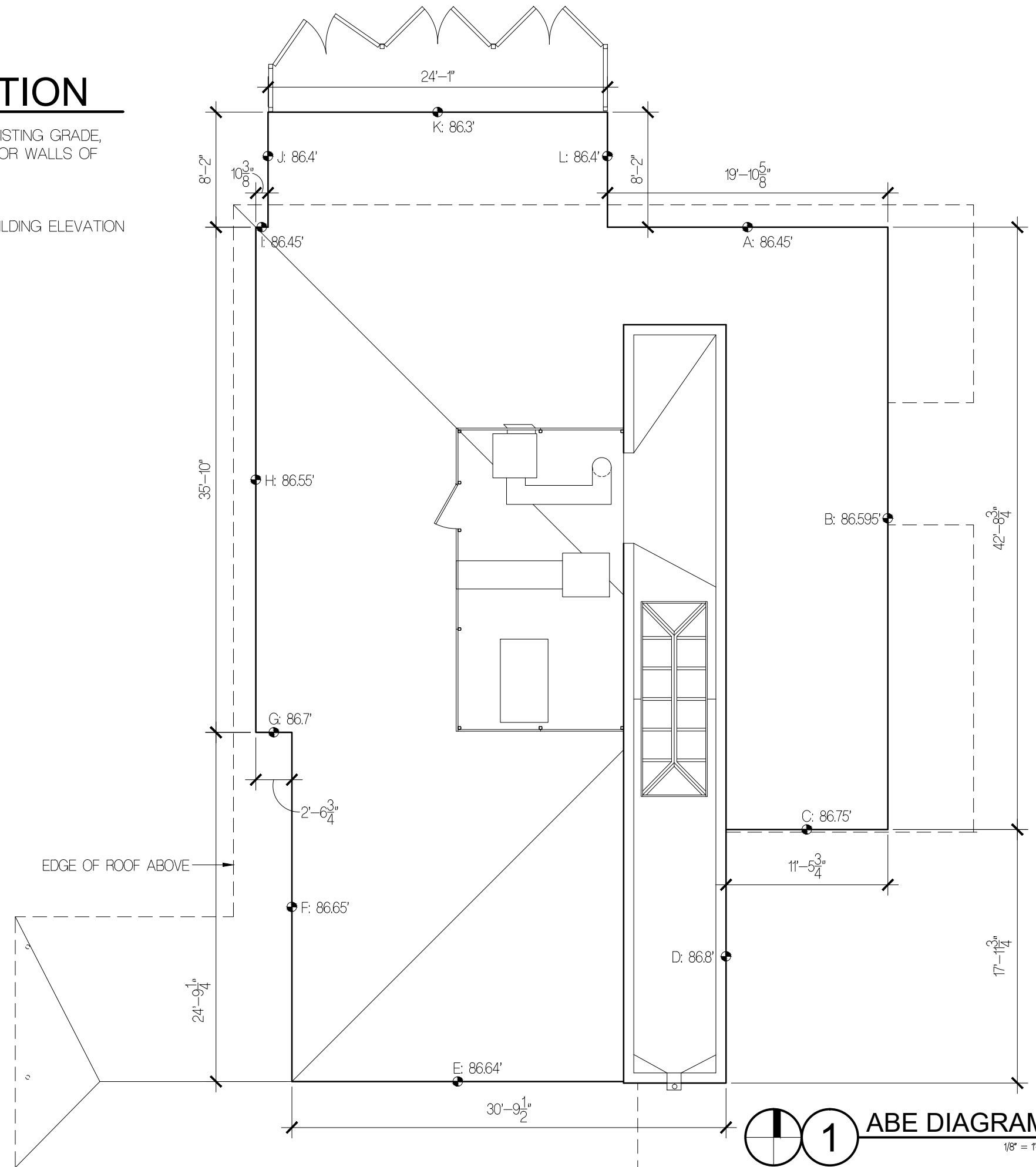
THE ELEVATION ESTABLISHED BY AVERAGING THE ELEVATION OF THE EXISTING GRADE, PRIOR TO ANY DEVELOPMENT ACTIVITY, AT THE CENTER OF ALL EXTERIOR WALLS OF THE BUILDING.

$$\frac{(\text{MIDPOINT ELEVATIONS}) \times (\text{LENGTH OF WALL SEGMENTS})}{(\text{TOTAL LENGTH OF WALL SEGMENTS})} = \text{AVERAGE BUILDING ELEVATION}$$

WALL SEGMENT	MIDPOINT ELEVATION (A)	LENGTH (a)	AVERAGE (A * a)
A	86.45'	19.875'	1,718.19'
B	86.595'	42.729'	3,700.12'
C	86.75'	11.475'	995.46'
D	86.8'	17.979'	1,560.58'
E	86.64'	30.791'	2,667.73'
F	86.65'	24.77'	2,146.32'
G	86.7'	2.562'	222.13'
H	86.55'	35.833'	3,101.35'
I	86.45'	0.864'	74.69'
J	86.4'	8.166'	705.54'
K	86.3'	24.083'	2,078.36'
L	86.4'	8.166'	705.54'
		227.3'	19,676.01'

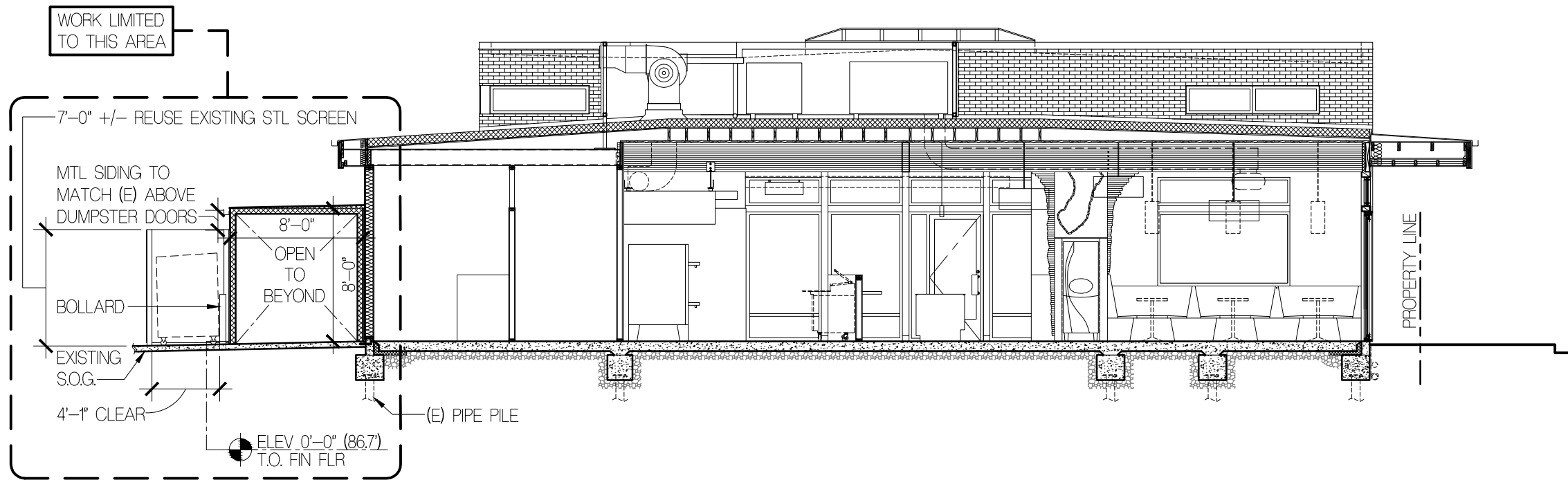
$$19,676.01' / 227.3' = 86.56 \text{ AVERAGE BUILDING ELEVATION}$$

BUILDING HEIGHT NOT TO CHANGE



1 ABE DIAGRAM  
1/8" = 1'-0"

AVERAGE BUILDING ELEVATION PLAN



1

WALK-IN COOLER - SECTION

1/8" = 1'-0"





BRICK



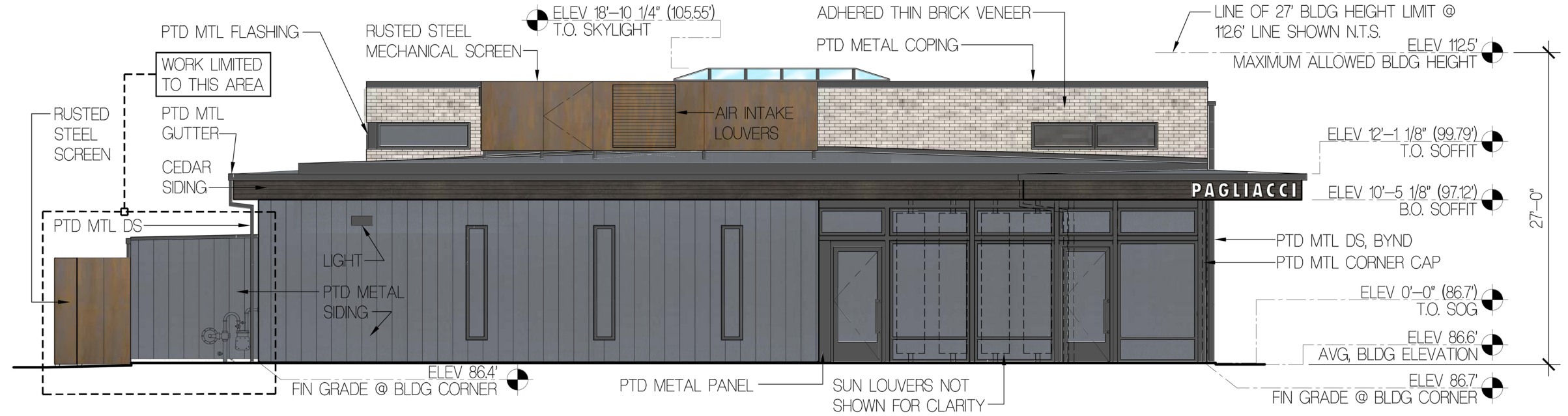
STAINED CEDAR SIDING



PAINTED METAL SIDING



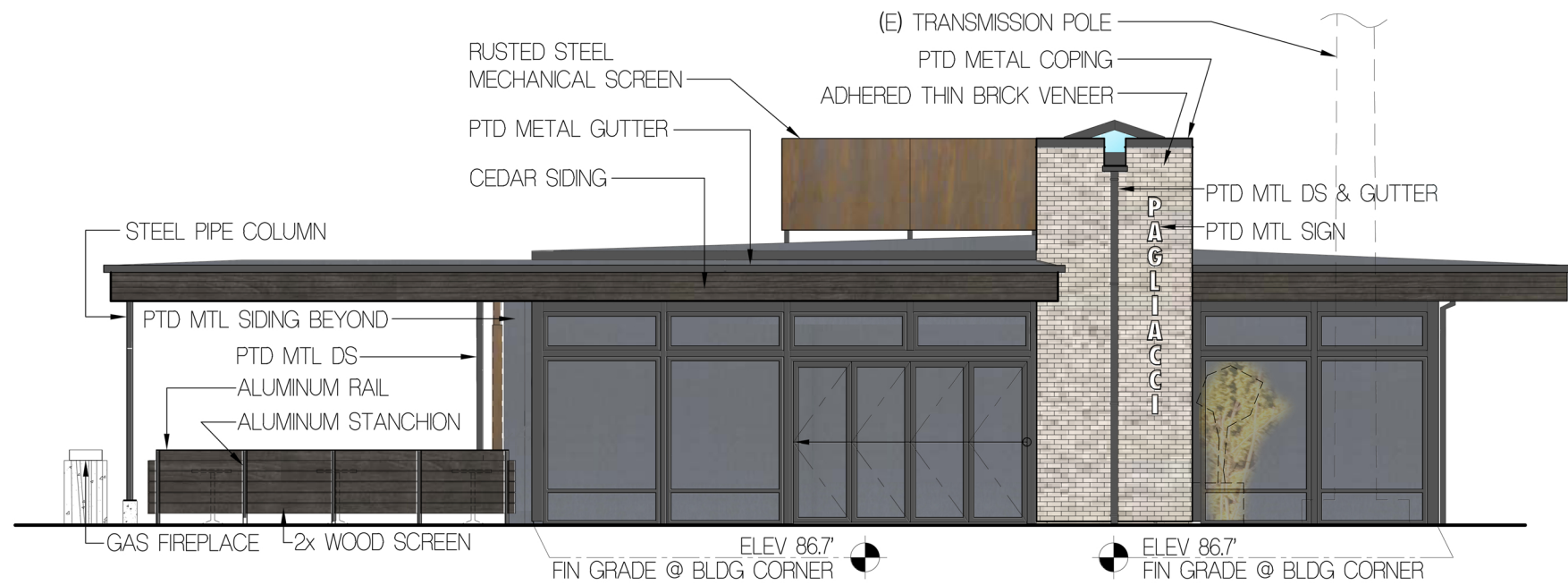
PATINATED STEEL



2

WEST

1/8" = 1'-0"



1

SOUTH

1/8" = 1'-0"

ELEVATIONS



BRICK



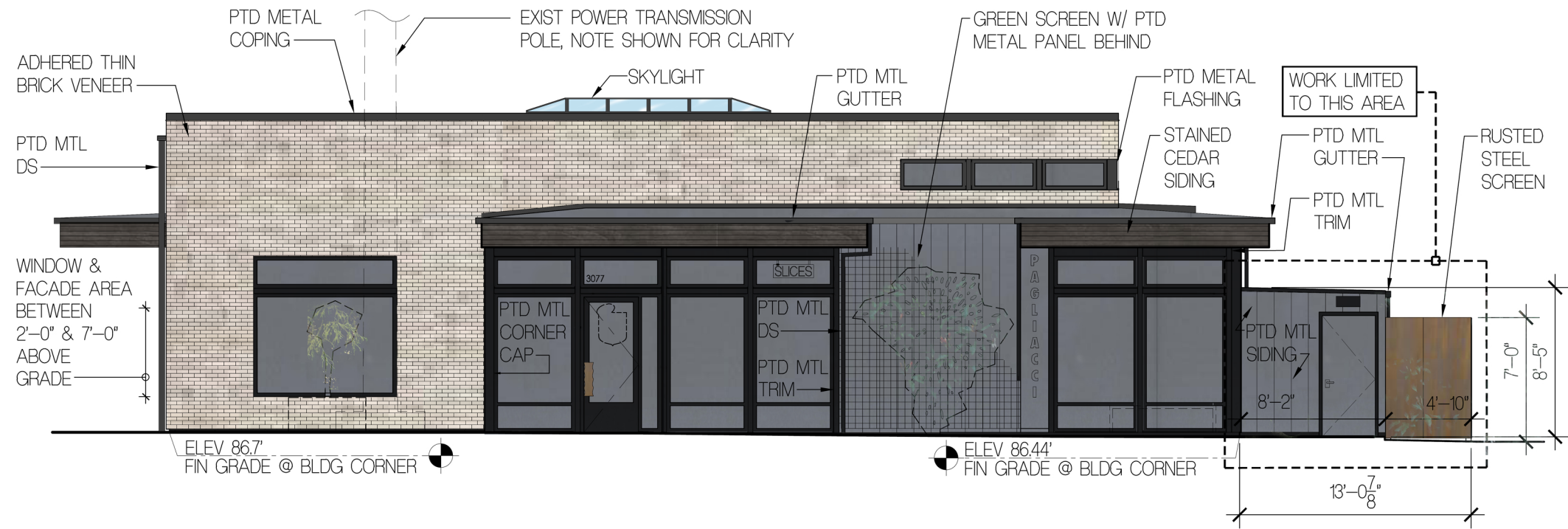
STAINED CEDAR SIDING



PAINTED METAL SIDING



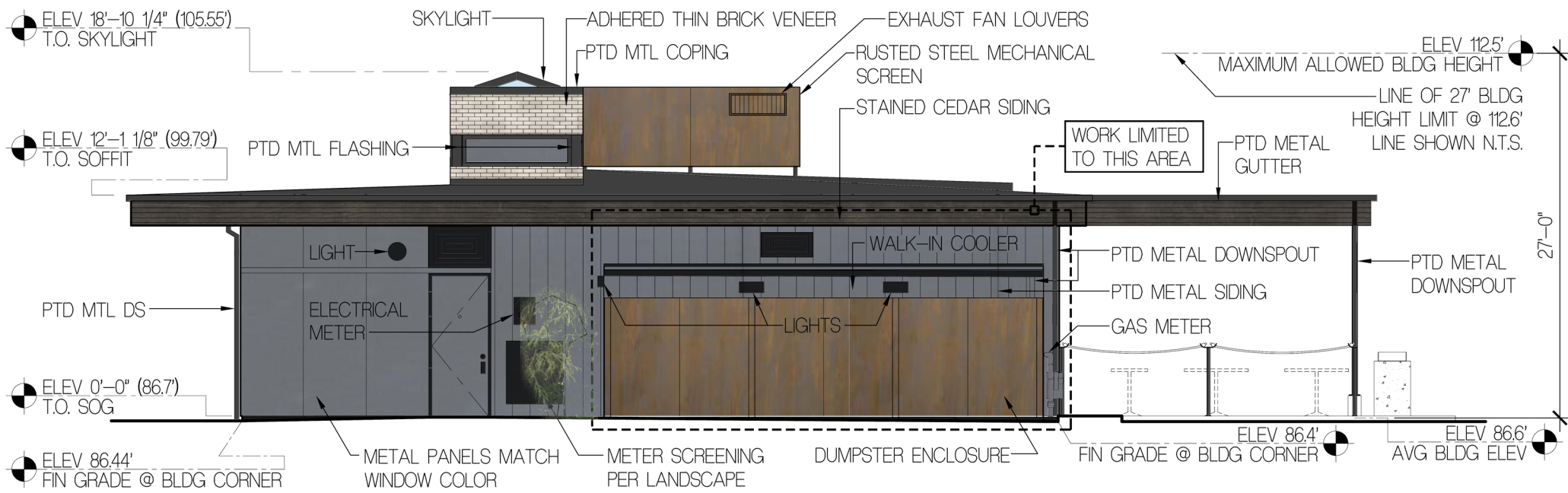
PATINATED STEEL



**EAST**

1/8" = 1'-0"

4



**NORTH**

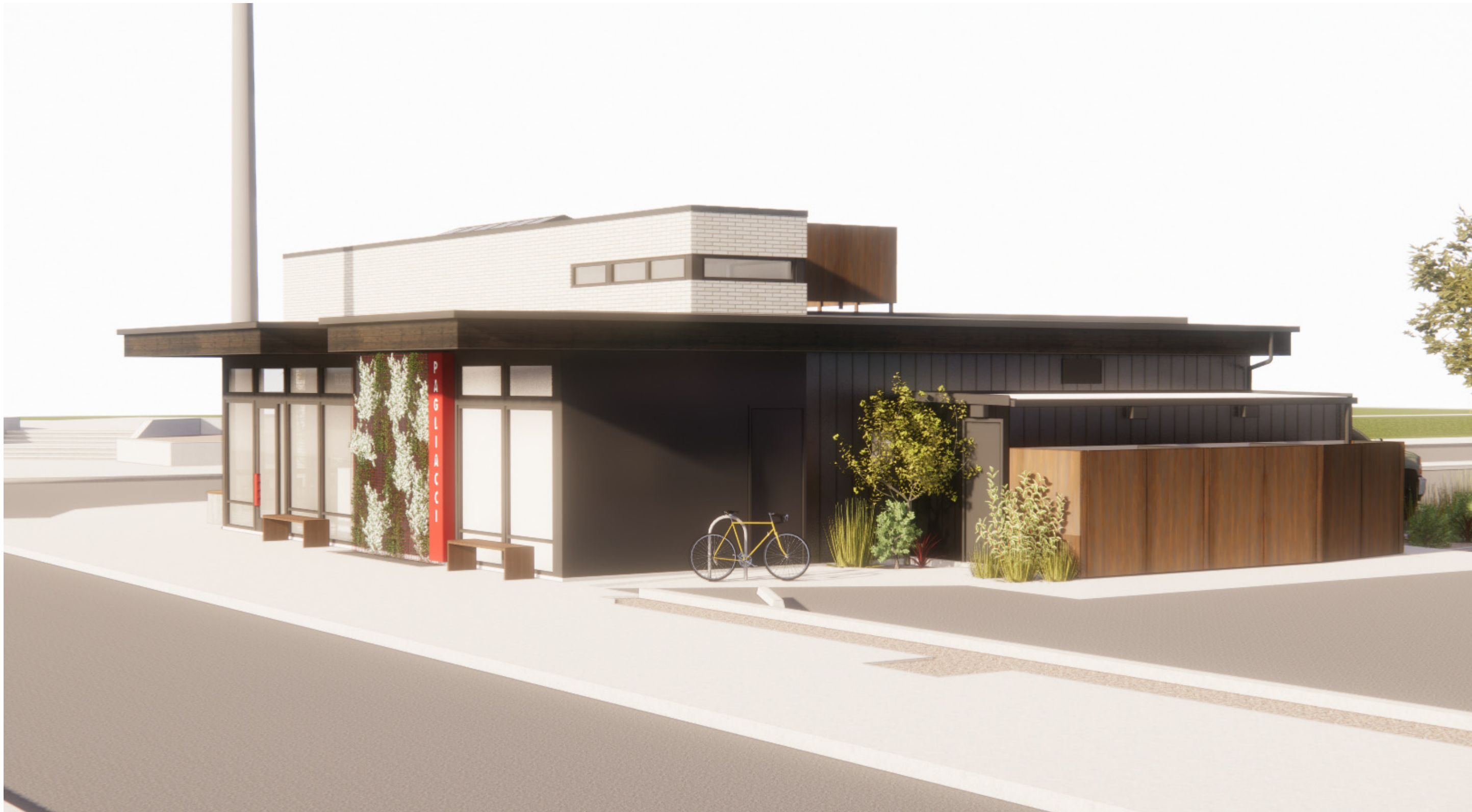
1/8" = 1'-0"

3

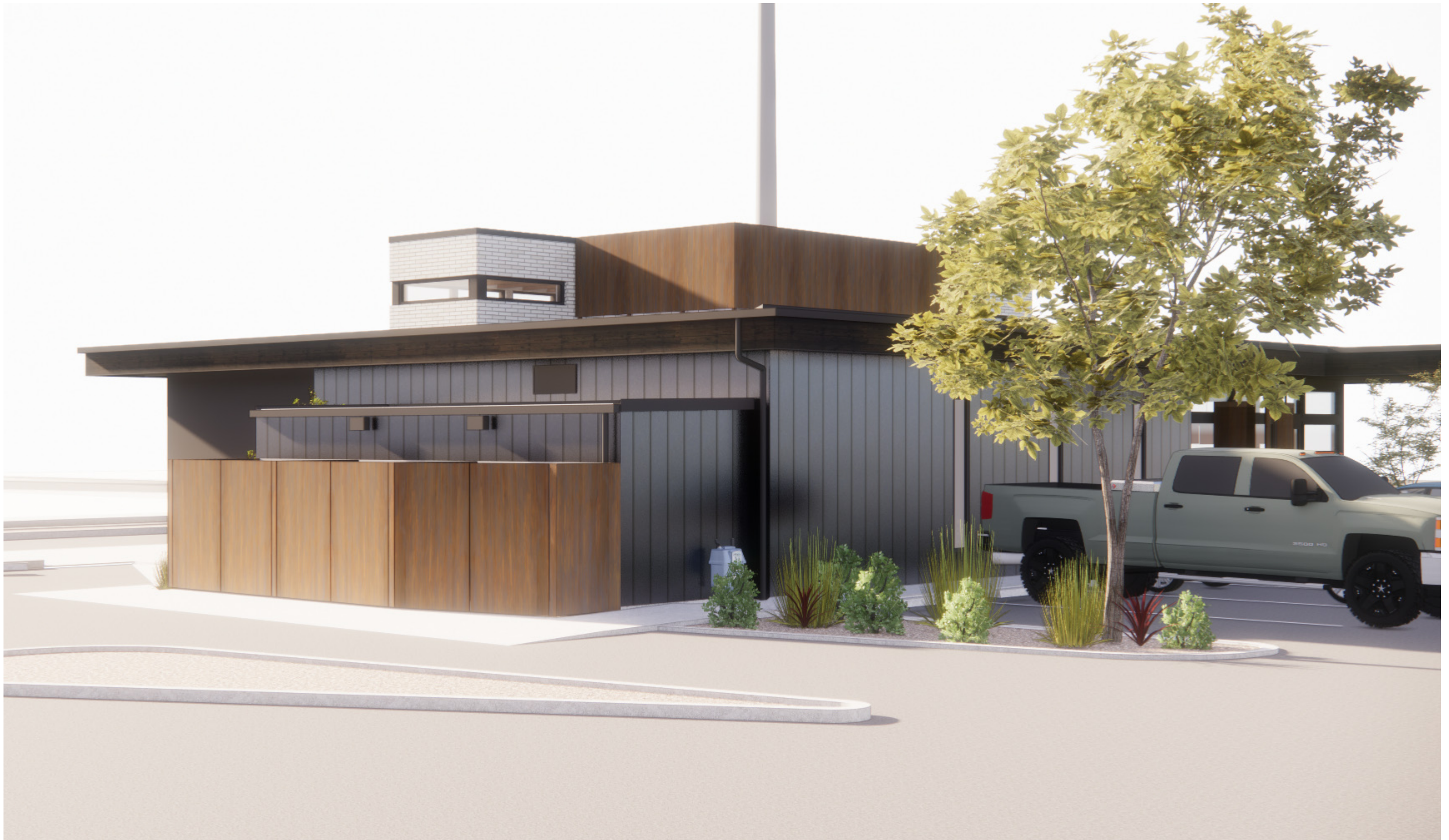


BUILDING PERSPECTIVES - S.E. CORNER





BUILDING PERSPECTIVES - N.E. CORNER









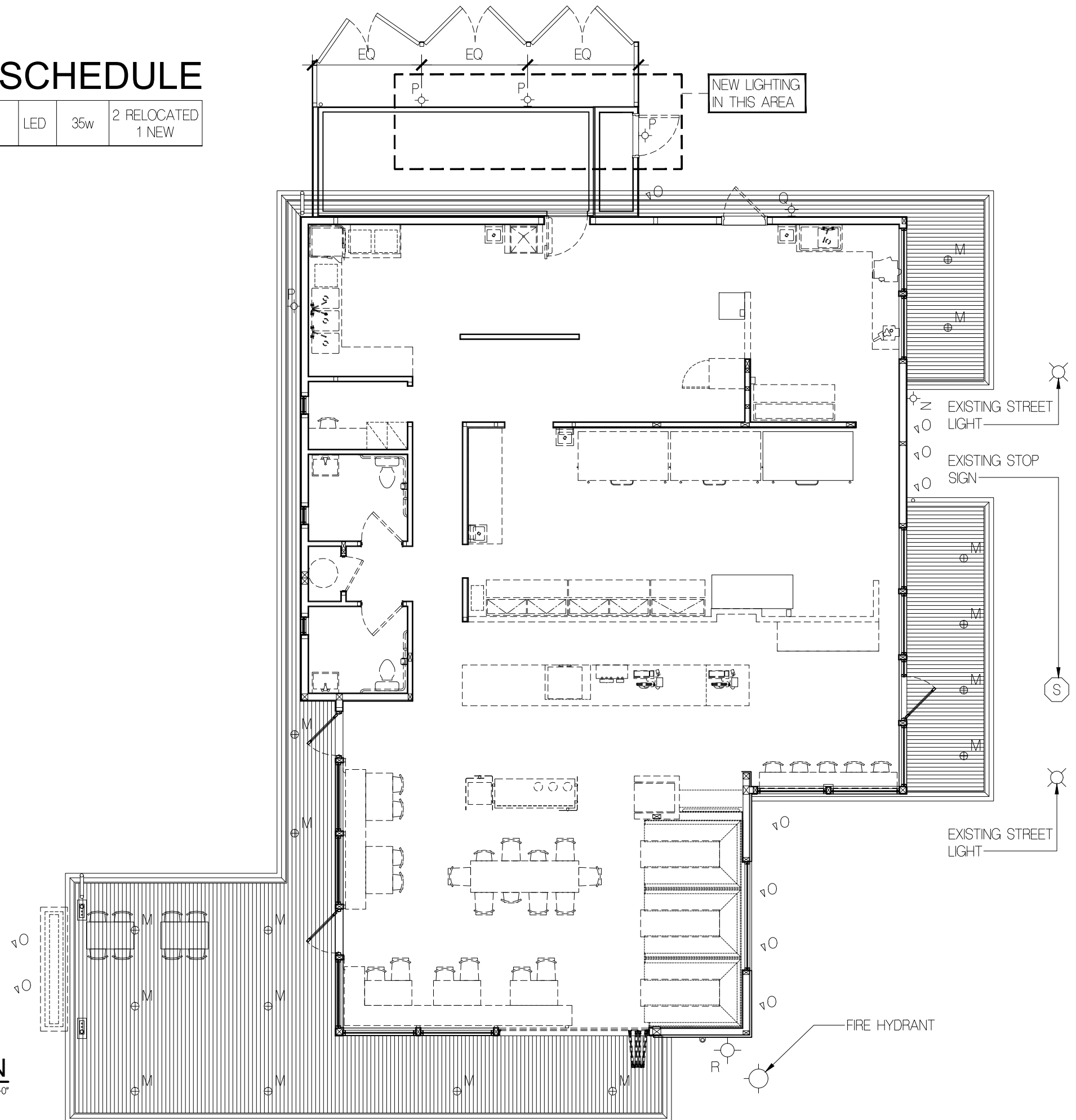
BUILDING PERSPECTIVES - WEST

# NEW EXTERIOR LIGHTING SCHEDULE

P	WALL MOUNTED DOWNLIGHT	LITHONIA	CSXWLED-1-30B350/30K-SR2-DBLXD	LED	35w	2 RELOCATED 1 NEW
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## LIGHTING SYMBOLS

- X  SURFACE MOUNTED CEILING LIGHT FIXTURE
- X  WALL MOUNTED LIGHT FIXTURE
- X  OUTDOOR RECESSED LIGHT
-  X LANDSCAPE LIGHTING



 **1 SITE LIGHTING PLAN**  
1/8" = 1'-0"

SITE LIGHTING PLAN





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# DESIGN COMMISSION

## MEETING MINUTES

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Thursday December 9, 2021

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### CALL TO ORDER

Vice Chair Anthony Perez called the virtual meeting to order at 6:10 PM from a remote location.

### ROLL CALL

Vice Chair Anthony Perez, Commissioners Traci Granbois, Catherine Lategan, and Suzanne Zahr were present. Chair Colin Brandt and Commissioner Claire McPherson were absent.

### STAFF PRESENT

Tim McHarg, Principal Planner and Andrea Larson, City Clerk were present.

### APPEARANCES

There were no public appearances.

### REGULAR BUSINESS

#### Agenda Item #3: May 13, 2021 & October 28, 2021 Minutes

Review and approval of the May 13, & October 28, 2021 Minutes.

It was moved by Zahr; seconded by Lategan to:  
Approve the May 13, 2021, & October 28, 2021, Minutes.  
Passed 4-0

#### Agenda Item #2: 2021 Ex Parte Communication for Quasi-judicial Matters

Eileen Keiffer, Madrona Law, gave an Ex Parte Communication for Quasi-judicial Matters training to the Commission.

The Commissioners received the training.

### OTHER BUSINESS

Tim McHarg, Principal Planner, gave a brief update to the Commission regarding potential upcoming projects to come before the Commission. He also discussed with the Commission changing the regular meeting day of the Commission to the First Wednesday of each Month and reducing the meeting frequency to once a month.

### PLANNED ABSENCES FOR FUTURE MEETINGS

There were no planned absences.

### ANNOUNCEMENTS AND COMMUNICATIONS

There were no announcements & communications

**ADJOURNMENT**

The meeting was adjourned at 7:11 PM