



## DESIGN COMMISSION REGULAR VIDEO MEETING

# AGENDA

**Wednesday, December 09, 2020**

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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### PLANNING COMMISSIONERS:

**Chair:** Richard Erwin

**Vice Chair:** Colin, Brandt

**Commissioners** Traci Granbois, Claire McPherson, Anthony Perez, Tom Soeprono, 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 or during the Public Hearing by either calling in or logging onto the meeting as a Zoom attendee.

**Registering to Speak:** Individuals wishing to speak during live Appearances or wishing to provide comment during the Public Hearing 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" or "Public Hearing Public Comment". 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](#).

**Submitting Written Comments:** The City will also accept written comments until such time that the public hearing is adjourned. Please send written comments to [robin.proebsting@mercerisland.gov](mailto:robin.proebsting@mercerisland.gov).

**Join by Telephone at 7:00 pm:** To listen to the hearing via telephone, please call 253.215.8782 and enter Webinar ID 919 5027 3408 and Passcode 019924 when prompted.

**Join by Internet at 7:00 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 919 5027 3408; Enter Passcode 019924

**For the safety and wellbeing of the public and staff,** the City strongly recommends that people attend the meeting by viewing it live on Zoom. Should restrictions on "in-person" meetings be lifted, opportunity to provide comment during either Appearances or the Public Hearing will be available at City Hall, located at 9611 SE 36<sup>th</sup> Street, Mercer Island, WA 98040. Strict social distancing requirements will be required of all in person attendees.

## **CALL TO ORDER & ROLL CALL, 7:00 PM**

### **APPROVAL OF MINUTES**

(1) Minutes from October 28, 2020

### **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
2. State your name and city of residence for the record
3. Limit your comments to three minutes

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

### **PUBLIC HEARING**

(2) Mercer Park office building renovation:

- A. Renovating the east building façade;
- B. Modifying the main entry and plaza; and,
- C. Creating roof deck enhancements.

### **REGULAR BUSINESS**

(3) DSR20-006 - Mercer Park Office Building Renovation

Review and decision for the Mercer Park office building renovation.

### **OTHER BUSINESS**

- (4) Directors Report
- (5) Planned Absences for Future Meetings
- (6) Announcements & Communications
- (7) Next Scheduled Meeting

### **ADJOURN**

# DESIGN COMMISSION

## MEETING MINUTES



Wednesday, October 28, 2020

### CALL TO ORDER

Chair Richard Erwin called the virtual meeting meeting to order at 7:03 PM from a remote location.

### ROLL CALL

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

### STAFF PRESENT

Jeff Thomas, Interim CPD Director, Andrea Larson, Senior Administrative Assistant, Alison Van Gorp, Deputy CPD Director, Robin Proebsting, Senior Planner and Bio Park, City Attorney were present.

### MEETING MINUTES APPROVAL

The Commission reviewed the minutes from the July 8, 2020

It was moved by Brandt; seconded by Zahr to:

**Approve the July 8, 2020 minutes**

Passed 6-0-1

### PUBLIC HEARING

#### Agenda Item #1: DSR19-017 Public Hearing

Chair Erwin opened the Public Hearing at 7:09pm.

David Sheldon provided comments to the Commission regarding the pump station.

Chair Erwin closed the public hearing at 7:12pm

### REGULAR BUSINESS

#### Agenda Item #3: DSR19-017 King County Pump Station

Robin Proebsting, Senior Planner, introduced the King County team for them to provide their presentation of the project.

The King County team gave a presentation and answered the Commissions questions regarding the pump station.

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

The Commission reviewed and discussed the project.

The Commission brought Mr. Sheldon back to discuss his concerns regarding the proposed fencing.

The Commission continued to discuss the project.

It was moved by Zahr; seconded by Granbois to:

Grant King County Wastewater Treatment Division design approval for the construction of a new generator building and associated site improvements on the site located at 7631 SE 22nd St, as shown in Exhibit 2, subject to the following conditions, and further conditioned as follows:

1. All aspects of the proposed development shall be in substantial conformance with the detail information submitted with this application (i.e. elevations, perspective drawings, colors, materials, font, size of sign lettering and relationship and layout of the approved wording and graphics), as depicted by Exhibit 2.
2. If a building permit is required and the applicant has not submitted a complete application for a building permit within three years from the date of this notice, or within two years from the decision on appeal from the final design review decision, design review approval shall expire.
3. Lighting details demonstrating compliance with the height standards for freestanding and building mounted light fixtures as described in MICC 19.12 shall be provided during building permit review.
4. Trees shall be planted at least eight feet from water and sewer pipelines, and shrubs shall be planted at least four feet from hydrants. In order to adjust the specific standard of Section 19.12.040(B)(7)(a), the Design Commission finds that both the fencing as proposed and a healthy, dense and vital landscape screen are equally essential.
5. Ground cover shall be planted and spaced to achieve total coverage within three years after installation.
6. Per section 19.12.030(B)(4), the Design Commission requires the visual consistency and continuity of design materials extend to the roofs of both buildings as under consideration for new construction and restoration. It is noted that this condition applies because of the particular sightlines of this project from neighboring properties.

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

There were no planned absences.

#### **OTHER BUSINESS**

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

#### **ANNOUNCEMENTS AND COMMUNICATIONS**

The next Design Commission meeting is December 9, 2020.

#### **ADJOURNMENT**

The meeting was adjourned at 9:29PM

# CITY OF MERCER ISLAND

## COMMUNITY PLANNING & DEVELOPMENT

9611 SE 36TH STREET | MERCER ISLAND, WA 98040

PHONE: 206.275.7605 | [www.mercergov.org](http://www.mercergov.org)



## STAFF REPORT

### DESIGN COMMISSION DESIGN REVIEW

<b>Project No.:</b>	DSR20-006
<b>Description:</b>	Mercer Park office building renovation: <ol style="list-style-type: none"> <li>1. Renovating the east building façade;</li> <li>2. Modifying the main entry and plaza; and,</li> <li>3. Creating roof deck enhancements.</li> </ol>
<b>Applicant/ Owner:</b>	Mercer Park South, LLC (c/o Marc Gearhart)
<b>Site Address:</b>	3003 77 <sup>th</sup> Avenue SE (Parcel Number 531510-1015)
<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. Project Narrative by Burgess Design, dated June 8, 2020</li> <li>2. Plan set prepared by Burgess Design, dated October 30, 2020</li> <li>3. Development Application, dated June 1, 2020</li> <li>4. Notice of Application, dated July 13, 2020</li> <li>5. Notice of Public Hearing, dated November 9, 2020</li> </ol>

## INTRODUCTION

### I. Project Description

The applicant has applied for Design Commission Design Review approval for proposed exterior alterations to an existing office building in the Town Center zone. The relevant design standards are MICC Chapter 19.11 – Town Center Development and Design Standards.

### II. Site Description and Context

The subject site is located at 3003 77<sup>th</sup> Avenue SE, in the TC zone. The site slopes downward from west to east. The site is currently developed with an existing office building, formerly known as the Farmers Insurance building, and associated parking. The property to the west of the subject property is zoned as multifamily (MF-2), and is developed with townhomes (Trellis). The property to the south of the subject property is zoned Public Institution (PI) and is developed with the Recycling Center, Bicentennial Park, and Mercerdale Park. The property to the north and east of the subject property is zoned Town Center (TC) and is developed with commercial buildings.

## FINDINGS OF FACT & CONCLUSIONS OF LAW

### III. Application Procedure

1. The application for Design Commission Design Review approval was submitted on June 9, 2020 (Exhibit 3).
2. A notice of application was issued on July 13, 2020 and the 30-day comment period took place between July 13, 2020 and August 12, 2020 (Exhibit 4).
3. No public comment was received during project review.
4. A notice of public hearing was issued on November 9, 2020 (Exhibit 5).
5. MICC 19.15.030 establishes Design Commission Design Review as a Type IV land use review, for which the decision authority is the Design Commission.

### IV. State Environmental Policy Act (SEPA) Compliance

6. The proposal is exempt from SEPA Review pursuant to WAC 197-11-800(1).

### V. Consistency with Design Standards

7. East Building Façade renovation: The applicant is proposing to renovate the East Building Façade as follows (Exhibit 1):
  - a. Removing the landscaped berm between 77<sup>th</sup> Avenue SE and the building, and installing new windows to bring daylight into the lower level;
  - b. Installing new landscaping on the re-graded area. Landscaping will consist of paved pedestrian areas along the frontage to support the Farmer's market and pedestrian activity, and softscape landscaping consisting of ornamental and native plants; and,
  - c. Painting the existing wood screen and installing lighting around the pedestrian benches.

#### **Applicable code standards include:**

- *MICC 19.11.090(B)(1), (3) and (7) – Lighting*
  - *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.*
  - *All building entrances should be well lit to provide inviting access and safety.*
  - *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.*

**Staff analysis:** A series of bollards are proposed on the east façade, which will light the pedestrian walkway (Exhibit 2, page 4). The proposed bollard design will aim light downward, lighting pathways to promote safety while avoiding glare and light trespass (Exhibit 2, page 11).

- *MICC 19.11.110 - Materials and color*
  - *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 analysis:** The existing exterior building façade and screening walls are proposed to be painted in a muted, harmonious palette; no bright colors are proposed, and consistent, harmonious colors will be used on all sides of the building. None of the materials listed as undesired in the code are proposed to be added to the building. A variety of materials, including wood and glazing, are proposed to be used on the façade (Exhibit 2, p. 10).

- 8. Front Entry and Plaza renovation: The applicant is proposing to renovate the Front Entry and Plaza as follows (Exhibit 1: Project Narrative):
  - d. Painting the existing wood screen
  - e. Modifying main entry via the following:
    - i. Removing the existing screen and changing the color of the main entry block
    - ii. Adding a new curtain wall glazing system and overhead door at entrance
    - iii. Adding new landscaping and bench seating areas in plaza
    - iv. Installing (8) new trees in the plaza area

**Applicable code standards include:**

- *MICC 19.11.070(B)(5) and (6) - Greenery and outdoor spaces*
  - *Building Entries.* Building entries should be emphasized with special landscaping and/or paving in combination with lighting.
  - *Building Facades.* Building facade modulation and setbacks should include features such as courtyards, fountains and/or landscaping.
- *MICC 19.11.100(B)(6) - Building Design*
  - *Building entrances should concentrate along the sidewalk and should be physically and visually inviting. Entrance doors shall be recessed from the facade surface to emphasize the entrance and provide a sheltered transition to the interior of the building. Special paving treatments and/or landscaping should be used to enhance the entrance. Pedestrian walkways with wheelchair ramps at least eight feet wide should be constructed between the sidewalk and building entrances.*

**Staff analysis:** Landscape beds are proposed to be placed on either side of each entry door in response to Design Commission feedback from the study session for this project (Exhibit 2, page 9). The building façade is distinguished by a modulated façade viewed from on the northeast aspect, together with contrasting colors on the building exterior and glazing at the entrance lobby (Exhibit 2, page 10).

9. Outdoor roof deck area: The applicant is proposing to renovate the 3rd floor roof to provide an outdoor roof deck, as follows (Exhibit 1: Project Narrative):
  - f. Remove existing screen
  - g. Add a new deck paver system at the 4th Floor level over a portion of the existing 3rd floor roof which was originally designed as a deck area.
  - h. Add a new stair penthouse over the existing stair to accommodate the added occupant load for the 4<sup>th</sup> floor.

**Applicable code standards include:**

- *MICC 19.11.030(A)(5) – Rooftop Appurtenances. Rooftop appurtenances are discouraged. If necessary, rooftop appurtenances may extend up to 10 feet above the maximum building height allowed, provided there is a functional need for the appurtenance and that functional need cannot be met with an appurtenance of a lesser height. This provision shall not be construed to allow building height in excess of the maximum limit. Rooftop appurtenances should be located at least 10 feet from the exterior edge of any building, and together with the screening provided for below, shall not cover more than 20 percent of the rooftop area.*

**Staff Analysis:**

The rooftop appurtenance (dog house) is proposed to be 10 feet above the existing building height, consistent with this standard (Exhibit 2, page 15). The dog house is proposed to be located far enough from the exterior edge of the building to limit visibility to a person standing 30 feet away from the building, and together with existing oak tree on the south side providing screening, will be minimally visible to passersby on the street level (Exhibit 2, page 15). The dog house is a small percentage of roof area, less than 20% of the rooftop area (Exhibit 2, page 2.)

- *MICC 19.11.110(B)(3) Attention to All Sides. Materials and colors should be used with cohesiveness and compatibility on all sides of a building.*

**Staff Analysis:**

1. The materials on the doghouse will match that on the building, and the parapet guard rail will not be visible at the perimeter edge, consistent with this standard (Exhibit 2, page 15).

**RECOMMENDATION**

Based upon the above noted Findings of Fact and Conclusions of Law included herein, staff recommends to the Design Commission the following:

**Recommended Motion:** Move to grant Mercer Park South, LLC design review approval for the proposed exterior modifications to the building located at 3003 77<sup>th</sup> Avenue SE, as shown in Exhibit 2, subject to the following conditions.



**Alternative Recommended Motion:** Move to grant Mercer Park South, LLC design review approval for the proposed exterior modifications to the building located at 3003 77<sup>th</sup> Avenue SE, as shown in Exhibit 2 subject to the following conditions, and further conditioned as follows.

#### RECOMMENDED CONDITIONS OF APPROVAL

1. All aspects of the proposed development shall be in substantial conformance with the detail information submitted with this application (i.e. elevations, perspective drawings, colors, materials, font, size of sign lettering and relationship and layout of the approved wording and graphics), as depicted by Exhibit 2.
2. If a building permit is required and the applicant has not submitted a complete application for a building permit within three years from the date of this notice, or within two years from the decision on appeal from the final design review decision, design review approval shall expire.



June 8, 2020

RE: MERCER PARK BUILDING – EXTERIOR WORK SUPPLEMENTAL SCOPE DESCRIPTION  
3003 77<sup>th</sup> Ave SE  
PIN: 531510-1015

To the Design Commission for the  
City of Mercer Island

We are pleased to submit this proposed scope of work for the Mercer Park Building located at 3003 77<sup>th</sup> Avenue and will include the following:

### East Façade

- Cutting in new windows at the Lower Level and lowering the existing landscape berm work in conjunction to provide an increased transparency at the ground level to provide better engagement with the public right-of-way and reduces the perceived mass of the building from the street.
- Painting the existing wood screen wall to break up the monotone of the building giving a dynamic look to update the elements.
- Adding hardscaped areas are added to the landscaped areas to provide for pedestrian interaction adjacent to sidewalks and can be used for vendor tent locations during Saturday's Farmers Market.
- Providing low level lighting will be added to hardscaped areas at benches for pedestrian illumination around each area.
- Removing 4 existing trees (10-24" dia.) to allow the street trees to grow and obtain natural canopy and figure. Also the existing trees pose a possible detriment to the existing retention pipe (72" dia. X 72'-0" in length) which lie underneath the existing trees.
- Replace these existing trees with 8 new trees in the main plaza area per the 2:1 ratio indicated in MICC 19.10.0702
- Add multiple paver hardscaped areas that can be used for Farmers Market and day to day pedestrian interaction.
- Landscaped areas will be provided with massing's of ornamental/native plantings.

### Main Entry

- Painting the existing wood screen wall to break up the monotone of the building giving a dynamic look to update the elements.
- Modifications to the Main Entry block provide a new fresh updated look and include:
  - Removal of the Screen and Change of Color to the Main Entry block provides a distinction from the remainder of the building to define the entry.
  - New Curtain Wall glazing system at existing two story open area to provide a new lobby experience with transparency to the exterior to enjoy the visual enhancements of the plaza area.
  - Overhead Door at new curtain wall provides for interaction between Lobby and Plaza area for events and good weather days.
  - New landscaping and bench seating areas are added to provide collaborative areas outdoors for pedestrians to interact or enjoy while outdoors.
  - Providing (8) new trees in the plaza area to replace the (4) trees removed from the east façade area per the 2:1 ration indicated in MICC 19.10.0702.
  - Relocating Art Work from plaza area adjacent to the right-of-way sidewalk to provide better interaction and visual awareness with pedestrians.



**Roof Deck**

- Remove existing screen which appears to way heavy visually on the proposed deck enhancements.
- The removal of the screen which partially obscures the window will provide a better visually interaction between the interior and exterior spaces.
- Add a new deck paver system at the 4<sup>th</sup> Floor level over a portion of the existing 3<sup>rd</sup> floor roof which was originally design as a deck area.
- Add a new stair penthouse over the existing stair to accommodate the added occupant load for the 4<sup>th</sup> floor.

Sincerely,

Randy Morgan | Principal  
Burgess Design, Inc.

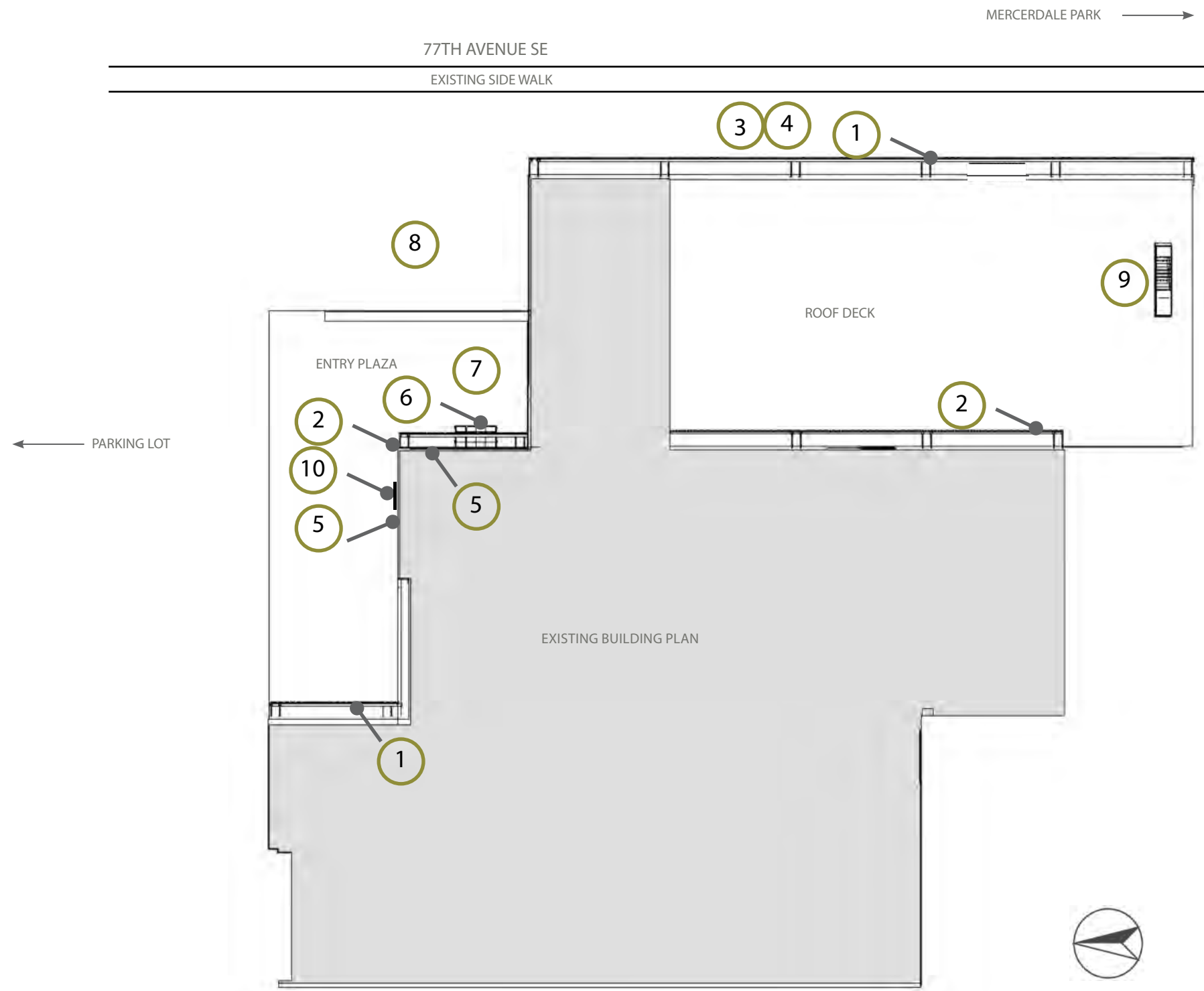




MERCER PARK  
EXTERIOR MODIFICATION  
3003 77TH AVE SE 98040  
OCTOBER 30, 2020

# EXTERIOR PROJECT SCOPE KEY PLAN

Item (1)

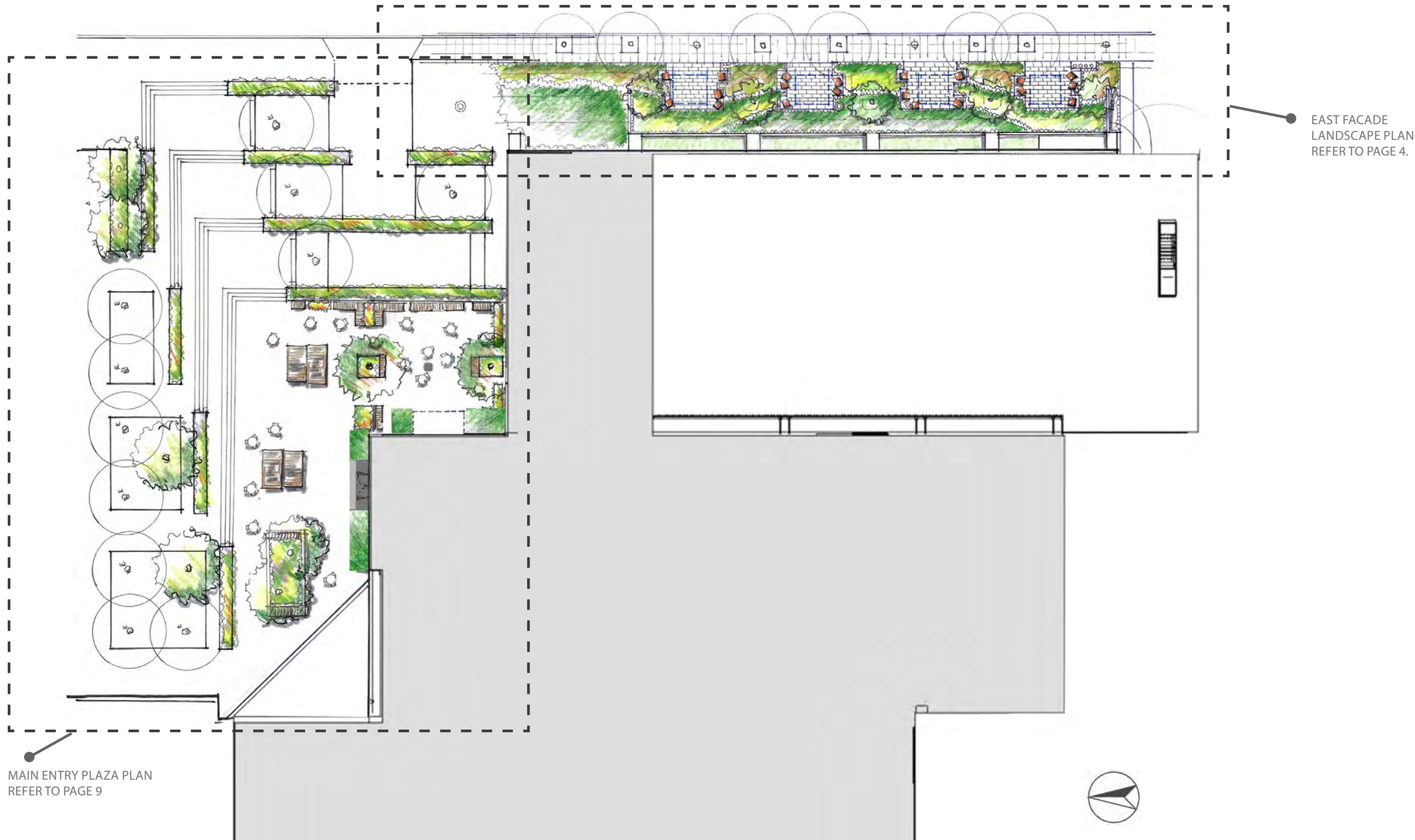


PROJECT SCOPE KEY PLAN  
NTS

- 1 SCREEN WALL  
2 SCREEN WALLS TO BE REMOVED. EXISTING SCREEN WALL LOCATION AND MATERIALS ARE NOT CONSISTENT WITH A CLASS A OFFICE LOBBY EXPERIENCE. SEE PAGE 6 & 10
- 2 SCREEN WALL  
SCREEN WALL TO BE REMOVED IN THESE LOCATIONS SO THAT A NEW UPDATED LOOK CAN BE PROVIDED. SEE ELEVATIONS ON PAGE 10 & 13
- 3 LANDSCAPE MODIFICATIONS AND NEW CUT IN WINDOWS  
CUTTING IN NEW WINDOWS AT LOWER LEVEL AND LOWERING OF THE BERM WORK IN CONJUNCTION TO PROVIDE AN INCREASED TRANSPARENCY AT THE GROUND LEVEL AS WELL AS BETTER ENGAGEMENT WITH THE PUBLIC ROW. REDUCING THE PERCEIVED MASS OF THE BUILDING FROM THE STREET. SEE PAGE 6 & 8
- 4 TREES  
R4 IN ORDER TO ADD TRANSPARENCY TO THE BUILDING BASED ON GRADES, THE 4 TREES MUST BE REMOVED. WHEN THE TREES ARE REMOVED IT CREATES AN OPPORTUNITY FOR THE BUILDING TO ENGAGE THE STREET. SEE NEW PROPOSAL PAGE 4,5, 6 & 8
- 5 GLAZING  
5 NEW CURTAIN WALL AT EXISTING TWO STORY COVERED ENTRY WILL PROVIDE A LOBBY VOLUME AND EXPERIENCE CONSISTENT WITH A CLASS A OFFICE BUILDING. SEE PAGE 10
- 6 OVERHEAD DOOR  
THE NEW VERTICAL BI-FOLD DOOR WILL CREATE OPERABILITY IN THE CURTAIN WALL SYSTEM. POROSITY BETWEEN THE PLAZA AND FINISHED LOBBY WILL SIGNIFICANTLY ENHANCE THE SENSE OF PLACE IN THE BUILDING ENTRY. SEE PAGE 10
- 7 STATUE  
LEAVE STATUE IN ITS CURRENT LOCATION. PROPOSE TO CENTER THE ART WORK BY CREATING AN ENCLOSE PLAZA WITH FURNITURE AND GREENERY. SEE PAGE 9
- 8 PAINTING  
PAINTING THE BUILDING ADDS A FRESH LOOK AND COMPLEMENTS THE OTHER BUILDING ELEMENTS. SEE PAGE 6 & 10
- 9 ROOF DECK ACCESS  
IN ORDER TO ACCOMMODATE EXISTING UNDER THE CURRENT CODE, AND ADDITIONAL EGRESS PATH IS REQUIRED FROM THE ROOF DECK THAT WAS INSTALLED WHEN THE BUILDING WAS BUILT AND REMOVED IN 2015. SEE PAGE 12 TO 15.
- 10 MAIN ENTRY PORTAL  
IN RESPONSE TO THE DESIGN COMMISSION STUDY SESSION A CANOPY PORTAL FLANKED BY LANDSCAPE BEDS WAS ADDED TO DELINEATE THE MAIN ENTRY OF THE BUILDING. SEE PAGE 10

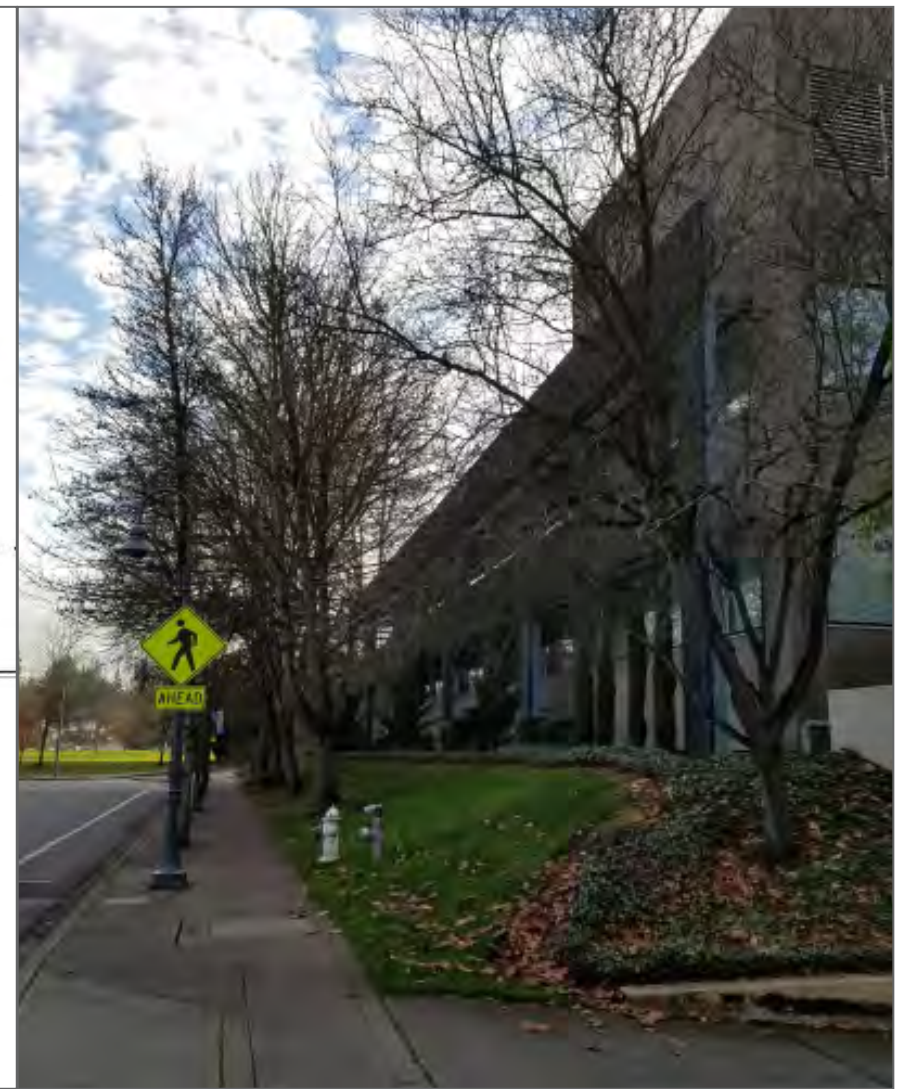
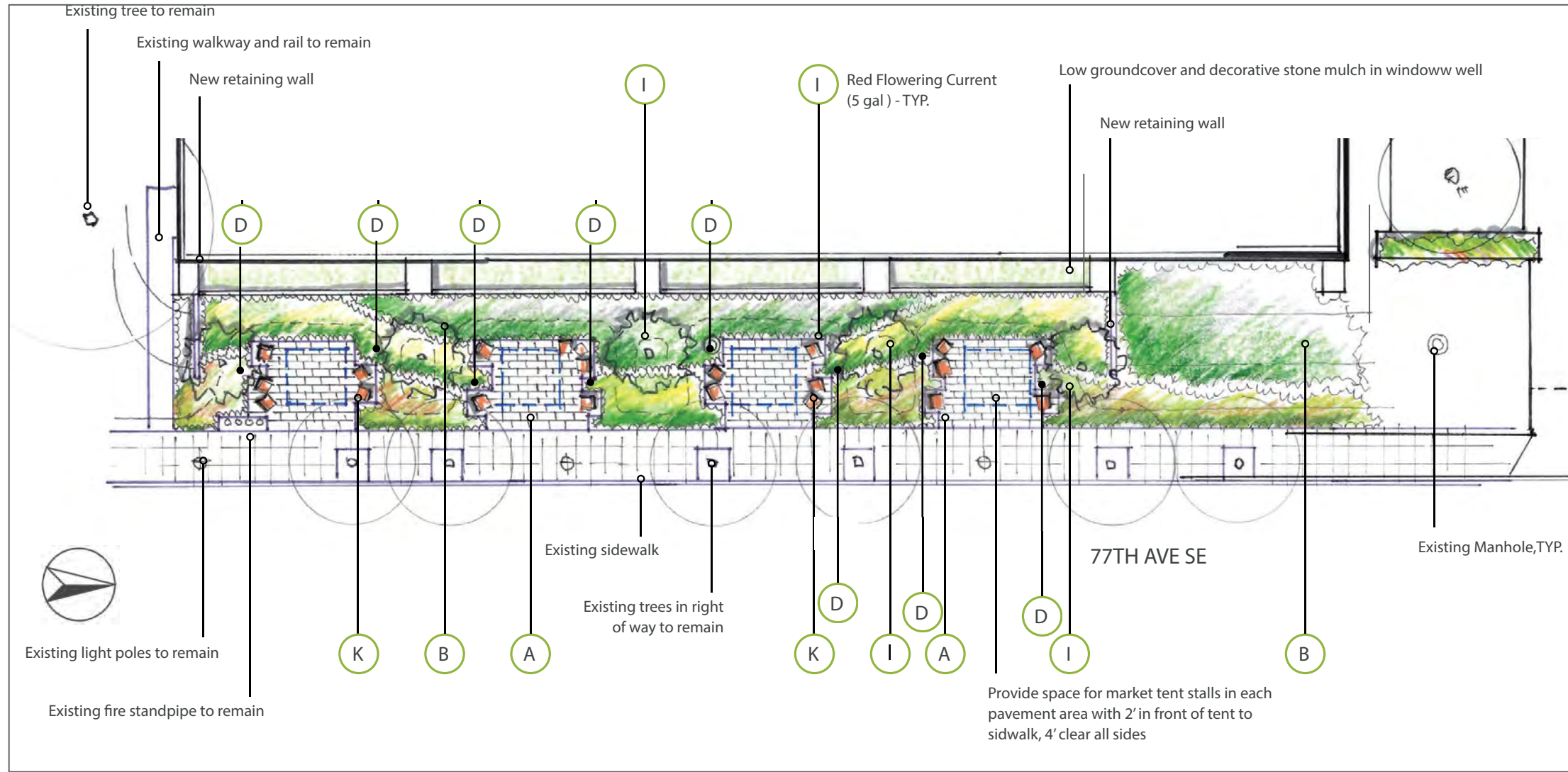


# EXTERIOR FULL LANDSCAPING PLAN





# EXTERIOR EAST FACADE - LANDSCAPING PLAN



EXTERIOR EAST SIDE PROPOSED LAYOUT  
KEY NOTES REFERENCED ON PAGE 11

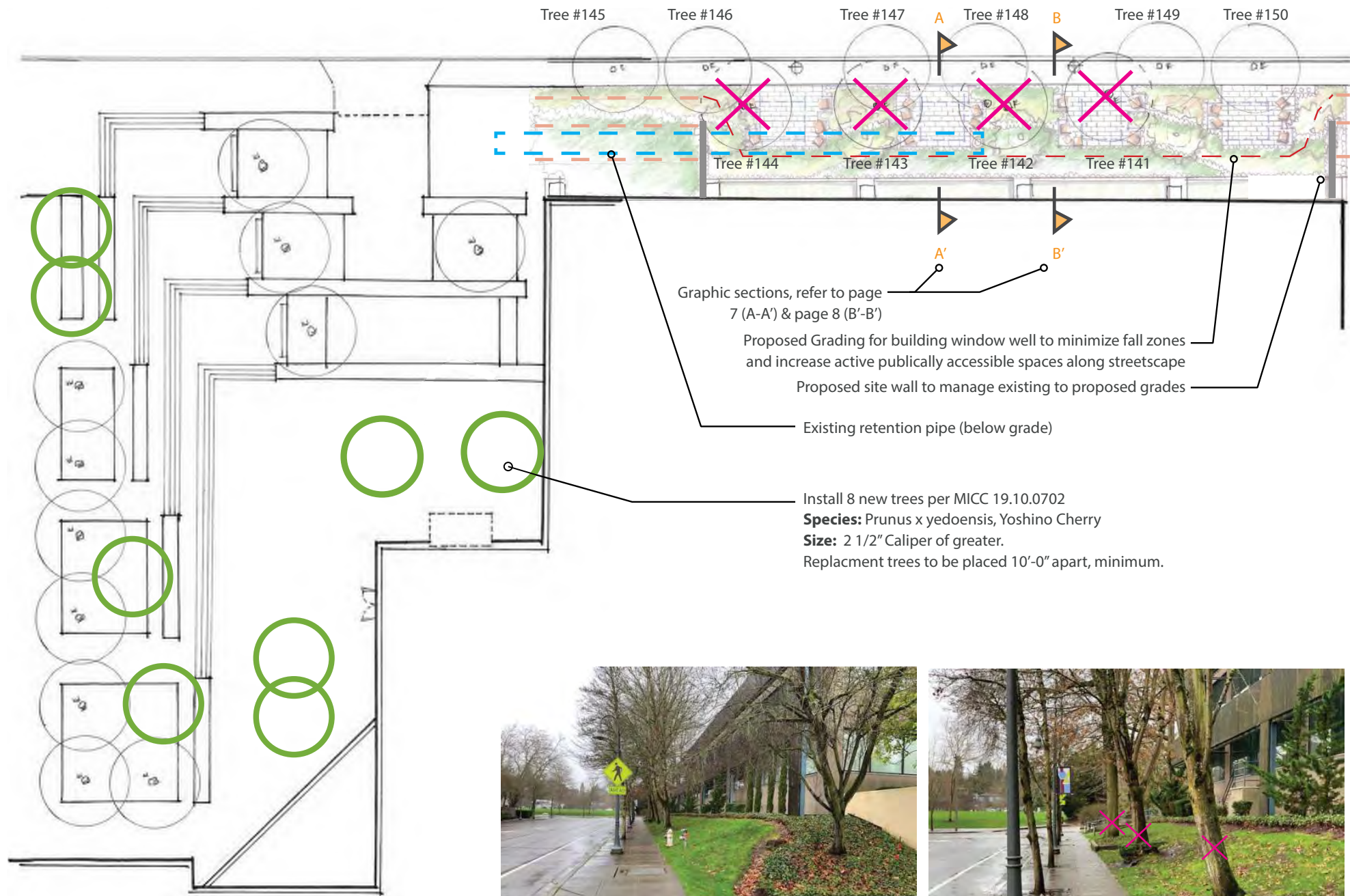
- REMOVE 4 EXISTING TREES (10-24" dia) TO ALLOW THE STREET TREES TO GROW AND OBTAIN NATURAL CANOPY AND FIGURE.
- THE ROOTS OF THE EXISTING TREES POSE A POSSIBLE DETRIMENT TO THE EXISTING RETENTION PIPE (72" DIA. X 72'-0" IN LENGTH) WHICH LIES UNDER THE EXISTING TREES.
- PROPOSING TO REPLACE THESE EXISTING TREES WITH 9 NEW TREES IN MAIN PLAZA AREA PER THE 2:1 RATIO INDICATED IN MICC 19.10.0702. REFER TO PAGE 5 MAIN ENTRY PLAZA PLAN.
- PROPOSE TO PROVIDE MULTIPLE PAVER HARDCAPED AREAS THAT CAN BE USED FOR FARMERS MARKET AND DAY TO DAY PEDESTRIAN INTERACTION.
- LANDSCAPED AREA WILL BE PROVIDED WITH MASSINGS OF ORNAMENTAL NATIVE PLANTINGS.
- STAGGERED BOLLARD WILL BE PLACE 2 AT EACH SEATING AREA.

IN ORDER TO ADD TRANSPARENCY TO THE BUILDING BASED ON GRADES, THE 4 TRESS MUST BE REMOVED. WHEN THE TREES ARE REMOVED IT CREATES AN OPPORTUNITY FOR THE BUILDING TO ENGAGE THE STREET.



EXTERIOR EAST FACADE EXISTING



# EXTERIOR TREE REMOVAL RELOCATION PLAN



## Plan Legend

-  Trees to be removed (10-24" dia. approx) and replaced at 2:1 ratio per MICC 19.10.0702
-  Replacement trees - 8 total trees in plaza to replace the removed trees along 77th Ave SE. Replacement trees to be placed 10'-0" apart, minimum.
- Tree #000   Tree Identification number, refer to arborist report

### Tree Removal Notes:

1. Remove 4 existing trees (10-24" dia) on private property to allow street trees to grow and obtain natural canopy and figure.
2. Refer to adjacent images for crowding condition of existing trees and recently installed street trees on 77th Ave SE
3. Install 8 trees minimum in Plaza Area to replace the removed trees per the 2:1 ratio indicated in MICC 19.10.0702. 2.5" Caliper size min replacement.
4. Root of the existing trees pose a possible detriment to the existing retention pipe (72" dia x72' in length) which lies under the existing berm adjacent to the trees to be removed.
5. Due to grading needed to create the windows into the existing below grade level of the building, the impacts to the existing grades, refer to site plan, will be detrimental to the health of the trees 141, 142, 143, and 144. Maintaining the existing trees is constructably infeasible to meet the design for the building and site. Root removal and excavation below the existing root crown will be required to complete construction, refer to Section on Sheet 8.





# EXTERIOR EAST FACADE

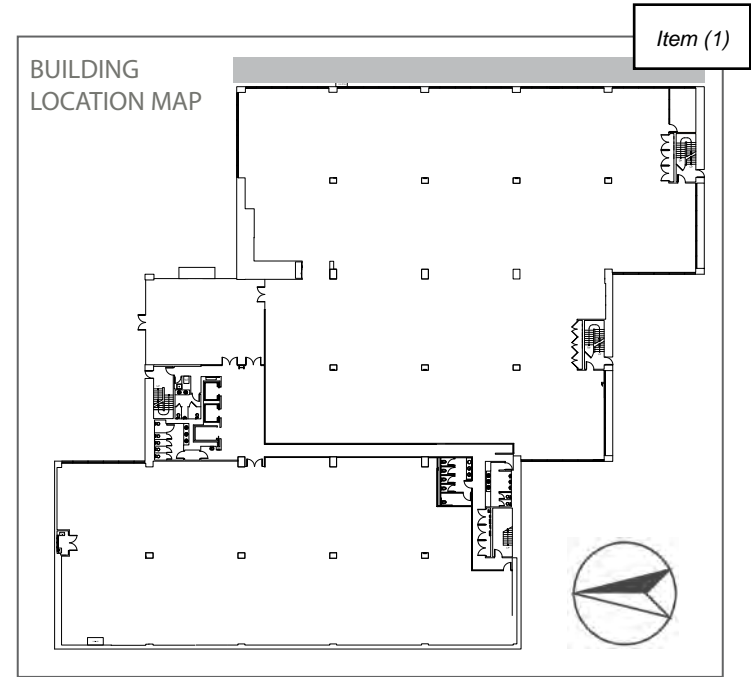
**8** PAINTING  
PAINTING THE BUILDING  
A DARK TONE ADDS A  
GROUNDING CONTRAST  
AND COMPLEMENTS THE  
LIGHT COLORED  
SCREEN WALL.

**1** SCREEN WALL  
EXISTING WOOD  
SLATS ON SCREEN WALL WILL BE  
REFINISHED WITH 2 COLORS.  
THE INNER FACE BEING THE LIGHTER OF  
THE 2 COLORS TO ENHANCE LIGHT  
REFLECTIBILITY IN THE INTERIOR OF  
THE BUILDING.

BUILDING PAINT COLOR



WOOD SLATS ON SCREEN WALL.



THESE ELEMENTS WILL GREATLY IMPROVE THE BUILDING.

- PAINTING OF SCREEN WALL BREAKS UP THE MONOTONE OF THE BUILDING. GIVING A DYNAMIC LOOK TO UPDATE THE ELEMENTS.
- CUTTING IN NEW WINDOWS AT LOWER LEVEL AND LOWERING OF THE BERM WORK IN CONJUNCTION TO PROVIDE AN INCREASED TRANSPARENCY AT THE GROUND LEVEL AS WELL AS BETTER ENGAGEMENT WITH THE PUBLIC ROW. REDUCING THE PERCEIVED MASS OF THE BUILDING FROM THE STREET.
- HARDSCAPED AREAS TO BE PROVIDED FOR PEDESTRIAN INTERACTION ADJACENT TO SIDEWALKS AND CAN BE USED FOR VENDOR TENT LOCATIONS DURING SATURDAY'S FARMERS MARKET
- LOW LEVEL BOLLARD LIGHTING WILL BE ADDED TO HARDSCAPE AREAS FOR PEDESTRIAN ILLUMINATION AROUND EACH AREA.

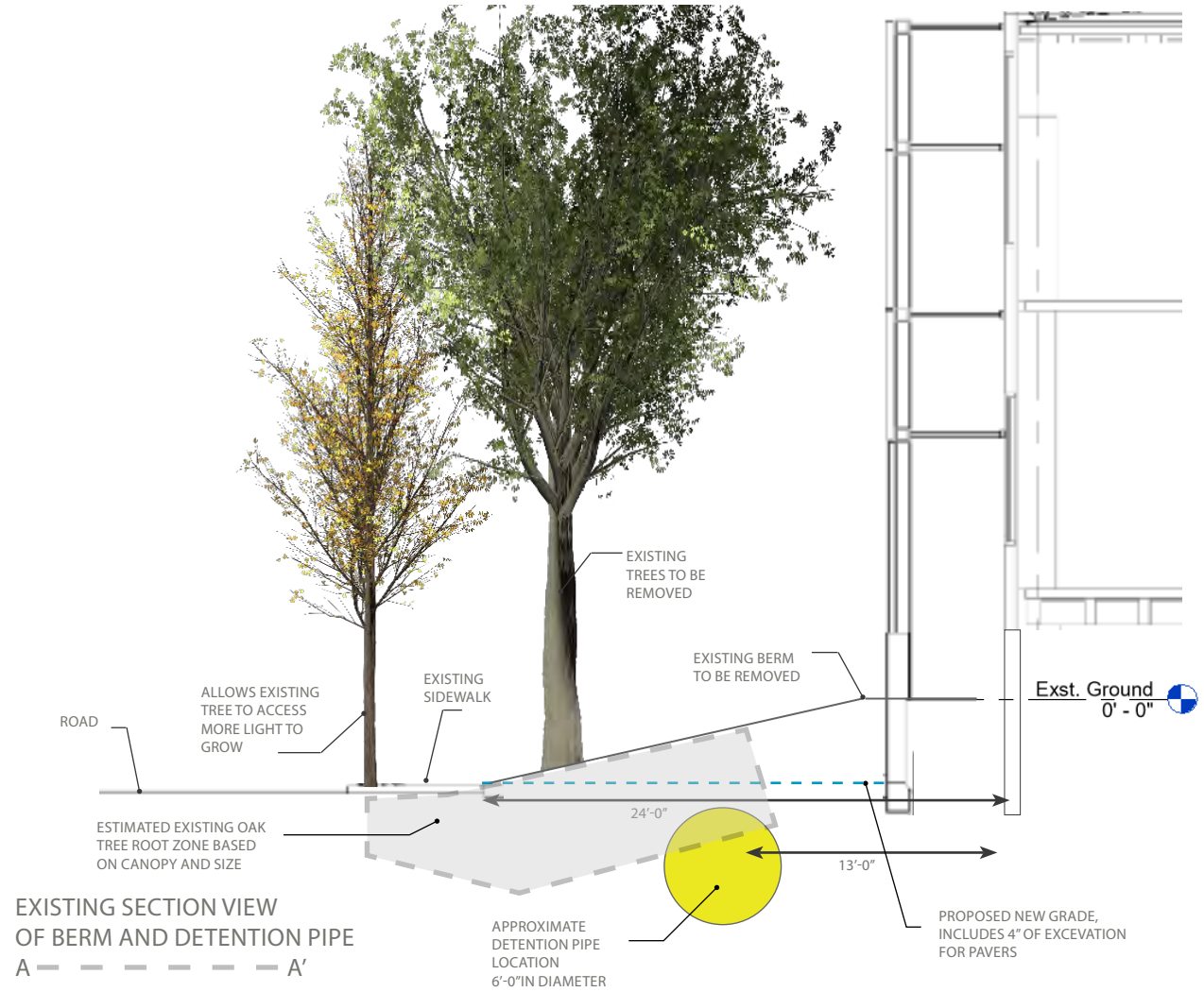


EXTERIOR EAST FACADE

**5** NEW GLAZING  
ADDITION OF THE GLAZING TO PROVIDE DAYLIGHTING TO THE BASEMENT.

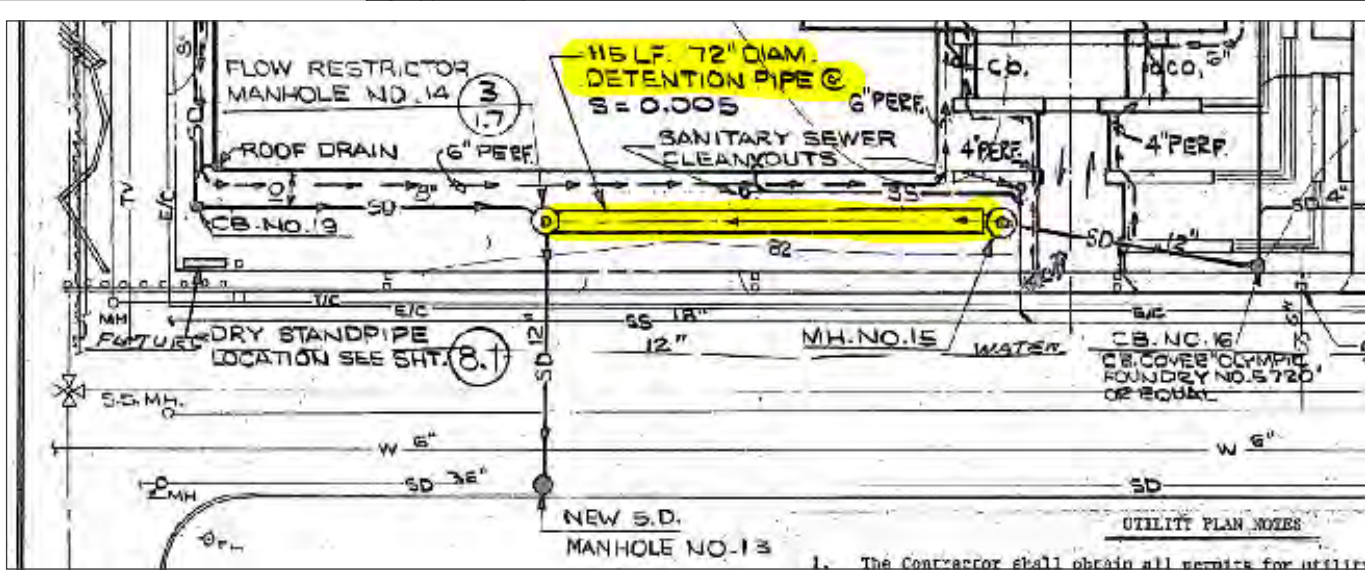
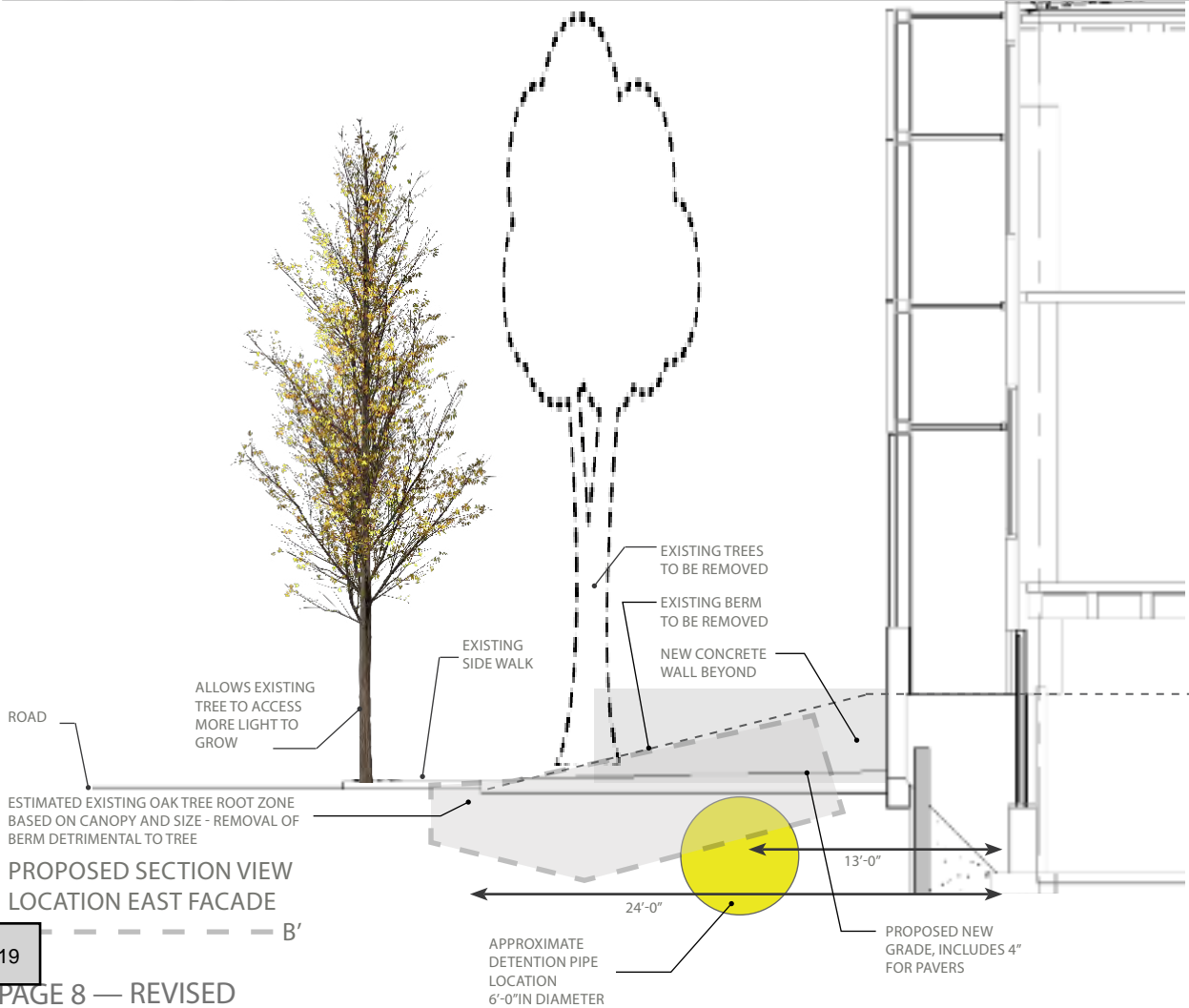
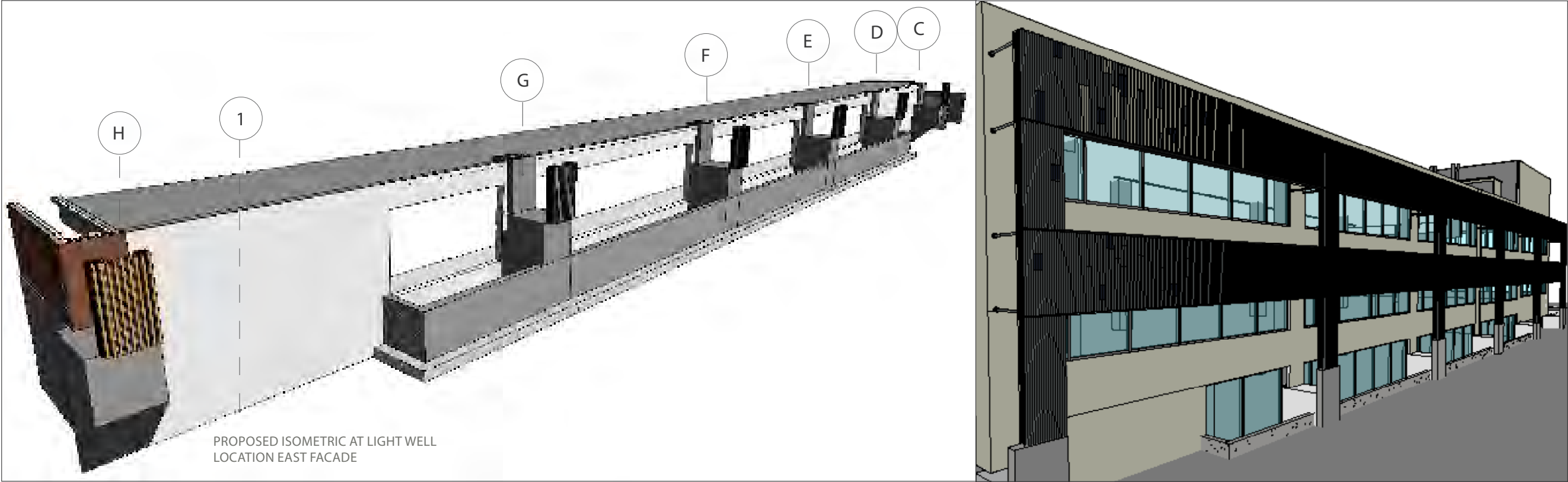


# EXTERIOR EAST FACADE - EXTERIOR EXISTING CONDITION





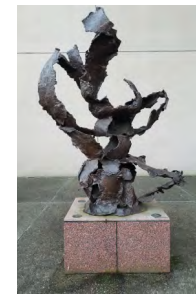
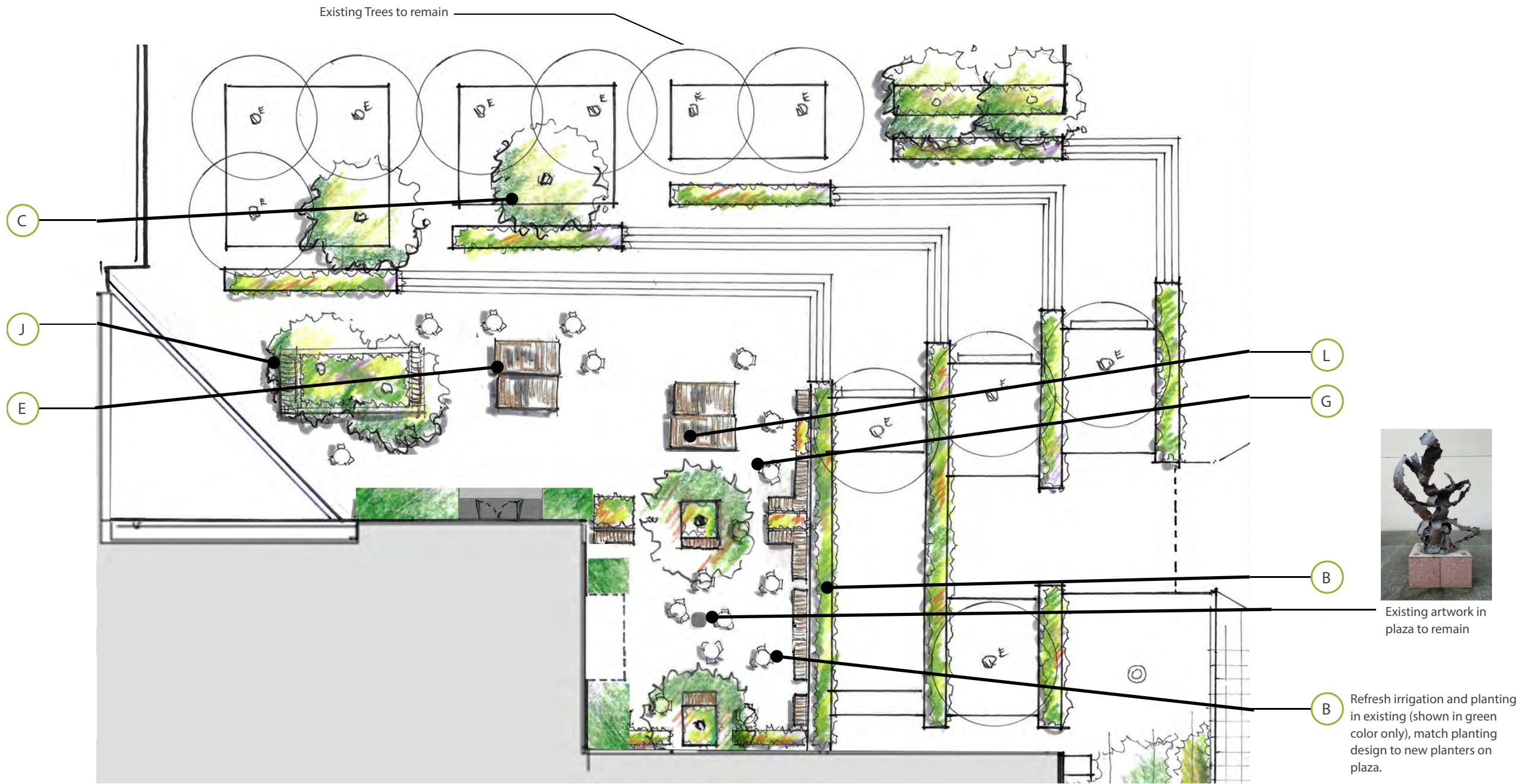
# EXTERIOR EAST FACADE - EXTERIOR PROPOSED CONDITION



EXISTING PIPE LOCATION TOP VIEW LOCATED BELOW EXISTING BURN AND TREES



# EXTERIOR MAIN ENTRY PLAZA PLAN



Existing artwork in plaza to remain

B Refresh irrigation and planting in existing (shown in green color only), match planting design to new planters on plaza.

KEY NOTES LOCATED ON PAGE 11

### NARRATIVE

- PROPOSE TO ADD (8) NEW TREES IN THE PLAZA AREA TO REPLACE THE (4) TREES REMOVED FROM THE EAST FACADE AREA PER THE 2:1 RATIO INDICATED IN MICC 19.10.0702.
- PROPOSE TO PROVIDE ADDITIONAL LANDSCAPING AND BENCH SEATING AREAS TO PROVIDE COLLABORATIVE OUTDOOR SPACE FOR PEDESTRIANS TO INTERACT OR ENJOY.
- "MAIN ENTRY PORTAL" IN RESPONSE TO THE DESIGN COMMISSION STUDY SESSION A CANOPY PORTAL FLANKED BY LANDSCAPE BEDS WAS ADDED TO DELINEATE THE MAIN ENTRY OF THE BUILDING. DRAW THE FEATURE ON THE OUTSIDE OF THE BUILDING.



**BURGESS DESIGN**  
INTERIORS + ARCHITECTURE



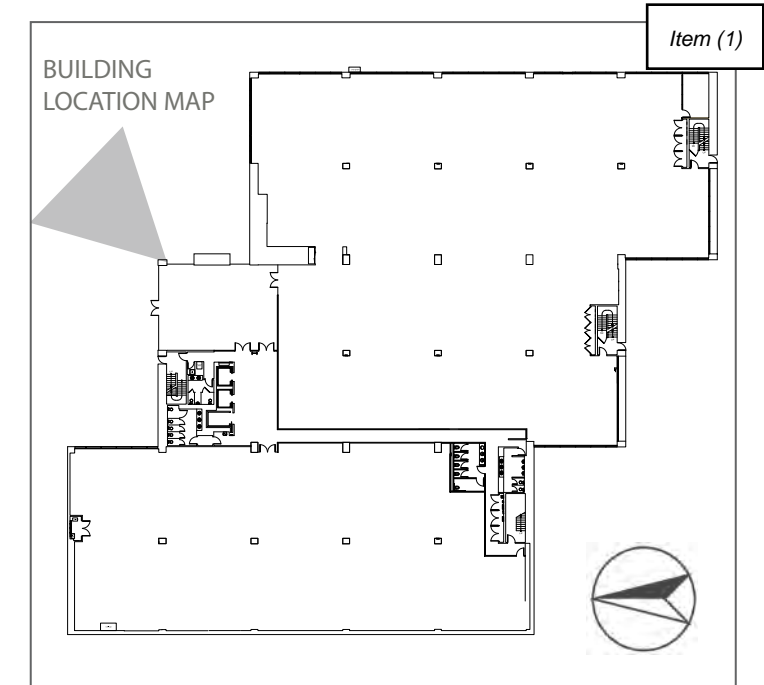
# EXTERIOR ENTRANCE

COMPANY LOGO TO BE PLACED UP HIGH TO BE SEEN FROM A DISTANCE. PLACEHOLDER FOR FUTURE SIGNAGE. THIS LOCATION IS WHERE FORMER SIGNAGE WAS LOCATED.

8 NEW PAINT ACCENT PAINT TO BRING FOCUS TO THE MAIN ENTRANCE. FACADE COLOR CHANGE.



1 SCREEN WALL NEW PAINT DESIGN ON EXISTING SCREEN WALLS. WOOD SLATS PAINTED IN 2 TONES.



THESE ELEMENTS WILL GREATLY ENHANCE THE LOOK AND FEEL OF THE ENTRY PLAZA

- PAINTING OF SCREEN WALL BREAKS UP THE MONOTONE OF THE BUILDING GIVING A DYNAMIC LOOK TO UPDATE THE ELEMENTS.

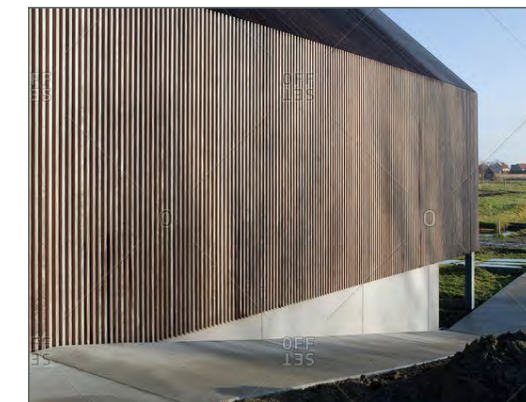
- MODIFICATIONS TO THE MAIN ENTRY BLOCK PROVIDE A NEW FRESH UPDATED LOOK AND INCLUDE:

- 2 SCREEN WALL TO BE REMOVED. EXISTING SCREEN WALL LOCATION AND MATERIALS ARE NOT CONSISTENT WITH A CLASS A OFFICE LOBBY EXPERIENCE.
- NEW CURTAIN WALL AT EXISTING TWO STORY OPEN AREA
- 6 OPERABLE GLAZING - THE NEW VERTICAL BI-FOLD DOOR WILL CREATE OPERABILITY IN THE CURTAIN WALL SYSTEM. POROSITY BETWEEN THE PLAZA AND FINISHED LOBBY WILL SIGNIFICANTLY ENHANCE THE SENSE OF PLACE IN THE BUILDING ENTRY.
- PROPOSE TO PROVIDE ADDITIONAL LANDSCAPING AND BENCH SEATING AREAS TO PROVIDE COLLABORATIVE OUTDOOR SPACE FOR PEDESTRIANS TO INTERACT OR ENJOY.

MAIN ENTRANCE VIEW FROM PLAZA

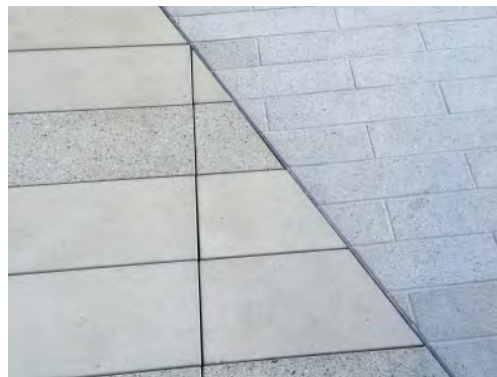
6 NEW OVERHEAD DOOR PROVIDE INDOOR OUTDOOR ACCESS IN THE SUMMER MONTHS.

5 NEW GLAZING THIS NEW GLAZING WILL ENCLOSE THE BUILDING OPENING AND CREATE AN ENERGY VESTIBULE.





# EXTERIOR KEY NOTES



**A** Unit Pavers on Grade



**B** Massings of Ornamental / Native Plantings



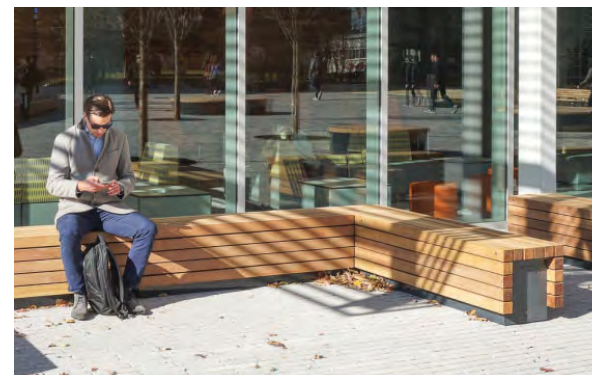
**C** Specimen Trees at Plaza (Flowering Cherry)



**D** Bollard lights



**E** Surf Isle Bench (Mobile Version) - (LED Ready Edge Panels)  
Size: 4 x 10' approximatly  
Source: Streetlife, Podium Isle - Surf Isle Model with Punch Metal and interior lighting frame, hardwood top



**G** Solid Peano Benches  
Size: Per plan  
Source: Streetlife: Peano Bench, size per plan, CorTen metal base, Hardwood top / sides



**I** Large Native Shurb  
Red Flowering Currant or equal



**J** Planter with integrated bench, depth for single large tree.  
Size 4' x 10' approximatly  
Source: Streetlife, Mobile Green Isle

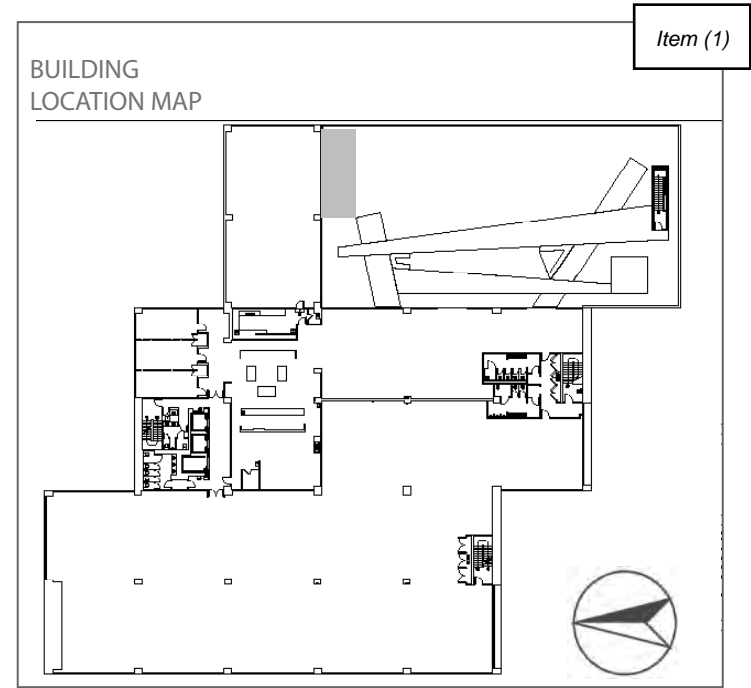


**K** BLOC Seating and Table  
Source: Vestre - Bloc  
Pricing: Per Plan Count

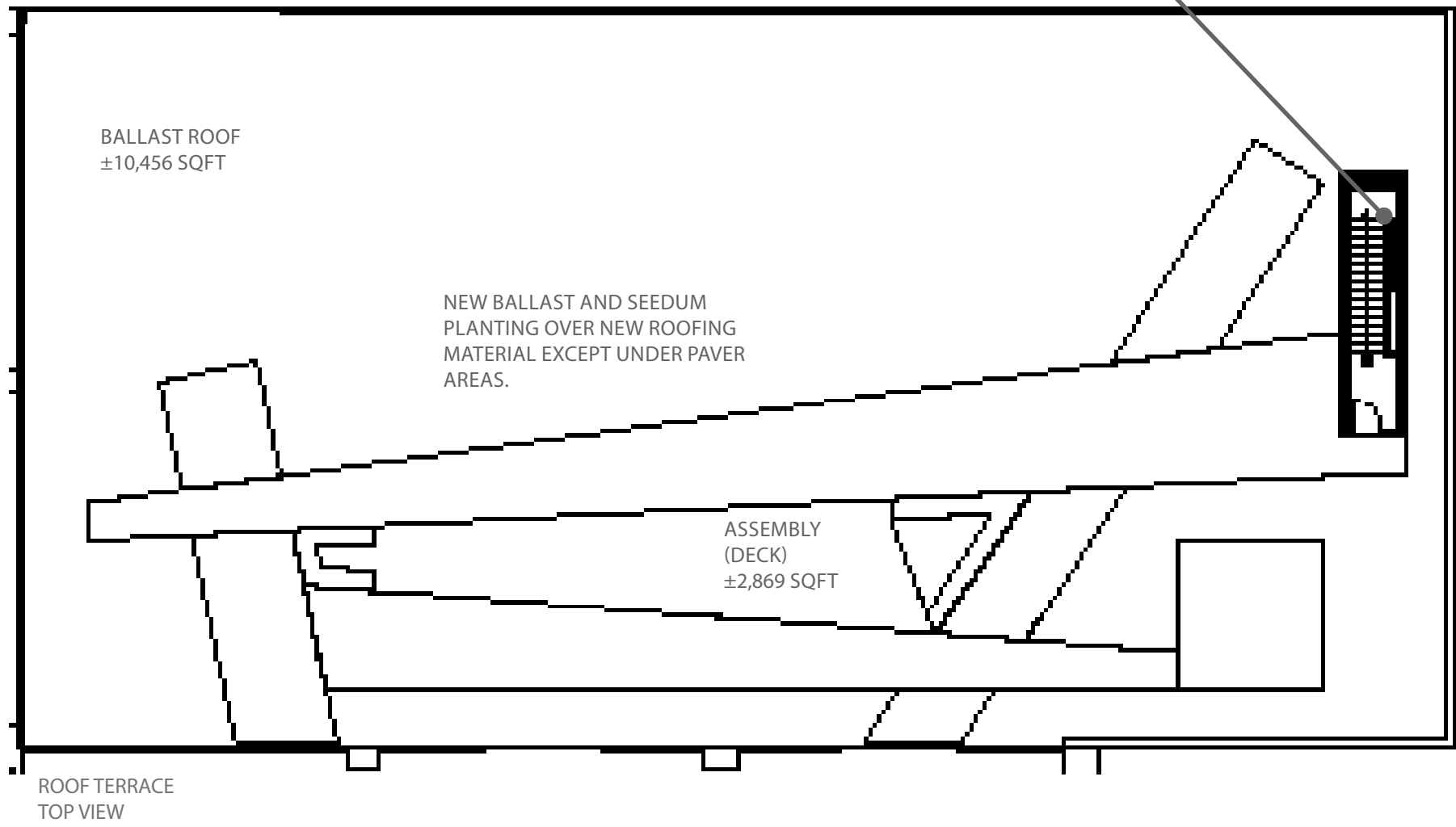


**L** Standard height tables & chairs - movable  
Source: Forms & Surface - Avivo  
Pricing: Assume 12 table sets with chairs (4)

# EXTERIOR REPLACEMENT - ADDED EXIT STAIR



9  
NEW DOG HOUSE  
EXTENDING ALREADY EXISTING  
STAIRCASE TO THE ROOFTOP.

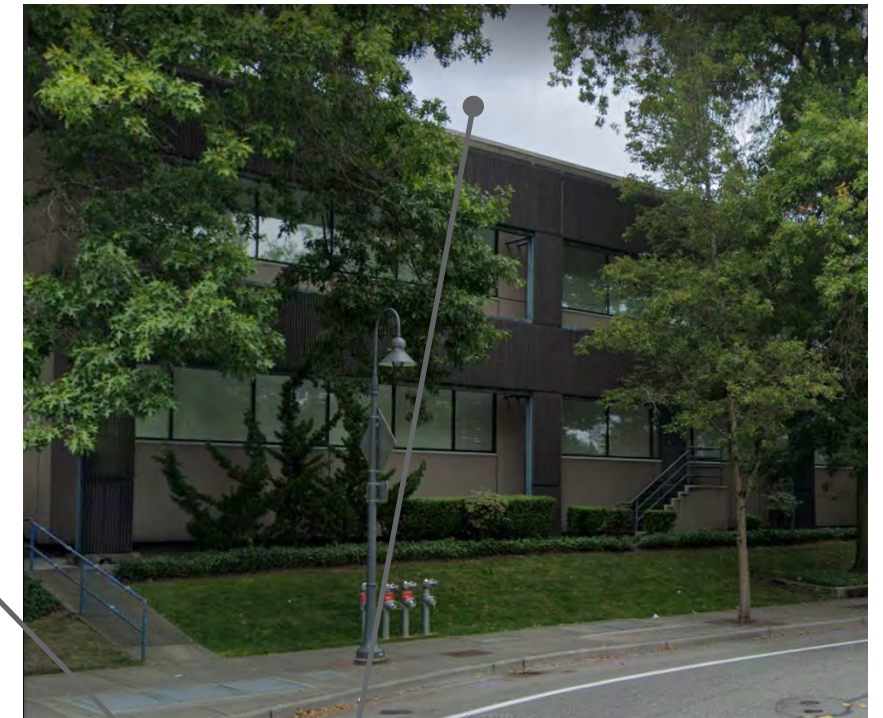




# EXTERIOR ROOF DECK - PERSPECTIVES



EXISTING  
SCREEN WALL TO BE REMOVED SO THAT A  
NEW UPDATED LOOK CAN BE PROVIDED.



2 SCREEN WALL  
THE SCREEN AT THE FOURTH LEVEL DECK IS SET BACK  
ABOUT 70 FEET FROM EAST FACADE AND IS NOT  
VISIBLE FROM STREET LEVEL.



PROPOSED

- SCREEN WALL TO BE REMOVED. EXISTING SCREEN WALL LOCATION AND MATERIALS ARE NOT CONSISTENT WITH A CLASS A AMENITY EXPERIENCE
- THE REMOVAL OF THE SCREEN WHICH PARTIALLY OBSCURES THE WINDOW WILL PROVIDE BETTER VISUAL INTERACTION BETWEEN THE INTERIOR AND EXTERIOR SPACES.
- THE SCREEN CASTS A SHADOW LINE INTO THE INTERIOR ASSEMBLY SPACE.



# EXTERIOR ROOF DECK - PERSPECTIVES



EXISTING  
PARAPET EXISTING HEIGHT IS BELOW 42" REQUIRED.

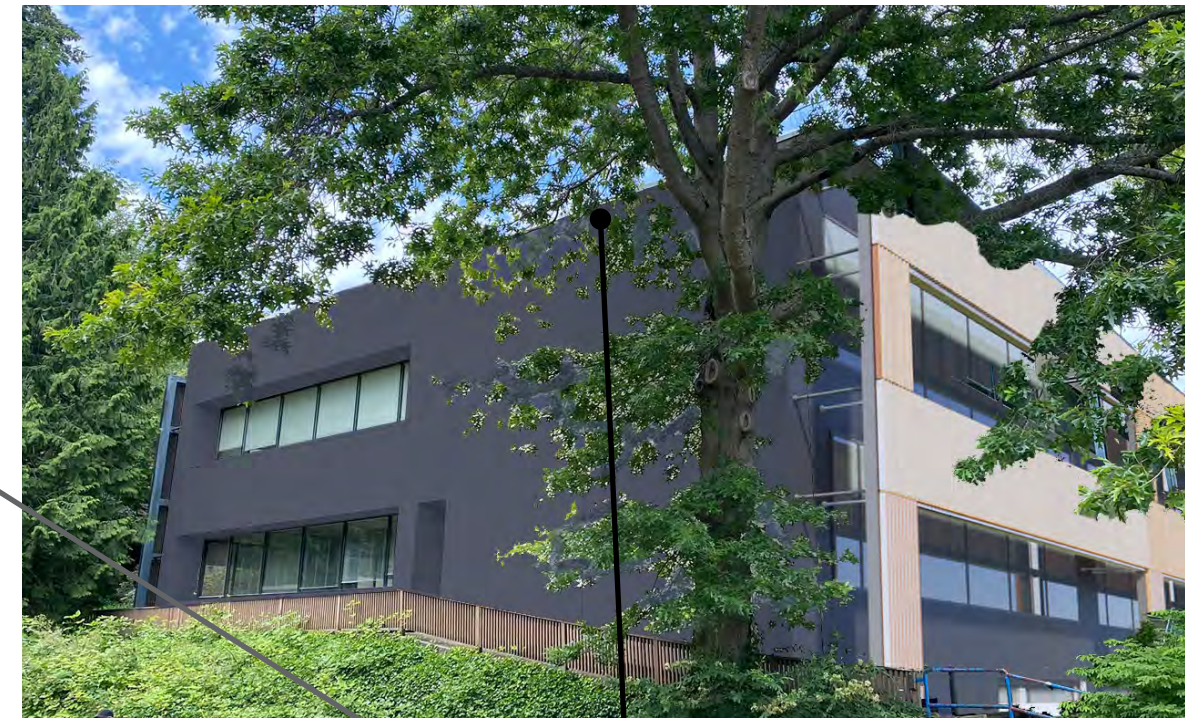


EXISTING  
THE EXISTING VIEW OF THE ROOF DECK. THE TREES HIDE MOST OF THE BUILDING.



PROPOSED

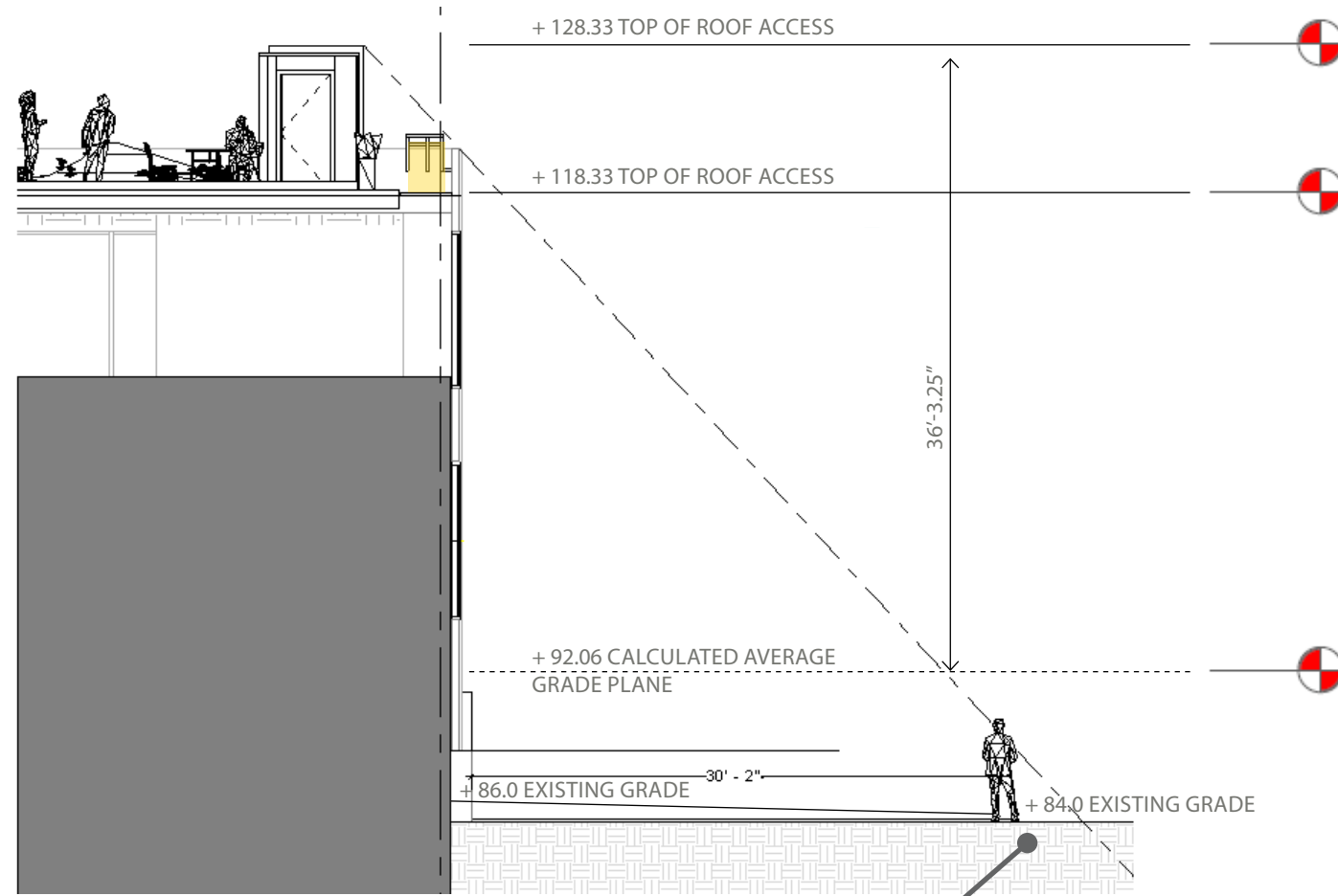
- EXTEND THE PARAPET TO 42" HIGH WITH A SIMPLE CLEAN PARAPET HANDRAIL.
- PROVIDE A BARRIER AROUND THE DESIGNATED WALKWAYS AND INCORPORATE IT AS AN ARCHITECTURAL DETAIL AROUND NORTH SIDE OF DOG HOUSE.
- ADDING PLANTERS AS AN ADDITION BARRIER ALONG THE DESIGNATED WALK WAYS.



9 ROOF ACCESS  
THIS EXTENSION OF THE EXISTING STAIRCASE TO THE ROOFTOP IS NOT VISIBLE 30' FROM THE SOUTH FACE OF THE BUILDING.. IT WILL BE COVERED BY EXSITING TREES.



# EXTERIOR ROOF DECK - LINE OF SIGHT



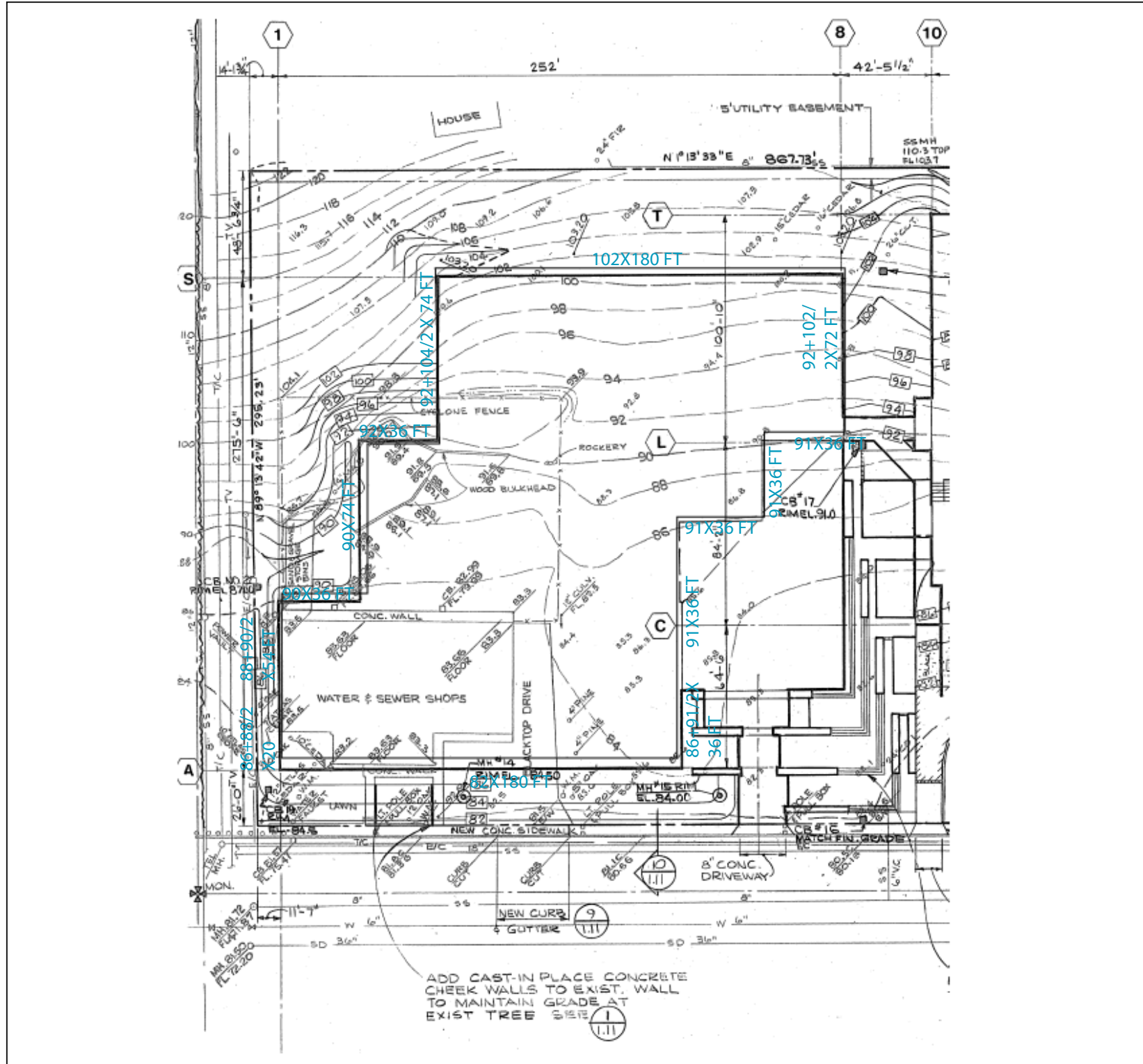
CROSS SECTION  
VIEW FROM BELOW  
ONLY VISIBLE AFTER 30'

SCALE  
ACCURATE PORTRAYAL OF THE ROOF ACCESS  
REPRESENTING VISIBILITY.

PERSPECTIVE  
VIEW FROM BELOW AT 32'; STANDING BEHIND THE  
HUMAN WHO IS AT 30'  
LARGE OAK TREE HIDDING MODIFICATIONS

- PROPOSED
- THE FINISHED MATERIAL ON THE SOUTH SIDE OF THE ROOF ACCESS MATCHES THE BUILDING, ALLOWING IT TO BLEND INTO THE EXISTING FACADE.
  - THE NEW PARAPET GUARDRAIL IS NOT VISIBLE AT THE PERIMETER'S EDGE. HIGHLIGHTED IN YELLOW.

# EXTERIOR SITE PLAN



AVERAGE GRADE PLANE		
ELEVATION	DISTANCE	TOTAL
82	180	14760
87	20	1740
89	54	4806
90	36	3240
90	74	6660
98	74	7252
102	180	18360
97	72	6984
91	36	3276
91	36	3276
91	36	3276
91	36	3276
91	36	3276
88.5	36	3186
1187.5	870	80092
AVG GRADE PLANE	92.05977011	

AVERAGE GRADE PLANE CALCULATIONS



# CITY OF MERCER ISLAND

## COMMUNITY PLANNING & DEVELOPMENT

9611 SE 36TH STREET | MERCER ISLAND, WA 98040  
 PHONE: 206.275.7605 | [www.mercergov.org](http://www.mercergov.org)



### CITY USE ONLY

Item (1)

PROJECT#	RECEIPT #	FEE

Date Received:

Received By:

### DEVELOPMENT APPLICATION

STREET ADDRESS/LOCATION 3003 77th Avenue SE Mercer Island WA 98040		ZONE TC3
COUNTY ASSESSOR PARCEL #'S 531 510 1015		PARCEL SIZE (SQ. FT.) 255,974
PROPERTY OWNER (required) Mercer Park South LLC	ADDRESS (required) 110 110th Avenue NE, Suite 100, Bellevue WA 98004	CELL/OFFICE (required) 425 462 2307 E-MAIL (required) marc.gearhart@ryancompanies.com
PROJECT CONTACT NAME Marc Gearhart	ADDRESS 110 110th Avenue NE, Suite 100, Bellevue WA 98004	CELL/OFFICE 425 462 2307 E-MAIL marc.gearhart@ryancompanies.com
TENANT NAME NA	ADDRESS NA	CELL PHONE NA E-MAIL NA

**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

6.1.2020  
DATE

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

**See attach project narrative**

ATTACH RESPONSE TO DECISION CRITERIA IF APPLICABLE

CHECK TYPE OF LAND USE APPROVAL REQUESTED:

APPEALS	DEVIATIONS	SUBDIVISION SHORT PLAT
<input type="checkbox"/> Building	<input type="checkbox"/> Changes to Antenna requirements	<input type="checkbox"/> Short Plat- Two Lots
<input type="checkbox"/> Code Interpretation	<input type="checkbox"/> Changes to Open Space	<input type="checkbox"/> Short Plat- Three Lots
<input type="checkbox"/> Land use	<input type="checkbox"/> Shoreline	<input type="checkbox"/> Short Plat- Four Lots
<input type="checkbox"/> Right-of-Way Use	<input type="checkbox"/> Seasonal Development Limitation Waiver	<input type="checkbox"/> Short Plat- Deviation of Acreage Limitation
CRITICAL AREAS	ENVIRONMENTAL REVIEW (SEPA)	<input type="checkbox"/> Short Plat- Amendment
<input type="checkbox"/> Critical Area Review 1 (Hourly Rate 2hr Min)	<input type="checkbox"/> SEPA Review (checklist)- Minor	<input type="checkbox"/> Short Plat- Final Plat
<input type="checkbox"/> Critical Area Review 2 (Determination)	<input type="checkbox"/> SEPA review (checklist)- Major	OTHER LAND USE
<input type="checkbox"/> Reasonable Use Exception	<input type="checkbox"/> Environmental Impact Statement	<input type="checkbox"/> Accessory Dwelling Unit
DESIGN REVIEW	SHORELINE MANAGEMENT	<input type="checkbox"/> Code Interpretation Request
<input type="checkbox"/> Pre Design Meeting	<input type="checkbox"/> Exemption	<input type="checkbox"/> Comprehensive Plan Amendment (CPA)
<input type="checkbox"/> Design Review (Code Official)	<input type="checkbox"/> Permit Revision	<input type="checkbox"/> Conditional Use (CUP)
<input type="checkbox"/> Design Commission Study Session	<input type="checkbox"/> Shoreline Variance	<input type="checkbox"/> Lot Line Revision
<input checked="" type="checkbox"/> Design Review- Design Commission- Exterior Alteration	<input type="checkbox"/> Shoreline Conditional Use Permit	<input type="checkbox"/> Noise Exception
<input type="checkbox"/> Design Review- Design Commission- New Building	<input type="checkbox"/> Substantial Development Permit	<input type="checkbox"/> Reclassification of Property (Rezoning)
WIRELESS COMMUNICATION FACILITIES	SUBDIVISION LONG PLAT	<input type="checkbox"/> Transportation Concurrence (see supplemental application form)
<input type="checkbox"/> Wireless Communications Facilities- 6409 Exemption	<input type="checkbox"/> Long Plat- Preliminary	<input type="checkbox"/> Planning Services (not associated with a permit or review)
<input type="checkbox"/> New Wireless Communication Facility	<input type="checkbox"/> Long Plat- Alteration	<input type="checkbox"/> Zoning Code Text Amendment
	<input type="checkbox"/> Long Plat- Final Plat	<input type="checkbox"/> Request for letter
	VARIANCES (Plus Hearing Examiner Fee)	
	<input type="checkbox"/> Variance	

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## PUBLIC NOTICE OF APPLICATION

**NOTICE IS HEREBY GIVEN** for the application described below:

<b>File Nos.:</b>	DSR20-006 (Mercer Park Office Building Renovation)
<b>Permit Type:</b>	Type IV
<b>Description of Request:</b>	A request for Design Review to renovate the existing Mercer Park office building (formerly known as the Farmers Insurance building). The proposed renovation includes landscaping and modifications to the exterior of the building along the east building façade and the front entry / plaza. The proposed renovation also includes the creation of a rooftop deck and outdoor private open space.
<b>Applicant/ Owner:</b>	Mercer Park South, LLC (c/o Marc Gearhart)
<b>Location of Property:</b>	3003 77 <sup>th</sup> Avenue SE Identified by King County Assessor tax parcel numbers: 531510-1015
<b>SEPA Compliance:</b>	The proposed work is exempt from SEPA review pursuant to WAC 197-11-800(3)
<b>Project Documents:</b>	Please follow this file path to access the associated documents for this project: <a href="https://mieplan.mercergov.org/public/DSR20-006/">https://mieplan.mercergov.org/public/DSR20-006/</a>
<b>Written Comments:</b>	<b>This may be the only opportunity to comment on the environmental impacts of the proposal.</b> Written comments on this proposal may be submitted to the City of Mercer Island either by email, in person, or by mail to the City of Mercer Island, 9611 SE 36th Street, Mercer Island, WA 98040-3732. Anyone may comment on the application, receive notice, and request a copy of the decision once made. Only those persons who submit written comments or participate at the public hearing (if a hearing is required) will be parties of record; and only parties of record will have the right to appeal.
<b>Public Hearing and Public Meeting:</b>	Pursuant to MICC 19.15.030 Table A and B a public hearing is required for Type IV permits. A public hearing has not yet been scheduled.
<b>Applicable Development Regulations</b>	Applications for Design Review are required to be processed as a Type IV land use reviews pursuant to Mercer Island City Code (MICC) 19.15.030. Processing requirements for Type IV land use reviews are further detailed in MICC 19.15.030. Design Review requirements are contained in MICC 19.11.
<b>Other Associated Permits:</b>	Future building permit(s), other construction permits are anticipated.
<b>Environmental Documents:</b>	Copies of all studies and / or environmental documents are available through the above project documents link.
<b>Application Process Information:</b>	Date of Complete Application: June 11, 2020 Determined to Be Complete: July 1, 2020 Bulletin Notice: July 13, 2020 Date Mailed: July 13, 2020

Date Posted on Site: July 13, 2020  
Comment Period Ends: 5:00PM on August 12, 2020

The project is available for review at the City of Mercer Island, Community & Planning Development, 9611 SE 36<sup>th</sup> Street, Mercer Island, Washington.

Project Contact:

Robin Proebsting, Senior Planner  
Community Planning & Development  
City of Mercer Island  
9611 SE 36<sup>th</sup> Street  
Mercer Island, WA 98040  
(206) 275-7717  
[robin.proebsting@mercergov.org](mailto:robin.proebsting@mercergov.org)

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## PUBLIC NOTICE OF PUBLIC HEARING

**NOTICE IS HEREBY GIVEN** that the City of Mercer Island Design Commission will hold a public hearing at 7:00pm on December 9, 2020 for the design review application described below:

**File No:** DSR20-006

**Permit Type:** Type IV

**Description:** A request for Design Commission Design Review for proposed exterior modifications to an existing office building in the Town Center zone. Modifications include adding new windows to the ground level of the building facing 77<sup>th</sup> Ave SE, adding seating areas and landscaping along 77<sup>th</sup> Ave SE, and repainting the existing wood screen walls.

**Representative / Property Owner:** Marc Gearhart (Mercer Park South LLC)

**Location of Property:** 3003 77<sup>th</sup> Ave, Mercer Island WA 98040  
Identified by King County Assessor tax parcel number: 531510-1015

**SEPA Compliance:** The proposal is exempt from SEPA Review pursuant to WAC 197-11-800(1).

**Project Documents:** Please follow this file path to access the associated documents for this project:  
<https://mieplan.mercergov.org/public/DSR20-006>  
Documents will continually be added to this file as the process moves forward.

**Time, Date and Location of Public Hearing:** Pursuant to MICC 19.15.030(F) Table A, applications for design commission design review are required to be processed as a Type IV action, with the Design Commission as the decision authority. The public hearing is scheduled for December 9, 2020 at 7:00pm.

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 or during the Public Hearing by either calling in or logging onto the meeting as a Zoom attendee.

**Registering to Speak:** Individuals wishing to speak during live Appearances or wishing to provide comment during the Public Hearing 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" or "Public Hearing Public Comment". 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](#).

**Submitting Written Comments:** The City will also accept written comments until such time that the public hearing is adjourned. Please send written comments to [robin.proebsting@mercerisland.gov](mailto:robin.proebsting@mercerisland.gov).

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

**Join by Telephone at 7:00 pm:** To listen to the hearing via telephone, please call 253-215-8782 and enter Meeting ID 976 9412 3994 and Passcode 019924 when prompted.  
OR

**Join by Internet at 7:00 pm:** To watch the hearing over the internet via your computer microphone/ speakers follow these steps:

1. Click this Link-  
<https://zoom.us/j/97694123994?pwd=UkczVWVBRDJWME80aUdtS1BFemdXQT09>
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 976 9412 3994
4. Enter Passcode 019924

**For the safety and wellbeing of the public and staff,** the City strongly recommends that people attend the meeting by viewing it live on Zoom. Should restrictions on “in-person” meetings be lifted, opportunity to provide comment during either Appearances or the Public Hearing will be available at City Hall, located at 9611 SE 36<sup>th</sup> Street, Mercer Island, WA 98040. Strict social distancing requirements will be required of all in person attendees.

**Applicable  
Development  
Regulations**

Pursuant to Mercer Island City Code (MICC) 19.15.030(F) Table A, design commission design review applications are required with be processed as a Type IV action, with the Design Commission as the decision authority. The applicable design review standards are located in MICC 19.11 –Town Center Development and Design Standards.

**Other  
Associated  
Permits:**

Building permit 2010-138

Written testimony and/or requests for additional information should be referred to:

Project Contact:

Robin Proebsting / Senior Planner  
Community Planning & Development  
City of Mercer Island  
9611 SE 36<sup>th</sup> Street  
Mercer Island, WA 98040  
(206) 275-7717



