DESIGN COMMISSION
REGULAR VIDEO MEETING AGENDA

Wednesday, November 2, 2022

Zoom Virtual Platform
9611 SE 36th Street | Mercer Island, WA 98040
Phone: 206.275.7706 | www.mercerisland.gov

DESIGN COMMISSIONERS:
Megan Atkinson, Traci Granbois, Cathering Lategan, Claire McPherson, Christopher Patano, Anthony Perez, and Suzanne Zahr.

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

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 Administrative Coordinator by 4pm on the day of the Design Commission meeting. Register at 206.275.7791 or email deborah.estrada@mercerisland.gov. Please reference "Appearances" or "Public Hearing". Each speaker will be allowed three (3) minutes to speak.

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

Join by Telephone at 6:00 pm: To listen to the hearing via telephone, please call **253.215.8782** and enter **Webinar ID 868 5272 2624**.

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 **868 5272 2624**.

Join in person at 6:00 PM: To watch the meeting in person, visit the Mercer Island Community & Event Center, 8236 SE 24th Street.

CALL TO ORDER & ROLL CALL, 6 PM

PUBLIC APPEARANCES

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

- Speak audibly microphone.
- State your name and city of residence for the record.
- Limit your comments to 3 minutes.

PUBLIC HEARING

1. Public Hearing for File No. DSR21-012; Permit Type IV
   A request for Design Commission Design Review to renovate an existing convenience store, add 580 sq ft of sales area to the convenience store, and replace the existing fuel canopy and fuel system. The project includes removal and replacement of leaking underground fuel tanks and removal and replacement of contaminated soil. The proposed project has been designed to serve as an independent remedial action under Model Toxics Control Act (MTCA) and will follow the guidance as laid out in the State of Washington Pollution Liability insurance Agency's (PLIA) opinion letter dated April 20, 2020.

REGULAR BUSINESS

2. Election of Officers:
   a. Chair
   b. Vice Chair
3. Approve the minutes of the May 12, 2022, Regular Meeting.
4. File No. DSR21-012; Permit Type IV
   Recommended Action: Adopt the staff findings and conclusions contained within this staff report and APPROVE the proposed development subject to the recommended conditions of approval also contained in this staff report.

OTHER BUSINESS

5. Deputy Director's Report
6. Announcements & Communications
7. Next Scheduled Meeting – December 7, 2022

ADJOURNMENT

CITY OF MERCER ISLAND

COMMUNITY PLANNING & DEVELOPMENT
9611 SE 36TH STREET | MERCER ISLAND, WA 98040
PHONE: 206.275.7605 | www.mercergov.org

STAFF REPORT

DESIGN COMMISSION FINDINGS OF FACT AND CONCLUSIONS OF LAW

Project No.:	DSR21-012
Description:	A request for design review approval to renovate an existing gas station in the Town Center.
Applicant / Owner:	Brad Kaul (Kaul Design Architecture, PLLC) / Matt Randish
Site Address:	7833 SE 28th Street, Mercer Island, WA 98040, identified by King County Assessor's tax parcel number 5452300380.
Zoning District	Town Center (TC)
Staff Contact:	Ryan Harriman, EMPA, AICP – Planning Manager
Exhibits:	1. Development Application, received on October 6, 2021 2. Notice of Application, dated January 24, 2022 3. Plan Set, received on December 21, 2021 4. Project Narrative, received on December 21, 2021 5. SEPA Checklist, dated March 5, 2021 (See SUB2 for SEP20-025) 6. Mitigated Determination of Nonsignificance, issued by the City of Mercer Island on September 27, 2021 7. Arborist Report prepared by Tree133 LLC, dated October 20, 2020 8. Transportation and Civil Engineering Trip Generation Report prepared by Heath and Associated, Inc, dated October 15, 2020 9. Study Session Feedback and Applicant Response 10. Building Materials 11. DSR21-012 Notice of Public Hearing

Terms used in this staff report:

Term	Refers to, unless otherwise specified:
Applicant	Matt Randish
Proposed development	Shell Station Renovation, DSR21-012
Subject property	The site where development is located as defined in this staff report
City	City of Mercer Island

MICC	Mercer Island City Code.
Code Official	Community and Planning Development Director city of Mercer Island or a duly authorized designee

INTRODUCTION

I. Project Description

The Applicant applied for Design Commission Design Review for a proposed renovation to the Shell gas station in the Town Center. The renovations will include a 580 square foot addition to the existing convenience store, replacement of the existing fuel pumps and associated canopy, and reconfiguration of the site's parking. The gas station's fuel tanks are also proposed to be replaced, with associated site restoration, as a part of this project. New signs are proposed to be installed on the convenience store building and on the replacement canopy. The proposed development does not meet the definition of major new construction and most of the design elements in Chapter 19.11 MICC are not applicable.

The proposed development has been designed to serve as an independent remedial action under Model Toxics Control Act (MTCA) and will follow the guidance as laid out in the State of Washington Pollution Liability insurance Agency's (PLIA) opinion letter dated April 20, 2020.

The Applicant received Design Commission feedback and guidance at a study session, held May 13, 2021. The guidance has been incorporated into the design as shown in the revised plan set.

II. Site Description and Context

The subject property is located at 7833 SE 28th Street and is currently developed with a gas station. The subject property contains a convenience store and a canopy covering eight fuel pumps, plus associated surface parking. The subject property is bordered by a grocery store to the west, a mixed-use commercial and residential building across SE 28th Street to the northwest, and office buildings to south, across SE 28th Street to the north, and across 80th Avenue SE to the east.

FINDINGS OF FACT

III. Application Procedure

1. The application **(Exhibit 1)** for Design Commission Design Review approval was submitted on October 6, 2021.

2. A Notice of Application **(Exhibit 2)** was issued on January 24, 2022 and the 30-day comment period took place between January 24, 2022 and February 24, 2022.

3. No public comments were received during the public comment period.

4. A Notice of Public Hearing was issued on October 3, 2022 **(Exhibit 11)**.

5. MICC 19.15.030 established Design Commission Design Review as a Type IV land use review, for which the decision authority is the Design Commission.

6. A public hearing was held on November 2, 2022 with the Design Commission.

IV. State Environmental Policy Act

7. A Mitigated Determination of Nonsignificance **(Exhibit 6)** was issued by the City of Mercer Island on September 27, 2021. The SEPA threshold decision was based on the environmental checklist **(Exhibit 5)** and documentation contained in the case record.

V. Consistency With Design Standards

8. **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(C)(4)(a). Certain development and activities that do not require a permit are subject to design review as provided in MICC 19.15.220(C)(1)(c).

   Staff Finding: The proposed development does not meet the definition of major new construction and most of the design elements in Chapter 19.11 MICC are not applicable. As such, the proposal must undergo design review by the Design Commission.

9. **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 alterations to a site, where the alteration will result in a change to the site design that affects more than 50 percent of the development proposal site; and
   e. Any alterations to existing facades, where the building is identified by the city as an historic structure.

   Staff Finding: This proposed development is a modification to an existing building that will result in an increase to that building's gross floor area. The proposed development does not meet the definition of major new construction and most of the design elements in Chapter 19.11 MICC are not applicable. The proposal will require Design Commission review and approval under MICC 19.15.220(C)(1)(c)(i).

10. **MICC 19.15.220(C)(2)(a), Design Review Procedure, Study Session:** In addition to the pre-application meeting, an Applicant for a project that will require design review and approval by the Design Commission shall meet with the Design Commission in a study session to discuss project concepts before the plans are fully developed. At this session, which will be open to the public, the Applicant should provide information regarding its site, the intended mix of uses, and how it will fit into the focus area objectives. The Design Commission may provide feedback to be considered in the design of the project.

Staff Finding: The Applicant met with the Design Commission for a study session for this project on May 13, 2021. The Design Commission provided guidance at the study session that the Applicant incorporated into their proposal.

The Design Commission identified the following items for the Applicant to consider incorporating into the proposed development:

a. Trees:
    i. Removal permit will be a part of DC approval at future Hearing: excavation will require tree removal with tree replacement (remove 2 and replace with 2);
b. Need to research contamination
    i. Proposing soldier pile wall – will excavate and collect soil samples; clean up soil & site; contracting with Aspect to look into contamination; there may be an environmental covenant under the street;
c. Signage:
    i. Proposing new sign above the entrance doors. Need to see proposed wall signage.
    ii. No sign is allowed on the Western façade.
    iii. Lighting: red internal LED illuminated light string along the entire canopy except facing the building.
    iv. Color of the canopy are the typical yellow and white with two small pectin's on the canopy.
d. Parking:
    i. 4.8 stalls required per code
    ii. 6 total proposed with 2 EV charging stations
    iii. Want to designate 1 as EV only and the other EV as open to all vehicles to satisfy the 4.8 (5) stall requirement
e. Façade:
    i. West façade revision: proposed glazing/windows 19-feet
    ii. South façade – blank wall; screening to the south and cedar fence
    iii. North: entrance door
        1) Want to see the interior layout to see why the door location was chosen
    iv. East: window location – by the bathroom & prep area
        1) Façade modulates by ~10 inches
f. Screening:
    i. Landscaping SE side by EV stations
    ii. Cedar wood fence: mechanical equipment
    iii. Truck staging: side by QFC
    iv. Coolers & compressors: ground by the southside
g. Materials:
    i. Present materials: photos or in-person
    ii. View materials in the lobby
h. Color:
    i. PNW color
    ii. Need to see photos and colors in person
    iii. Need photos of recent projects they've done

i. Suggest matching the building to the canopy:
    i. Efface/fascia
    ii. Wrap columns with stone to match building?
    iii. Match grey to building

The Applicant incorporated the Design Commission's feedback and guidance into the design of the proposed development. See the plan set in **Exhibit 3**, the Applicant's response to each recommendation in **Exhibit 9**, and pictures of the building materials to be used in **Exhibit 10**.

11. **MICC 19.11.010 General.**
    D. Design Vision
        1. Development and design standards. The development and design standards that follow are intended to enhance the Town Center for pedestrians and develop a sense of place. To accomplish this vision, new or redevelopment is encouraged to orient buildings toward the public right-of-way with buildings brought forward to the sidewalk or landscaped edge; parking placed behind buildings and in less visible areas or underground; design structures with varied mass and scale, modulation of heights and wall planes; and pedestrian through-block connections that will break up very large or long blocks for improved pedestrian circulations from one side of the block through to the other side.

            Staff Finding: MICC 19.11.010(D)(1) encourages, but doesn't require the orientation of buildings toward the public right-of-way with buildings brought forward to the sidewalk or landscaped edge; parking placed behind buildings and in less visible areas or underground; design structures with varied mass and scale, modulation of heights and wall planes; and pedestrian through-block connections that will break up very large or long blocks for improved pedestrian circulations from one side of the block through to the other side. The proposed development is the remodel/expansion of the existing gas station store/repair area.

            Staff Finding: The proposed development is fairly minor in scope. The existing building is located up to the landscape edge along SE 28th Street. The existing parking areas will be reconfigured; however, the Applicant will provide more screening to the parking areas and will utilize electric charging stations for a couple parking stalls. the existing structures, except for the store, will be similar to the structures on the subject property. The Applicant is providing improved pedestrian access from the sidewalk to the existing building entrance. The proposed development is consistent with this design vision element.

        2. Function. The design of buildings, structures and streetscapes within the Town Center is intended to support a built environment that is convenient and accessible to pedestrians, motorists, bicycles and public transit users. Development should enhance the Town Center as a vibrant, healthy, mixed use downtown that serves as a the city's retail, business, social cultural and entertainment center and ensures the commercial and economic vitality of the area. New or redevelopment should increase the attractions

and pedestrian amenities that bring residents to the Town Center, including local shopping, services, offices, specialty retail, restaurants, residences, festivals, special events, and entertainment. Outdoor spaces should function as social settings for a variety of experiences, adding to the comfort of lift in Mercer Island, while maintaining a human scale and an ability for easy pedestrian circulation.

Staff Finding: The proposed development provides convenient and accessibility to pedestrians, motorists, bicycles and public transit users. Pedestrians will utilize the accessible pathway from the sidewalk to the front entrance, motorists will have easy access and the proposal includes electric charging stations. The proposed development is consistent with this design vision element.

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

   Staff Finding: The proposed development is an expansion, renovation, and clean-up of a permitted and an existing use. The site is compact and limited in size. The proposal provides pedestrian accessibility, and the store will have a canopy over the entrance. The street trees will be removed and replaced, and additional landscaping is included. The Applicant proposes to utilize a mix of materials such as an asphalt parking lot, stamped and stained concrete pedestrian walkway, concrete curbing and new landscaping to increase the visible appearance of the subject property. The proposed development is consistent with this design vision element.

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

   Staff Finding: The proposed development is retail and at street level, offering accessibility to pedestrians and motorists. The existing buildings and site arrangements are not changing dramatically from what already exists on the subject property. The Applicant is increasing the pedestrian access to the store, rearranged the parking, and

increased the landscaping. The proposed development is consistent with this design vision element.

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

Staff Finding: The proposed development is an addition and remodel of an existing gas station. The existing building is remaining in its current location, the canopy over the gas pumps is being replace and upgraded to current market standards, the parking and pedestrian access is being modified, and electric charging stations are being added. The scope of the proposed development is minimal, but the subject property will be cleaned up and appear significantly better than its current state. The proposed development is consistent with this design vision element.

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

Staff Finding: The proposed development does not present visual mass impacts that are out of proportion to the adjoining structures, or that appear from the street or sidewalk as having unmodulated visual mass. The proposed addition to the store complements the existing store. The proposed development is consistent with this design vision element.

G. Style. The objectives and standards do not set or encourage a particular style of architecture or design theme. However, building and site design shall be pedestrian in scale and address design features such as sloped roof lines; distinctive building shapes; integration of art, textures, and patterns; treatment of pedestrian and public spaces; interface with the public right-of-way; landscaping; signage and façade treatments.

Staff Finding: The proposed development is oriented to promote multiple modes of transportation, is designed to be pedestrian in scale and addresses design features such as sloped roof lines; distinctive building shapes; integration of art, textures, and patterns; treatment of pedestrian and public spaces; interface with the public right-of-way; landscaping; signage and façade treatments. The proposed development is consistent with this design vision element.

12. **MICC 19.11.020 Land uses.**
    A. Permitted and conditional uses.
        1. Use table by subarea. Permitted and conditional uses are allowed in each subarea as shown in the use table in MICC 19.11.020(A)(1).

Staff Finding: The proposed development is consistent with the permitted use table found in MICC 19.11.020(A)(1). The subject property is located within the TC-3 subarea of the Town

Center. The proposed development will include a gas station, which is categorized as transportation/utilities, and a convenience store, which is categorized as retail – small scale. Both Transportation/utility and retail small-scale uses are permitted within the TC-3 subarea under MICC 19.11.020(A)(1).

13. **MICC 19.11.020(B)(2) Required ground floor uses.** Retail, restaurant or personal service uses are required along the street frontages shown on Figure 2 of MICC 19.11.020(B). If public parking is not provided pursuant to MICC 19.11.130(B)(5), then the following applies:
    a. A minimum of 60 percent of the ground floor street frontage shall be occupied by one of the following permitted uses: retail, restaurant, and/or personal service use.
    b. A maximum of 40 percent of each ground floor street frontage can be occupied by the following uses: hotel/motel, personal service, public facility, or office.
    c. Driveways, service and truck loading areas, parking garage entrances and lobbies shall not be included in calculating the required ground floor use.

    Staff Finding: The proposed development is an alteration and remodel of an existing use and structures in the TC. The primary use is an automobile service station that has a retail component. While the standard is to require retail uses to front SE 28th Street, the site Applicant is expanding the existing building and replacing the canopy.

14. **MICC 19.11.020(B)(3):** No use shall occupy a continuous linear street frontage exceeding 60-feet in length. The Design Commission may approve up to an additional six feet in length if the use incorporates a feature to promote pedestrian activity, including but not limited to: an additional pedestrian entrance onto a sidewalk or through-block connection, or additional ten percent transparency beyond the requirement of MICC 19.11.100(B)(1)(b).

    Staff Finding: The proposed development is an alteration and remodel of an existing use and structures in the TC. The primary use is an automobile service station that has a retail component. The proposed development does not occupy a continuous linear street frontage exceeding 60-feet in length as the structures are primarily oriented for motorized transportation due to the use. Additionally, potential contaminants may be located in the soils on or adjacent to the subject property that may need to be cleaned up as part of the proposed development under an interim condition.

15. **MICC 19.11.020(B)(4):** The minimum required depth of storefronts along retail street frontages is 16-feet.

    Staff Finding: No storefronts are located along the street.

16. **MICC 19.11.020(D) Accessory Uses.**
    1. Outdoor storage and display of merchandise. The total area allowed for outdoor storage and/or merchandise display shall be less than five percent of the total gross square footage of the use; provided, however, that such area may exceed five percent if it is fenced, screened, and located in a manner that is acceptable to the Design Commission. This

standard does not apply to temporary uses such as material storage during construction or street vendors.

2. Commerce on public property. Commerce on public property may be allowed pursuant to MICC 19.06.050.
3. Transit facilities. Bus parking/loading space, and shelters and facilities for transit users should be integrated in the design of major new construction. Plans should be coordinated with transit providers to maximize the interface with community-wide and regional transit systems.
4. Bicycle facilities. Parking and facilities that support bicycle use, including racks, covered and secured bike-storage areas, and in the case of office buildings, lockers and showers, should be included in the design of major new construction.
5. Utility and equipment cabinets. Existing or proposed utility and equipment cabinets or boxes, including wireless communication facilities, shall be placed inside a building or placed underground, if physically feasible. In the event the city determines such location is not physically feasible, the utility and equipment cabinets must be screened by fencing, landscaping and/or stealth screening technologies so they are not visible.

Staff Finding: The outdoor storage area exceeds the five percent standard. The area is located between the building and the rear and side yard of the building. Screening is provided by fencing and landscaping.

17. **MICC 19.11.020(E) Objectional or hazardous uses.** No use shall be allowed which produces excessive odor, dust, smoke, cinders, gas, fumes, noise, vibration, refuse matter or water-carried waste. The standard for "excessive" shall be based on the average or normal production of these items by adjoining uses permitted in the vicinity of the proposed new use. A use is excessive if it is likely to unreasonably interfere with the ability of the adjoining property owners to utilize their property for working or living activities or if it is likely to unreasonably interfere with the ability of pedestrians and residents to remain in or enjoy the area.

    Staff Finding: The proposed development is an alteration and remodel of an existing use and structures in the TC. The primary use is an automobile service station with a retail component. Nothing proposed will change the existing use so that it is an objectionable or hazardous use.

18. **MICC 19.11.030(A)(3) Bulk Regulations – 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 MICC 19.11.030(A)(1).
    b. The maximum allowable building height in MICC 19.11.030(A)(1) 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 not adjacent to a public sidewalk.
    c. If the bases of the opposite building facades are at approximately the same elevation, then the building height at any point between the facades can never exceed the maximum

permitted building height. If the bases of the opposite building facades are not at approximately the same elevation, then the building must be configured to go down in height as between the higher and lower facades in a manner similar to MICC 19.11.030, Figure 4 or in an equivalent manner such that the average of the building heights calculated between the facades is approximately equal to or less than the maximum permitted building height.

Staff Finding: As shown in **Exhibit 3**, the remodeled and expanded convenience store building and the new gas pump canopy ae both proposed to be 18-feet in height. Both structures meet the 27-foot base building height allowed within the TC-3 subarea of the Town Center set forth in MICC 19.11.030(A)(1). These standards are met.

19. **MICC 19.11.030(A)(6)(b) Setbacks – All public rights-of-way other than 78th Ave SE**. All structures shall be set back so that space is provided for at least 12-feet of sidewalk between the structure and the face of the street curb, excluding locations where the curbline is interrupted by parking pockets. Additional setbacks along SE 32nd Street are encouraged to provide space for more pedestrian-oriented activities and to accommodate street trees and parking pockets.

    Staff Finding: As depicted in **Exhibit 3**, no structures on the subject property are located within 12-feet of the face of the street curb. The proposed development is consistent with this standard.

20. **MICC 19.11.050 Green building standards.** Any major new construction shall meet the LEED Gold standard. Project that are primarily residential (at least 50 percent of the gross floor area is composed of residential uses) may instead meet the Built Green 4 Star standard. The Applicant shall provide proof of LEED or Built Green certification within 180 days of issuance of a final certificate of occupancy, or such later date as may be allowed by the code official for good cause, by submitting a report analyzing the extent credits were earned toward such rating. Failure to submit a timely report regarding LEED or Built Green ratings by the date required is a violation of this Code.

    Staff Finding: The provisions of MICC 19.11.050 are not applicable to the proposed development. The proposed development does not meet the definition of major new construction and most of the design elements in Chapter 19.11 MICC are not applicable. The proposed development is a renovation to the Shell gas station in the Town Center. The renovations will include a 580 square foot addition to the existing convenience store, replacement of the existing fuel pumps and associated canopy, and reconfiguration of the site's parking. The gas station's fuel tanks are also proposed to be replaced, with associated site restoration, as a part of this project. New signs are proposed to be installed on the convenience store building and on the replacement canopy.

21. **MICC 19.11.060(A) Minor site features.** All major new construction regardless of its height shall have at least three minor site features that contribute to a well-balanced mix of features in that subarea as determined by the Design Commission. Minor site features may include, but are not limited to, the following:
    1. Decorative landmarks. Imaginative features that complement the building design and create visual focal points that give identity to an area, such as decorative clocks, special paving in

pedestrian areas, art features, water features, drinking fountains, or creative designs for necessary building features or functions. Art should be integrated with the public street improvements. Examples include sculpture, murals, inlays, mosaics, friezes or bas-reliefs. The location of art shall provide for public view but not hinder pedestrian traffic.

2. Kiosks. Community-oriented kiosks, which may include bulletin boards and newsstands or racks, creatively designed and consolidated and placed in areas where large numbers of people gather, and which complement the site design and streetscape and reduces visual clutter.
3. Additional sidewalk setback. At least five feet of sidewalk width, in addition to the minimum sidewalk setback provided for in MICC 19.11.030(A)(6), may be provided along 78th Avenue SE, along the entire street frontage of the development site. Such additional sidewalk should be designed to provide additional pedestrian access where parking pockets narrow the sidewalk, to accommodate street trees and benches, or to create spaces for more pedestrian-oriented activities such as outdoor dining or seating.
4. Impact on public open spaces. Minor site features may not occupy the space in a public open space to the extent that doing so reduces the actual space that is usable by the public below the minimum required area.

Staff Finding: The provisions of MICC 19.11.060(A) are not applicable to the proposed development. The proposed development is a renovation to the Shell gas station in the Town Center. The renovations will include a 580 square foot addition to the existing convenience store, replacement of the existing fuel pumps and associated canopy, and reconfiguration of the site's parking. The gas station's fuel tanks are also proposed to be replaced, with associated site restoration, as a part of this project. New signs are proposed to be installed on the convenience store building and on the replacement canopy. The proposed development does not meet the definition of major new construction and most of the design elements in Chapter 19.11 MICC are not applicable.

22. **MICC 19.11.060(B) Major Site Features.** Any major new construction in the TC-5, TC-4, TC-4 Plus or TC-3 subarea which exceeds the two-story base height and that includes or abuts a preferred through-block connection location shown on Figure 7 of MICC 19.11.060 shall include a through block connection subject to Design Commission determination that such connection is feasible and achievable. Any major new construction exceeding three stories in height in the TC-5, TC-4 or TC-4 Plus subarea shall include at least one of the major site features listed in MICC 19.11.060(B)(1) or (2), subject to Design Commission determination that such choices contribute to a well-balanced mix of features in that subarea.

Staff Finding: The provisions of MICC 19.11.060(B) are not applicable to the proposed development. The proposed development is a renovation to the Shell gas station in the Town Center, TC-3 Subarea. The renovations will include a 580 square foot addition to the existing convenience store, replacement of the existing fuel pumps and associated canopy, and reconfiguration of the site's parking. The gas station's fuel tanks are also proposed to be replaced, with associated site restoration, as a part of this project. New signs are proposed to be installed on the convenience store building and on the replacement canopy, which does not

exceed the two-story base height established in MICC 19.11.030(A)(1). The site also does not abut a through-block connection shown in MICC 19.11.060, Figure 7.

23. **MICC 19.11.060(C) Other site features.** The Design Commission may approve other major or minor site features in place of those listed above consistent with the provisions of this chapter.
    1. Major site features. Site features other than listed in MICC 19.11.060(B) will only be considered as a major site feature if it is of equal or greater public benefit than one or more of the major site features listed in MICC 19.11.060(B). Underground or structured parking that supports park and ride use may be considered a major site feature. The amount of park and ride parking qualifying as a major site feature shall be determined by the Design Commission.
    2. Minor site features. Examples of other minor site features include contribution to a public art or design project within close proximity to the new construction, such as the city's I-90 Artway; and/or transit-oriented development (TOD) amenities, such as facilities that support bicycle use.

    Staff Finding: Not applicable.

24. **MICC 19.11.070 Greenery and outdoor spaces.**
    A. Objectives. Outdoor spaces and landscaping should be designed to achieve the design vision set forth in MICC 19.11.010. Development should provide for private open space for employees and residents. Plant materials placed in horizontal beds and on vertical walls/trellises/arbors areas should be used to frame and soften structures, to define site functions, to enhance the quality of the environment, screen undesirable views and create identity sense of place. Trees and landscaping shall be incorporated into the site design in order to soften and screen the visual impact of hard surfaces such as parking lots, service areas, and walls, as well as to enhance a sense of nature along pedestrian walkways, public rights-of-way, sidewalks and outdoor gathering places. Outdoor furniture and fixtures should be compatible with the project architecture and considered as integral elements of the landscape. Whenever possible development should include seating areas and be enhanced by such features as trees and flower displays, fountains, art and open spaces.

    Staff Findings: The provisions of MICC 19.11.070 are not applicable to the proposed development, however, the proposed development is consistent with the objectives listed in MICC 19.11.070 as planting is provided in horizontal beds, undesirable views of storage areas are screened by fences and landscaping, and parking is screened by landscaping.

    The proposed development is a renovation to the Shell gas station in the Town Center. The renovations will include a 580 square foot addition to the existing convenience store, replacement of the existing fuel pumps and associated canopy, and reconfiguration of the site's parking. The gas station's fuel tanks are also proposed to be replaced, with associated site restoration, as a part of this project. New signs are proposed to be installed on the convenience store building and on the replacement canopy.

    B. Development and design standards.

1. Landscaped area requirement. Landscaped surfaces equal to 25 percent of the development site shall be provided. All required plantings and landscaping shall be installed according to sound horticultural practices in a manner designed to encourage quick establishment and healthy plant growth, based on local and regional best landscaping practices. The following landscaped types and credits may be used to meet the standards:
   a. Ground level planting beds qualify as landscaped surfaces at a 100 percent rate. Ground level planting area that supports trees (which will require deeper soil depths) may qualify for bonus credit. Specifically, planting areas that support a large tree (height greater than 30-feet at maturity) may be counted at a 200 percent rate (includes planting area under protected dripline at maturity) and planting areas that support a medium sized tree (height greater than 15-feet at maturity) may be counted at 150 percent rate. Terraced or other raised planting surfaces qualify as landscaped surfaces at the same rates as ground level planting beds depending on the soil depth (shallow soil depths capable of supporting only ground cover plants qualify at a 50 percent rate).
   b. Green roof. Green roofs qualify as a landscaped surface at a 50 percent rate (i.e., two square feet of green roof qualifies as one square foot of landscaped area). Green roof areas supporting large shrubs and trees may qualify for bonus credit (up to a 100 percent rate) as determined by the Design Commission depending on the planting's visibility.
   c. Green walls/trellises/arbors.
      i. Artistic green walls adjacent to ground level publicly accessible space with decorative patterns qualify as a landscaped surface at a 125 percent rate.
      ii. Standard green walls qualify as landscaped surfaces at a 75 percent rate.
      iii. Vine trellis/arbors/walls qualify as landscaped surfaces at a 50 percent rate. Planter areas must feature minimum soil depth necessary to maintain healthy vine growing conditions as determined by regional best landscaping practices.

   Staff Finding: The proposed development does not meet the definition of major new construction and most of the design elements in Chapter 19.11 MICC are not applicable. The proposed development is a renovation to the Shell gas station in the Town Center, TC-3 Subarea. The Applicant proposes to replace the existing street trees due to the clean-up portion of the proposed development. The Applicant will replace the trees and enhance the existing landscaping, but the site is limited due to the placement of existing structures and ingress and egress drives.

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.

      Staff Finding: The Applicant will be required to replant the landscaping strip and street trees based on a city approved palette of species and minimum size at time of

planting. Drought tolerant species have been provided with minimum sizing meeting code requirements.

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.

   Staff Finding: The existing street trees will need to be removed as part of the clean-up. Trees will be replanted as part of the proposal. Please refer to the landscaping plans located on sheets **L1-L3 in Exhibit 3**.

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.

   Staff Finding: The proposed development is consistent with the soil quality, depth, and volume requirements. Please refer to the landscaping plans located on sheets **L1-L3 in Exhibit 3**.

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.

   Staff Finding: The Applicant will utilize the existing irrigation system to provide water to the landscaping. A recommended condition of approval is added to this staff report requiring all landscaped areas to be automatically irrigated.

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.

Staff Finding: The Applicant acknowledges the need to maintain landscaping and irrigation in a good condition. A recommended condition of approval is added to this staff report that would require the Applicant to ensure the landscaped areas are maintained.

3. Surface parking lot landscaping. Surface parking lots shall be landscaped to reduce and break up large areas of asphalt and paving.
   a. The landscape design shall be incorporated with low impact development techniques designed to manage runoff from roofs, parking lots and other impervious surfaces.
   b. A minimum four-foot-wide (interior dimension) landscape bulb should be provided at the end of parking aisles.
   c. A ratio of one tree for every six parking spaces should be provided throughout any surface parking lot. Of the total number of trees required, 50 percent shall be a minimum of 24-inch box in size, and 50 percent shall be a minimum of 15-gallon in size.
   d. Planting areas for trees required within the parking rows of a surface parking lot should be achieved by one of the following acceptable methods:
      i. A continuous landscape strip, at least four feet wide (interior dimension), between rows of parking stalls; or
      ii. Tree wells, eight feet wide, resulting from the conversion of two opposing full sized parking stalls to compact stalls; or
      iii. Tree wells, at least five feet square, placed diagonally between standard or compact parking stalls.

Staff Finding: The proposed development does not meet the definition of major new construction and most of the design elements in Chapter 19.11 MICC are not applicable. The proposed development is a renovation to the Shell gas station in the Town Center, TC-3 Subarea. The Applicant proposes to replace the existing street trees due to the clean-up portion of the proposed development. The Applicant will replace the trees and enhance the existing landscaping, but the site is limited due to the placement of existing structures and ingress and egress drives. Please refer to the landscaping plans located on sheets **L1-L3 in Exhibit 3**.

4. Landscape screening. All grade-level parking should be physically separated from the street and visually screened from pedestrian view by landscaping. The landscaping must include shrubs and trees, be located on private property and be wide enough to maintain the plant material and screen the view but not less than three feet wide.

Staff Finding: **Exhibit 3** shows that all parking spaces proposed for the proposed development are physically separated from the street by landscaping, including shrubs and trees. The proposed landscaped areas are located on private property and are not less than three feet in width. This standard is met.

5. Building entries. Building entries should be emphasized with special landscaping and/or paving in combination with lighting.

   Staff Finding: The proposed development provides stamped concrete paving with building mounted lighting at the entrance, and an awning.

6. Building facades. Building façade modulation and setbacks should include features such as courtyards, fountains and/or landscaping.

   Staff Finding: The proposed development does not meet the definition of major new construction and most of the design elements in Chapter 19.11 MICC are not applicable. The building façade modulation and setbacks are remaining as they currently exist.

7. Continuity. Landscaping should provide design continuity between the neighboring properties.

   Staff Finding: The existing landscaping between properties will remain while adding to the existing landscaping strip between this parcel and the QFC. Please refer to the landscaping plans located on sheets **L1-L3 in Exhibit 3**.

25. **MICC 19.11.080(A) Screening – Objectives.** In order to obtain the design vision set forth in MICC 19.11.010, any storage, service and truck loading areas, utility structures, elevator and mechanical equipment on the ground or roof shall be screened from public view in such a manner that they are not visible from public streets, sidewalks or residential areas located on the hillside surrounding the Town Center.

    Staff Finding: Screening is provided for all storage areas and mechanical equipment.

26. **MICC 19.11.080(B) Screening – 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 services 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.

Staff Finding: The proposed development was designed to screen all of the areas listed in MICC 19.11.080(B) as required, utilizing fences made of wood or landscaping.

27. **MICC 19.11.090(A) Lighting – Objectives.** Lighting shall be an integral part of any new or existing development. Lighting shall contribute to the individuality, security and safety of the site design without having overpowering effects on the adjacent areas. Lighting is viewed as an important feature, for functional and security purposes, as well as to enhance the streetscape and public spaces. The design of light fixtures and their structural support should be integrated with the architectural theme and style of the main structures on the site.

Staff Finding: Please refer to the lighting plan on **Page 11 of Exhibit 3**. The proposed development does not meet the definition of major new construction and most of the design elements in Chapter 19.11 MICC are not applicable. The existing lighting will remain similar to what is existing.

28. **MICC 19.11.090(B) Lighting – 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 entrance. 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.

Staff Finding: Page 11 of Exhibit 3 demonstrates that all lighting proposed for this development is proposed to be LED lighting mounted to the convenience store building and the gas pump canopy.

29. **MICC 19.11.100 Building Design.**

A. Objectives. Building facades should be designed with a variety of architectural elements that suggest the building's use and how it relates to other development in the area. Buildings should be oriented to the street frontage to enliven the street edge as well as to maximize access from the public sidewalk. Building facades should provide visual interest to pedestrians. Special care should be given to landscaping, mass and roof forms of buildings to provide visual interest from residential areas located on the hillside surrounding the Town Center as well as from public streets or sidewalks. Street level windows, minimum building setbacks, on-street entrances, landscaping and articulated walls should be encouraged. Building facades should be designed to achieve the purpose of the development and design standards and the Town Center vision described in MICC 19.11.010. Architectural features and other amenities should be used to highlight buildings, site features and entries and add visual interest. Within the Town Center, all development shall provide elements that attract the interest of residents, shoppers and workers.

Staff Finding: The proposed development is a renovation to the Shell gas station in the Town Center, TC-3 Subarea. The renovations will include a 580 square foot addition to the existing convenience store, replacement of the existing fuel pumps and associated canopy, and reconfiguration of the site's parking. The gas station's fuel tanks are also proposed to be replaced, with associated site restoration, as a part of this project.

B. Development and design standards.

1. Fenestration.
   a. Transparent facades. Articulated, transparent facades should be created along pedestrian rights-of-way. Highly tinted or mirrored glass windows shall not be allowed. Shades, blinds or screens that prevent pedestrian view into building spaces shall not be allowed, except where required or desired for privacy in dwelling units, hotel rooms and similar residential uses.

      Staff Finding: The building is offset from the street and does not front the pedestrian right-of-way. The sidewalk and pedestrian walkway provide access to the building. The proposal includes a variety of materials, textures, and colors schemes to improve the site and is more appealing to customers.

2. Street-facing façade elements. All major new construction shall include at least seven of the following elements on the street-facing facades, both on the ground floor level and on other levels, as may be deemed desirable by the Design Commission taking into account the nature of the development and the site.
   a. Window and door treatment which embellish the façade.
   b. Decorative light fixtures.
   c. Unique façade treatment, such as decorative materials and design elements.
   d. Decorative paving.
   e. Trellises, railings, gates, grill work, or unique landscaping.
   f. Flower baskets supported by ornamental brackets.

g. Recessed entrances.
h. Balconies.
i. Medallions.
j. Belt courses.
k. Decorative masonry and/or tilework.
l. Unique, handcrafted pedestrian-scaled designed.
m. Planter boxes with seasonal color.
n. Projecting metal and glass canopy.
o. Clerestories over storefront windows.
p. Other elements as approved by the design commission.

Staff Finding: Not applicable**.** The proposed development does not meet the definition of major new construction and most of the design elements in Chapter 19.11 MICC are not applicable.

3. Major façade modulation. Block frontages shall include at least one of the features listed in MICC 19.11.100(B)(3)(a) through (c) at intervals not greater than 120-feet to break up the massing of the block to add visual interest.

Staff Finding: Not applicable. Upon completion of the proposed addition, the convenience store building will be 40-feet by 40-feet. Since the building is less than 120-feet in width on both street frontages, this standard is not applicable

4. Minor façade modulation. All buildings shall include articulation features to reduce the perceived scale of large buildings and add visual interest to facades. At least three of the following features shall be employed at intervals no greater than 50-feet subject to Design Commission approval taking into account the nature of the development and the site:
   a. Window fenestration patterns and/or entries.
   b. Use of vertical piers/columns.
   c. Change in roofline.
   d. Change in building material or siding style.
   e. Vertical elements such as a trellis with plants, green wall, art element.
   f. Vertical building modulation of at least 12 inches in depth if tied to a change in roofline modulation or a change in building material, siding style, or color.
   g. Other design techniques approved by the Design Commission that reinforce a pattern of small storefronts (or residences, if residential uses are used).

Staff Finding: Not applicable. The proposed development does not meet the definition of major new construction and most of the design elements in Chapter 19.11 MICC are not applicable.

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. Methods to treat blank walls can include but are not limited to:

a. Display windows at least 16 inches of depth to allow for changeable displays. Tack on display cases shall not qualify as a blank wall treatment.
b. A landscape planting bed at least five feet wide or a raised planter bed at least two feet high and three feet wide in front of the wall with planting materials that are sufficient to obscure or screen at least 60 percent of the wall's surface within three years.
c. A vertical trellis in front of the wall with climbing vines or plant materials.
d. A mural as approved by the Design Commission.
e. Special building detailing that adds visual interest at a pedestrian scale as approved by the Design Commission. Such detailing must use a variety of surfaces; monotonous design will not meet the purpose of the standards.

Staff Finding: Bland walls were eliminated per suggested modifications from the Design Commission. The proposed development is consistent with this standard.

6. Entrances. Building entrance should concentrate along the sidewalk and should be physically and visually inviting. Entrance doors shall be recessed from the façade 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 Finding: The entrance to the convenient store is not changing from the existing layout. The proposed development does not meet the definition of major new construction and most of the design elements in Chapter 19.11 MICC are not applicable. The proposed development is a renovation to the Shell gas station in the Town Center, TC-3 Subarea. The renovations will include a 580 square foot addition to the existing convenience store, replacement of the existing fuel pumps and associated canopy, and reconfiguration of the site's parking. The gas station's fuel tanks are also proposed to be replaced, with associated site restoration, as a part of this project.

7. Roofs. Roofs shall relate to the building façade 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.

   Staff Finding: The proposed development does not meet the definition of major new construction and most of the design elements in Chapter 19.11 MICC are not applicable. The proposed development is a renovation to the Shell gas station in the Town Center, TC-3 Subarea. The roof is flat with parapets to offset mundane box style architecture with minor modulation.

8. Identity emphasis. Public buildings, unique community structures and corner structures should have a prominent scale, emphasizing their identity.

Staff Finding: The proposed development is sized consistent with the provisions of Chapter 19.12 MICC. The proposed development is a renovation to the Shell gas station in the Town Center, TC-3 Subarea.

9. Corner lots. Buildings on corner lots should be oriented to the corner. Corner entries and/or architectural treatment should be used to emphasize the corner.

   Staff Finding: Not applicable. The proposed development does not meet the definition of major new construction and most of the design elements in Chapter 19.11 MICC are not applicable. The proposed development is a renovation to the Shell gas station in the Town Center, TC-3 Subarea. The building is to be expanded as part of the proposed development, but nothing else is changing.

10. Franchise design. Prototype design for franchises should use customized components consistent with the design requirements for the Town Center that achieve the purpose, intent and vision set forth in MICC 19.11.010.

    Staff Finding: The proposed development is consistent with the design requirements for the Town Center that achieve the purpose, intent and vision set forth in MICC 19.11.010.

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

    Staff Finding: The elements of the proposed development relate logically to each other and the surrounding buildings. The proposed development is a renovation of an existing gas station and convenience store. The potential contamination from the existing fuel storage tanks limit potential site reconfiguration.

12. Weather protection. Specially designed all-weather features that integrate weather protections systems at the sidewalk level of buildings to protect pedestrians from the effects of rain, wind, glare, shadow, reflection and sunlight and to make spending time outdoors feasible in all seasons. All major new construction shall have awnings, canopies, trellises, pergolas, covered arcades or all-weather features along 80 percent of a building's frontage along retail frontages.
    a. Any canopy or awning over a public sidewalk should be a permanent architectural element.
    b. Any canopy or awning over a public sidewalk should project out from the building façade a minimum horizontal width of six feet and be between eight to 12-feet above grade.
    c. Architectural details should not be concealed by awnings or canopies.
    d. Awning shapes should relate to the shape of the façade's architectural elements. The use of traditionally shaped awnings is encouraged.
    e. Vinyl or plastic awnings or canopies are prohibited.

f. All awnings or canopies shall function to protect pedestrians from rain and other weather conditions.

Staff Finding: Not applicable. The proposed development does not meet the definition of major new construction and most of the design elements in Chapter 19.11 MICC are not applicable. The Applicant is providing an enhanced entrance with weather protection.

30. **MICC 19.11.110(A) Materials and color – Objectives.** Textured high quality materials and colors should bring a visually interesting experience into the streetscape. Color should be carefully considered in relation to the overall design of the building and surrounding buildings. Color and materials should highlight architectural elements such as doors, windows, fascias, cornices, lintels, and sills. Variations in materials and colors should be generally limited to what is required for contrast or to accentuate architectural features. Piecemeal embellishment and frequent changes in materials should be avoided. The materials and colors selected should be consistent with the intent, purpose and vision set forth in MICC 19.11.010.

Staff Finding: The proposed development is consistent with MICC 19.11.110(A). Please refer to the pictures of the building materials in **Exhibit 10**. The proposed development does not meet the definition of major new construction and most of the design elements in Chapter 19.11 MICC are not applicable. The proposed development is a renovation to the Shell gas station in the Town Center, TC-3 Subarea. The building is to be expanded, the canopy will be replaced, the gas pumps and tanks will be replaced, and contaminated soils will be cleaned up as part of the proposed development, but nothing else is changing.

31. **MICC 19.11.110(B) Materials and color – Development and design standards.**
    1. Building exteriors. Building exteriors should be constructed form 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 building son 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 façade element.
    8. Variation of materials. A variation of building materials should be used to assist in the creation of a visually interesting experience.

Staff Finding: The proposed development is consistent with MICC 19.11.110(B). Please refer to the pictures of the building materials in **Exhibit 10**. The proposed development utilizes materials are high quality and durable and are consistent with a Pacific Northwest look and feel. A consistent, harmonious materials palette is used on all side of the building, and different combinations of materials are used on different facade, providing variation in materials while maintaining a coherent overall design. The material color palette is consistent with other buildings within the Town Center. No neon nor bright colors are proposed for this project. None of the materials listed as undesired are proposed for this project. Breaking up the continuity of the exterior material and colors contribute to the visual interest of the project overall.

32. **MICC 19.11.120 Street Standards.** Major new construction abutting all streets other than 77th Avenue SE and 78th Avenue SE shall improve the right-of-way adjacent to the property as required by the Mercer Island Town Center Streetscape Manual. The Design Commission may require or grant a modification to the nature or extent of any required street improvement for any of the following reasons upon recommendation by the city engineer:
    A. If unusual topographic or physical conditions preclude the construction of the improvements as required; or
    B. If the required improvement is part of a larger project that has been scheduled for implementation in the city's six-year capital improvement program; or
    C. If angled parking is required but parallel parking would enhance pedestrian, vehicle or bicycle safety, or result in a more desirable pedestrian environment; or
    D. If other unusual circumstances preclude the construction of the improvements as required.

    Staff Finding: Not applicable. The proposed development does not meet the definition of major new construction and most of the design elements in Chapter 19.11 MICC, including MICC 19.11.120, are not applicable.

33. **MICC 19.11.130(A) Parking, vehicular and pedestrian circulation – Objectives.** The Town Center should be accessible for vehicles but have an emphasis toward the needs of pedestrians. Clear, easy to understand circulation should be designed into all development to allow drivers and pedestrians to move safely on and off the site, and within it, without confusion and without disrupting on-street traffic flow. Development should maintain mobility and maximize opportunities for alternative modes of transportation in the Town Center. Placement of structures, landscaping, circulation patterns and access points should collectively seek to promote an integrated, multi-modal transportation system. The harmonious integration of pedestrian and transit user circulation should be considered in every aspect of site design. Development shall provide adequate parking with safe and convenient pedestrian access. Parking stalls shall be located within a structure, underground or behind buildings. Parking structures should not dominate the street frontage, and must blend with the building's architectural theme. Creatively designed, clean and functional pedestrian connections are encouraged to provide access through-blocks, between properties and/or to and from the public right-of-way. Parking shall be designed consistent with the urban design vision set forth in MICC 19.11.010 and completement the pedestrian activities.

Staff Finding: The proposed development is consistent with MICC 19.11.130(A) as it is accessible for vehicles but has an emphasis toward the needs of pedestrians. The proposed development provides a clear, easy to understand circulation that allows drivers and pedestrians to move safely on and off the subject property, and within it, without confusion and without disrupting on-street traffic flow. The proposed development does not meet the definition of major new construction and most of the design elements in Chapter 19.11 MICC are not applicable. The proposed development is a renovation to the Shell gas station in the Town Center, TC-3 Subarea. The building is to be expanded, the canopy will be replaced, the gas pumps and tanks are being replaced, and contaminated soils will be cleaned up as part of the proposed development, but nothing else is changing.

34. **MICC 19.11.130(B) Parking, vehicular and pedestrian circulation – Development and design standards.**
    1. Parking requirements.
        a. Minimum number of parking stalls required. All new development and remodels greater than ten percent of the existing gross floor area shall provide at least the number of parking stalls set forth in the table provided in MICC 19.11.130(B)(1)(a).

            Staff Finding: The proposed development contains the minimum number of parking stalls required as identified by the table in MICC 19.11.130(B)(1)(a). The proposed development also includes electric charging stations for electric vehicles.

        b. Determination within range. The code official shall have the final authority to determine the number of parking stalls required within the ranges above to accommodate typical daily peak parking demand based upon the Applicant's submittal of a completed site plan and detailed parking analysis.

            Staff Finding: The proposed development contains the minimum number of parking stalls required as identified by the table in MICC 19.11.130(B)(1)(a). The proposed development also includes electric charging stations for electric vehicles.

        c. Parking lot configuration. Parking lot design shall conform to the standard stall diagrams set out in Title 19, Appendix A, unless alternative design standards are approved by the Design Commission and the city engineer. No more than 50 percent of the required off-street parking spaces for office and residential uses may be designed for accommodating compact vehicles. No more than 25 percent of the required off-street parking spaces for all other uses may be designed for accommodating compact vehicles. Such parking spaces must be clearly designated as compact stalls.

            Staff Finding: The proposed development is consistent with this requirement. The proposed development contains the minimum number of parking stalls required.

        d. Access restriction prohibited. Restricting vehicular and pedestrian access between adjoining parking lots at the same grade is prohibited.

Staff Finding: The proposed development does not restrict vehicular and pedestrian access between adjoining parking lots at the same grade.

e. Surface Parking Lot Location
   i. Behind structure. All surface parking lots shall be located behind the building structures.
   ii. No corner parking lots. Parking lots shall not be located on a corner facing an intersection.

Staff Finding: The parking areas are located within the areas where existing parking is allowed. There are no parking stalls along the property corner at the intersection.

f. Design of surface parking access.
   i. Entrances. The number of parking lot entrances, driveways and curb cuts should be minimized in favor of combined driveways and coordinated parking areas among business owners.

   Staff Finding: The number of parking lot entrances, driveways and curb cuts are minimized and are within the existing site entrances, driveways and curb cuts.

   ii. Pedestrian walkways. Pedestrian walkways should be provided through all parking lots. Raised concrete pavement should be provided where the walkway traverses between parking stalls and/or is adjacent to vehicular circulation.

   Staff Finding: A pedestrian walkway is proposed through the parking area. It is important to remember that this is an existing development that is being remodeled and the site contamination is being cleaned up as part of the proposal. This is not a new development. Besides the additional space encumbered by the store coolers, the site isn't changing. This is more of a modernization of an existing use.

   iii. Landscaping and lighting. Landscaping and lighting of surface parking lots should be in conformance with MICC 19.11.070(B)(4) and 19.11.090(B)(5).

   Staff Finding: The proposed parking locations are consistent with MICC 19.11.070(B)(4) and 19.11.090(B)(5). At grade-level parking is physically separated from the street and visually screened from pedestrian view by landscaping. The landscaping includes shrubs and trees and is wide enough to maintain the plant material and screen the view but not less than three feet wide.

   iv. Concrete curbs. All parking areas, landscaping areas and driveways should be surrounded by six-inch-high vertical concrete curbs.

   Staff Finding: The proposed development is consistent with this standard.

v. Wheel stops. All landscape and pedestrian areas should be protected form encroachment by parked cars. Wheel stops two feet wide (as measured outward from the paved or planted area) should be constructed for all nonparallel parking stalls.

Staff Finding: The proposed development is consistent with this standard.

vi. Amenities. Amenities such as seating and planters should be provided to encourage pedestrian circulation.

Staff Finding: Not applicable.

2. Signs and wayfinding. Signs indicating the location of parking available to the public shall be installed as approved by the Design Commission and the city engineer. Such signs shall be installed at the entrance to the parking lot along the street and within the parking lot and shall comply with parking signage standards for the Town Center approved by the Design Commission and city engineer.

Staff Finding: Signage is limited to what is proposed by the applicant. There is one free standing sign. The other signs are wall signs and signs for the electric vehicle charging stations.

3. Loading space. Off-street loading space with access to a public street shall be require adjacent to or within or underneath each building. Such loading space shall be of adequate size to accommodate the maximum number and size of vehicles simultaneously loaded or unloaded in connection with the business or businesses conducted in the building. No part of the vehicle or vehicles using the loading space may protrude into the public right-of-way.

Staff Finding: Off-street loading will be provided by vans that can use any standard parking stall on the subject property.

35. **MICC 19.11.140(A) Signs – Objectives.** Signs shall be distinctive, finely crafted and designed to enhance the aesthetics of the Town Center and to improve pedestrian and motorist safety. Signs shall be designed for the purpose of identifying the business in an attractive and functional manner and to help customers find the specific business locations; they should not serve as general advertising. The size of signs shall be in proportion to the size of the business store frontage. Signs shall be integrated into the building design, compatible with their surroundings and clearly inform pedestrians and motorists of business names, but should not detract from the architectural quality of individual buildings.

Staff Finding: The proposed development includes signage designed for the purpose of identifying the business in an attractive and functional manner and to help customers find the specific business locations; the signs do not serve as general advertising. The signs are in proportion to the size of the business store frontage. The signs are integrated into the building

design, compatible with their surroundings and clearly inform pedestrians and motorists of business names, but do not detract from the architectural quality of individual buildings.

36. **MICC 19.11.140(B)(1) Development and design standards – Freestanding ground signs**
    a. Number. A building or complex may not display more than one ground sign on each street frontage.

       Staff Finding: One ground sign is provided. Existing signs will be refaced.

    b. Design. The sign shall be architecturally compatible with the style, materials, colors and details of the building. The sign content should be integrated in one design (in contrast to displaying two or more separate elements). Use of symbols is encouraged.

       Staff Finding: The proposed development utilizes signage that is architecturally compatible with the style, materials, colors and details of the building.

    c. Size. All signs shall be:
       i. Proportionate. Proportionate to the street frontage of the business they identify.
       ii. Maximum size. In no case larger than a maximum of 25 square feet for individual business ground signs, shopping complex identification ground signs and signs within a ten-foot setback from any property line on a street.

       Staff Finding: The proposed development utilizes signage that is proportionate to the street frontage of the business it identifies, and the signage is consistent with the allowed maximum allowed size.

    d. Maximum height. The maximum height of any sign within ten feet from any property line on a street shall be 42 inches. All other ground signs shall be a maximum of six feet in height. The height of a freestanding ground sign is measured from the top of the sign to the existing grade or finished grade, whichever is lower, directly below the sign being measured.

       Staff Finding: The proposed development is consistent with this standard.

    e. Backs of signs. Exposed areas of backs of signs should be finished to present an attractive appearance.

       Staff Finding: Not applicable.

37. **MICC 19.11.140(B)(2) Development and design standards – Wall signs.**
    a. Eligibility. A wall sign shall be granted to commercial uses occupying buildings facing the streets and are limited to one sign per business on each street frontage. Commercial uses occupying a building adjacent to a driveway shall not qualify for a second wall sign. However, a commercial use occupying a building whose only exposure is from a driveway or parking lot shall be allowed one wall sign. Businesses that demonstrate that the entry off a driveway or parking lot is used by customers shall be eligible for a wall sign.

Staff Finding: The subject property contains two uses, the first being a convenience store and the second a fuel station, however, the uses are under the umbrella of the parent company. The proposed development contains the correct number of wall signs, and their location and size are consistent with the requirements of MICC 19.11.140(B)(2).

b. Size. All signs shall be:
   i. Proportionate. Proportionate to the street frontage of the business they identify.
   ii. Maximum size. In no case larger than twenty-five square feet for individual business signs.

Staff Finding: Signage is proportionate to the street frontage of the business they identify. All signs are less than 25 sq ft.

c. Determination of size. The sign size is measured as follows:
   i. "Boxed" displays – total area of display including the background and borders.
   ii. Individual letters and symbols – total area of a rectangle drawn around the outer perimeter of each word and each symbol.

Staff Finding: No boxed displays are proposed.

d. Placement. Wall signs may not extend above the building parapet, soffit, the eave line or the roof of the building, or the windowsill of the second story.

Staff Finding: The proposed development will utilize wall signage that does not extend above the building parapet, soffit, the eave line or the roof of the building.

38. **MICC 19.11.140(B)(9) Development and design standards – Lighted signs.** Lighted signs shall be of high quality and durable materials, distinctive in shape, designed to enhance the architectural character of the building and use LED lights or other minimum wattage lighting, as necessary to identify the facility or establishment. Channel or punch-through letters are preferred over a sign that contains text and/or logo symbols within a single, enclosed cabinet.

Staff Finding: The proposed development utilizes lighted signs that are of high quality and made from durable materials, distinctive in shape, designed to enhance the architectural character of the building and use LED lights or other minimum wattage lighting, as necessary to identify the facility or establishment.

CONCLUSIONS OF LAW

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

1. The application has undergone ministerial review by the Design Commission at an open record hearing pursuant to MICC 19.15.030.

2. The proposed development is consistent with Mercer Island City Code, provided that the recommended conditions of approval are adopted and are met.

RECOMMENDED CONDITIONS OF APPROVAL

1. All subsequent development review associated with this proposal shall comply with the Mercer Island City Code and the City of Mercer Island Comprehensive Plan, and other applicable codes and policies, or as otherwise approved by the City.

2. 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 3**.

3. The Applicant shall ensure the mitigation conditions outlined in the SEPA MDNS **(Exhibit 6)** are adhered to throughout the entirety of the proposed development.

4. 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.

5. 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. Prior to building permit issuance, the Applicant shall provide a landscaping maintenance plan, documenting how all landscaping on the subject property will 1) be maintained in good condition by the property owner, in a manner consistent with MICC 19.11.070(B)(2)(e), and 2) provide 100% cover of groundcover plants within two years, consistent with MICC 19.11.070(B)(2)(b)(iii).

6. 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.

7. The Applicant shall be responsible for obtaining any necessary local, state, and federal permits and approvals for the project, and is responsible for complying with any conditions of approval placed on these or other state or federal permits or approvals, and for submitting revised drawings to the City for its review and approval, if necessary to reflect these state or federal conditions of approval.

DEVELOPMET REGULATION COMPLIANCE – DISCLOSURE

1. Comply with all local, state and federal regulations
2. Timing of improvements (e.g. tree protection, site development stuff – roads, stormwater, TESC)
3. Fish window
4. Consistent with other agency requirements
5. Required permits must be obtained prior to construction
6. Engineering / Fire / Arborist development regulations

RECOMMENDATION

Based upon the above noted Findings of Fact and Conclusions of Law, design review application **DSR21-012**, as depicted in **Exhibit 3**, staff recommends the Design Commission adopts the staff findings and conclusions contained within this staff report and **APPROVE** the proposed development subject to the recommended conditions of approval also contained in this staff report. This decision is final, unless appealed in writing consistent with adopted appeal procedures, MICC 19.15.020(J), and all other applicable appeal regulations.

Recommended this 2nd day of October, 2022

Ryan Harriman

_____

Ryan Harriman, EMPA, AICP
Planning Manager
City of Mercer Island
Community Planning & Development

CITY OF MERCER ISLAND

COMMUNITY PLANNING & DEVELOPMENT

9611 SE 36TH STREET | MERCER ISLAND, WA 98040
PHONE: 206.275.7605 | www.mercerisland.gov

CITY USE ONLY			
PROJECT#	RECEIPT #		Item (1)
Date Received:			
Received By:			

DEVELOPMENT APPLICATION

STREET ADDRESS/LOCATION	ZONE
7833 SE 28TH STREET, MERCER ISLAND, WA 98040	TC
COUNTY ASSESSOR PARCEL #'S	PARCEL SIZE (SQ. FT.)
545230-0380	13,200 SF

PROPERTY OWNER *(required)*	ADDRESS *(required)*	CELL/OFFICE *(required)*
Matt Randish	7833 SE 28th street	360.981.1444 E-MAIL *(required)* mattr@sunpacific.net
PROJECT CONTACT NAME	ADDRESS	CELL/OFFICE
Brad Kaul	1733 Ferndale Ave. Se, Renton, WA 98058	206.200.0015 E-MAIL bradkaul@kauldesignarchitecture.com
TENANT NAME	ADDRESS	CELL PHONE
Shell gas station and convenience store	7833 SE 28th Street	E-MAIL

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

SIGNATURE

10/21/2020
DATE

PROPOSED APPLICATION(S) AND CLEAR DESCRIPTION OF PROPOSAL (PLEASE USE ADDITIONAL PAPER IF NEEDED)**:**
Tenant improvement to existing convenience store, addition of 580 sf to sales area and replacement of existing fuel canopy and pumps.

ATTACH RESPONSE TO DECISION CRITERIA IF APPLICABLE

CHECK TYPE OF LAND USE APPROVAL REQUESTED:

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

Exhibit 1

CITY OF MERCER ISLAND

COMMUNITY PLANNING & DEVELOPMENT
9611 SE 36TH STREET | MERCER ISLAND, WA 98040
PHONE: 206.275.7605 | www.mercergov.org

PUBLIC NOTICE OF APPLICATION

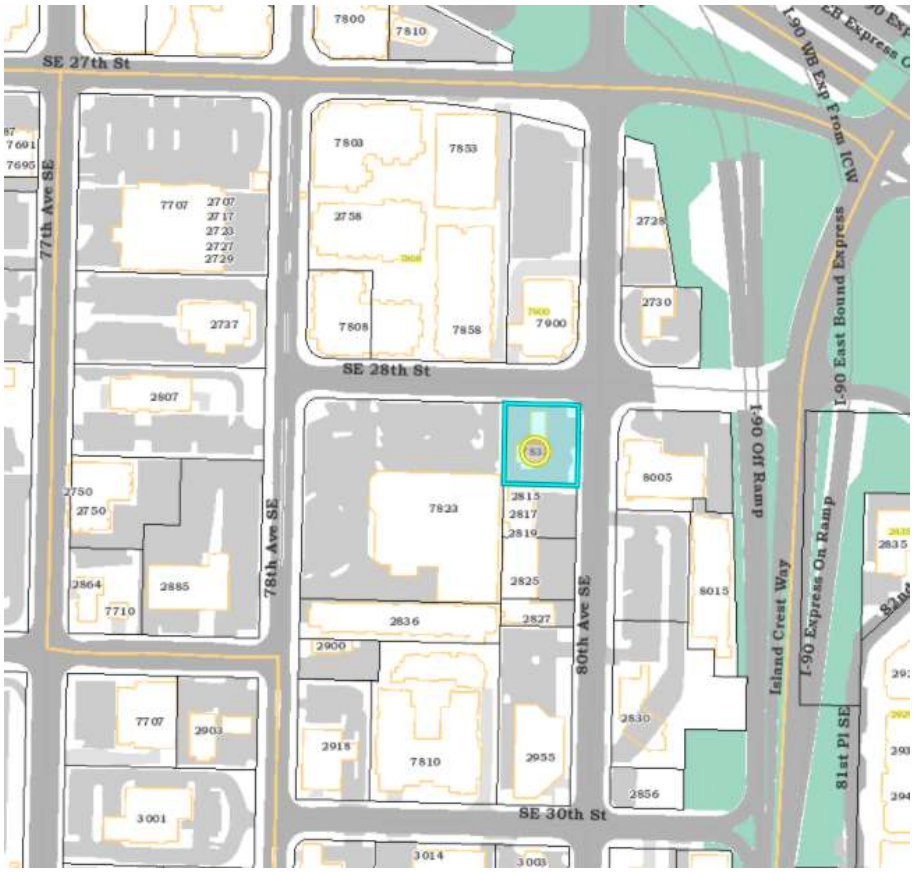
NOTICE IS HEREBY GIVEN for the application described below:

File Nos.:	DSR21-012
Permit Type:	Type IV
Description of Request:	A request for Design Commission Design Review to renovate an existing convenience store, add 580 sq ft of sales area to the convenience store, and replace the existing fuel canopy and fuel system. The project includes removal and replacement of leaking underground fuel tanks and removal and replacement of contaminated soil. The proposed project has been designed to serve as an independent remedial action under Model Toxics Control Act (MTCA) and will follow the guidance as laid out in the State of Washington Pollution Liability insurance Agency's (PLIA) opinion letter dated April 20, 2020.
Applicant/ Owner:	Brad Kaul / Matt Randish
Location of Property:	7833 SE 28th ST, Mercer Island, WA 98040; King County APN 545230-0380
SEPA Compliance:	Following review of the submitted State Environmental Policy Act (SEPA) checklist, an evaluation of the proposed project for probable significant adverse environmental impacts has been conducted. The City issued a SEPA Mitigated Determination of Non-Significance (MDNS) for this project on September 27, 2021. A copy of the subsequent threshold determination for this specific proposal can be accessed under the project documents linked below.
Project Documents:	Please follow this file path to access the associated documents for this project: https://mieplan.mercergov.org/public/DSR21-012
Written Comments:	Written comments on this proposal may be submitted to the City of Mercer Island either by email or by mail to the City of Mercer Island, 9611 SE 36th Street, Mercer Island, WA 98040-3732. Note that City Hall remains closed to the public until further notice, and comments in person will not be accepted. 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 will be parties of record; and only parties of record will have the right to appeal.
Public Hearing and Public Meeting:	Pursuant to MICC 19.15.030 Table A and B, a public hearing is required for Type IV permits. A public hearing is not yet scheduled. Once scheduled, a public hearing notice will be issued.

Exhibit 2

Applicable Development Regulations	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. Town Center Design Standards are contained in MICC 19.11.
Other Associated Permits:	SEP20-025, 2108-245 site development and shoring permit, and future building permits are anticipated.
Environmental Documents:	Copies of all studies and / or environmental documents are available through the above project documents link.
Application Process Information:	Date of Application: October 6, 2021 Determined to Be Complete: January 18, 2022 Bulletin Notice: January 24, 2022 Date Mailed: January 24, 2022 Date Posted on Site: January 24, 2022 Comment Period Ends: 5:00PM on February 23, 2022

Project Contact:
Lauren Anderson / Planner
Community Planning & Development
City of Mercer Island
9611 SE 36th Street
Mercer Island, WA 98040
(206) 275-7704
Lauren.Anderson@mercerisland.gov



SHELL CONVENIENCE STORE
ADDITION/ALTERATION
7833 SE 28TH ST
MERCER ISLAND, WA 98040

GENERAL NOTES

1. ALL CONSTRUCTION SHALL COMPLY WITH THE 2015 INTERNATIONAL EXISTING BUILDING CODE (INCLUDING WASHINGTON STATE AND CITY OF MERCER ISLAND AMENDMENTS), ALL APPLICABLE CODES, ORDINANCES, AND STANDARDS FOR CITY OF MERCER ISLAND

2. ALL GENERAL NOTES HEREIN, APPLY TO ALL DRAWING SHEETS IN THEIR ENTIRETY AS IF FULLY REPRINTED ON EACH SHEET. ALL GENERAL NOTES APPLY TO ALL SECTIONS OF THE WORK HEREIN DEPICTED FOR THIS PROJECT. NO ALLOWANCE WILL BE MADE FOR THE GENERAL CONTRACTORS (OR THEIR SUBCONTRACTORS) FAILURE TO READ THESE NOTES AND APPLY THEM TO ALL PORTIONS OF THE WORK DETAILED FOR THE PROJECT HEREIN DESCRIBED.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE BUILDING AND SITE, AS WELL AS THE SAFETY OF THE OCCUPANTS AND WORKERS, WHILE THE JOB IS IN PROGRESS AND UNTIL THE JOB IS COMPLETED.

4. ALL OPERATIONS CONDUCTED ON THE PREMISES SHALL NOT BE OBJECTION-ABLE BEYOND THE PROPERTY BOUNDARY LINES BY REASON OF NOISE, STEAM, ODOR, FUMES, GASES, SMOKE, VIBRATION, HAZARD, OR OTHER CAUSES.

5. ALL DEBRIS SHALL BE REMOVED FROM THE PREMISES AND ALL AREAS SHALL BE LEFT IN A "BROOM-CLEAN" CONDITION AT ALL TIMES.

6. THE CONTRACTOR SHALL SECURE SUCH PERMITS AND APPROVALS AS REQUIRED BY THE LOCAL FIRE DEPARTMENT PRIOR TO OPERATION.

7. THERE SHALL BE NO DEVIATIONS WHATSOEVER FROM THE CONTRACT DOCUMENTS WITHOUT THE ARCHITECT'S WRITTEN APPROVAL THEREOF. THE CONTRACTOR AGREES TO DEFEND, INDEMNIFY, AND HOLD THE ARCHITECT HARMLESS FOR ANY CLAIMS ARISING AS A RESULT OF UNAPPROVED CHANGES.

8. THE APPROVED PLANS SHALL BE KEPT IN A PLAN BOX AND SHALL NOT BE USED BY ANY WORKMEN. ALL CONSTRUCTION SETS SHALL REFLECT THE SAME INFORMATION. THE CONTRACTOR SHALL ALSO MAINTAIN IN GOOD CONDITION, ONE COMPLETE SET OF PLANS WITH ALL REVISIONS, ADDENDA, AND CHANGE ORDERS, ON THE PREMISES AT ALL TIMES WHICH ARE TO BE UNDER THE CARE OF THE JOB SUPERINTENDENT.

9. DO NOT SCALE DRAWINGS...WRITTEN DIMENSIONS GOVERN. SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY AND ALL DISCREPANCIES. ALL DIMENSIONS ARE TO CENTERLINE OF COLUMN, FACE OF STUD, FACE OF CONCRETE OR FACE OF CMU UNLESS OTHERWISE NOTED.

10. THE CONTRACTOR IS TO VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, DETAILS, ELEVATIONS, AND LOCATIONS TO BE JOINED, AND NOTIFY THE ARCHITECT OF ANY AND ALL DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK. COMMENCEMENT OF WORK CONSTITUTES ACCEPTANCE OF EXISTING CONDITIONS AS ADEQUATE FOR THE PROPER COMPLETION OF THE WORK DETAILED HEREIN.

11. FINISH FLOOR, TOP OF CONCRETE SLAB, DATUM = +0.00', OR AS NOTED.

12. ALL WOOD MEMBERS IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.

13. ALL TEARS AND JOINTS IN BATT INSULATION TO BE SEALED WITH TAPE.

14. ALL EXTERIOR BUILDING SIGNAGE SHALL BE DESIGNED AND INSTALLED UNDER SEPARATE PERMIT.

15. WHERE CONSTRUCTION DETAILS ARE NOT SHOWN OR NOTED FOR ANY PART OF THE WORK, THE DETAILS SHALL BE THE SAME AS FOR OTHER SIMILAR WORK.

16. ALL WORK SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S LATEST RECOMMENDATION OR WRITTEN DIRECTIONS.

17. FIRE EXTINGUISHERS: VERIFY REQUIREMENTS AND LOCATION WITH FIRE MARSHALL

18. NOT USED

19. NOT USED

20. NOT USED

21. LATHING, PLASTER, AND GYPSUM WALL BOARD SYSTEMS SHALL CONFORM TO THE 2015 IBC.

22. ALL GLAZING TO BE CERTIFIED AND LABELED WITH ITS U-FACTOR AND SOLAR HEAT GAIN COEFFICIENT BY AN INDEPENDENT AGENT LICENSED BY THE N.F.R.C.

23. SPECIAL INSPECTION IF REQUIRED BY JURISDICTION FOR CONCRETE CONSTRUCTION, BOLTS INSTALLED IN CONCRETE (WITH 100% STRESS INCREASE), STRUCTURAL STEEL WELDING, HIGH STRENGTH BOLTING, AND MASONRY. INSPECTOR MUST SUBMIT INSPECTION REPORTS AND FINAL SIGNED REPORTS TO KAUL DESIGN ASSOCIATES.

24. SEE STRUCTURAL GENERAL NOTES REGARDING: LUMBER, NAILING, CONCRETE, REINFORCING, AND STRUCTURAL STEEL.

25. ALL ITEMS MARKED "N.I.C." (NOT IN CONTRACT) OR "O.F.O.I." (OWNER FURNISHED, OWNER INSTALLED) ARE TO BE CONSIDERED AS NOT PART OF THIS CONTRACT UNLESS OTHERWISE NOTED.

26. WATER HEATER SIZES AND LOCATIONS SHALL BE AS INDICATED ON THE DRAWINGS. SAID UNITS SHALL COMPLY FULLY WITH ALL REQUIREMENTS OF ASHRAE 90-75 AND SHALL BE VENTED TO THE EXTERIOR.

27. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT FOR INSTRUCTION REGARDING GRADING AND TRENCHING PRIOR TO CONTINUATION OF WORK SHOULD ANY UNUSUAL SUBSURFACE CONDITIONS BECOME APPARENT DURING GRADING FOR FOUNDATIONS CONSTRUCTION.

28. ALL FOUNDATION AND FOOTINGS ARE TO REST ON UNDISTURBED EARTH AND AS NOTED IN THE STRUCTURAL GENERAL NOTES. IF CONTRARY CONDITIONS OCCUR, NOTIFY THE ARCHITECT.

29. NOT USED

30. EXTERIOR JOINTS AROUND WINDOWS AND DOOR FRAMES, OPENINGS BETWEEN WALLS AND FOUNDATION, BETWEEN WALLS, AND ROOF AND OPENINGS AT PENETRATIONS OF UTILITY SERVICES THROUGH WALLS, FLOORS, DOORS, AND OTHER SUCH OPENINGS IN THE BUILDING ENVELOPE SHALL BE SEALED, CAULKED, GASKETED, OR WEATHER STRIPPED TO LIMIT AIR LEAKAGE AND ELIMINATE WATER PENETRATION.

32. NOT USED

PROJECT DATA

SITE ADDRESS:	7833 SE 28TH ST 98040 Mercer Island, WA
DESCRIPTION OF WORK:	TENANT IMPROVEMENT
JURISDICTION:	CITY OF MERCER ISLAND
EXISTING BUILDING AREA:	1013 S.F.
NEW ADDITION:	580 S.F.
FUEL CANOPY AREA:	1014 S.F.
ZONING:	TC – TOWN CENTER
SITE AREA:	13,200 S.F.
ASSESSOR'S PARCEL NUMBER:	545230-0380

LEGAL DESCRIPTION

MERCER PARK ADD
PLat Block: 4
Plat Lot: 1-2-3

SYMBOLS KEY

WALL SECTION
detail no.
sheet no.

DETAIL
detail no.
sheet no.

INTERIOR ELEVATION
detail no.
sheet no.

GRID LINES
E-W lines numbered, N-S lines lettered

DOOR SYMBOL
door type no.

WALL SYMBOL
wall type lt.

WINDOW SYMBOL
window type lt.

BUILDING SECTION
section no.
sheet no.

ELEVATION DATUM
height above datum plane
building or site element located

SPOT ELEVATION

CENTER LINE

PROPERTY LINE

REVISION

MATCH LINE
shaded portion faces side considered

SHEET INDEX

PROJECT TEAM

OWNER
Sun Pacific Energy
501 W. Canal Dr.
Kennewick, WA 99336
Sunpacific.net
Ph: 360-981-1444
Attn: Matt Randish-Wholesale Division Manager

ARCHITECT:
KAUL DESIGN ARCHITECTURE, PLLC
1733 FERNDALE AVE SE
RENTON, WA 98058
P: 206-200-0015
Attn: BRAD KAUL

STRUCTURAL:
CWA CONSULTANTS
8675 E CARAWAY RD,
PORT ORCHARD, WA 98366
P-503-620-4314
Attn: CHUCK WILLIAMS

APPLICABLE CODES:
2015 International Building Code,
2015 International Existing Building Code,
2015 International Fire Code,
2015 International Mechanical Code,
2015 Uniform Plumbing Code
2015 Washington State Energy Code

BUILDING CONSTRUCTION TYPE
TYPE V-B NON-SPRINKLERED

OCCUPANCIES
M- MERCANTILE (CONVENIENCE STORE)
M – EXISTING FUEL CANOPIES (NO WORK)

BASIC ALLOWABLE AREA
M = 1 STORY 9,000 S.F. PER FLOOR ALLOWED

PROPOSED AREA:
M – BUILDING AREA = 1593 S.F.
M – CANOPY =1014 S.F.
TOTAL = 2,607 S.F. < 9,000 S.F. O.K.

DEFERRED

- ELECTRICAL PERMIT BY OTHERS
- PLUMBING PERMIT BY OTHERS
- MECHANICAL PERMIT BY OTHERS
- COOLER BOX BY OTHERS
- FIRE ALARM BY OTHERS

Exhibit 3

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

Registration
8037 REGISTERED ARCHITECT
BRAD R. KAUL
STATE OF WASHINGTON

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

Owner: –

Project
Mercer Island Shell Addition/Alteration
–
–

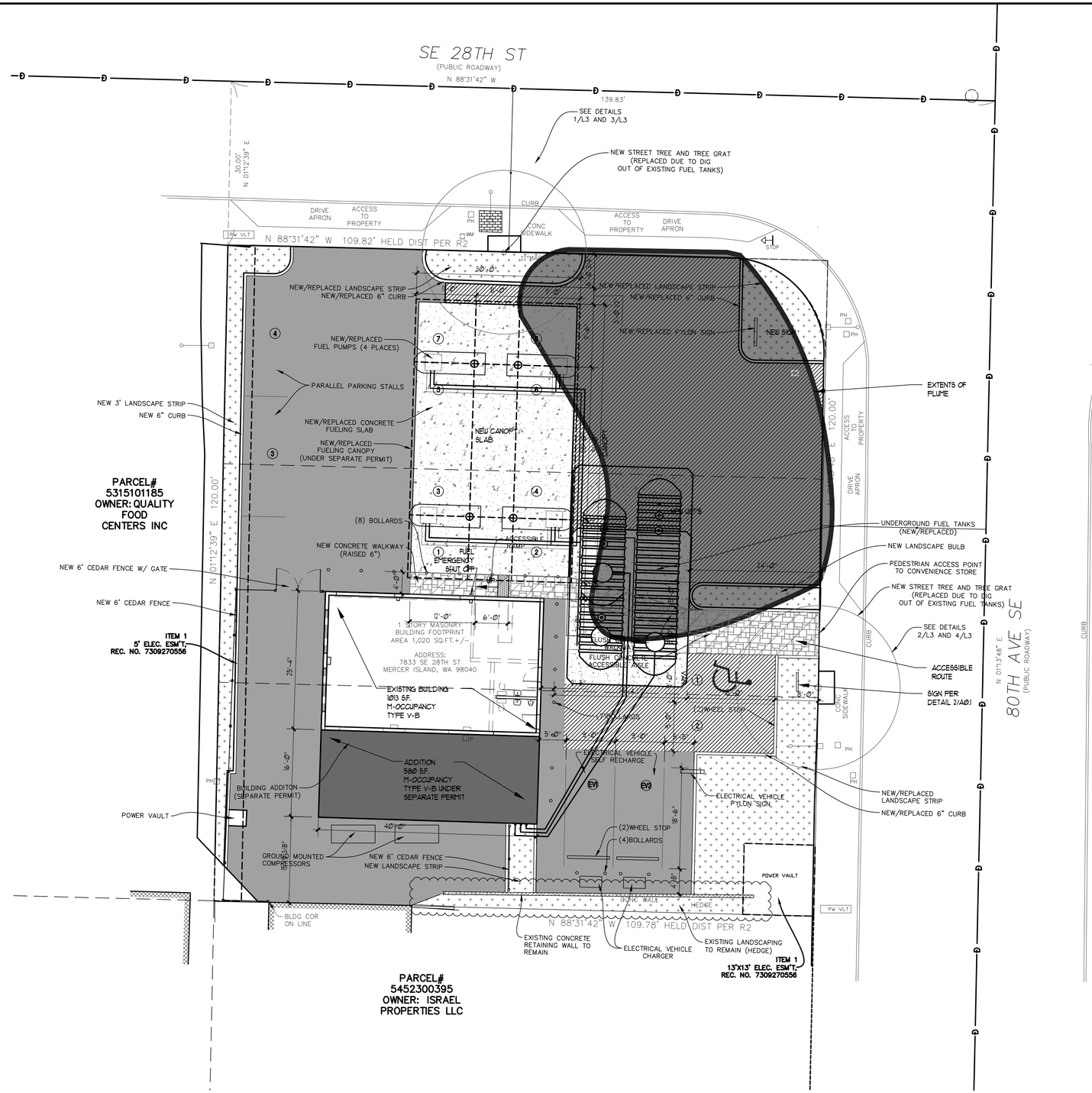
Issue/Revision

No.	Date	Description
1	3-12-20	SCHEMATIC
2	5-11-20	SCHEMATIC REV
3	2-25-21	DESIGN REVIEW
R1	06/10/21	HEALTH PERMIT REVISIONS
4	8-5-21	SITE DEVELOP PERMIT
5	4-14-22	SITE DEVELOP REVS

Sheet Title: COVER SHEET

Print Date: 3/12/2020

Sheet No.: A0.0



1 SITE PLAN
1" = 10'-0"

EXISTING ASPHALT

REPLACED ASPHALT

NEW CONCRETE

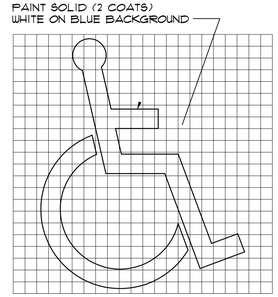
AREA OF NEW BUILDING ADDITION

AREA OF NEW LANDSCAPE

ACCESSIBLE ROUTE

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

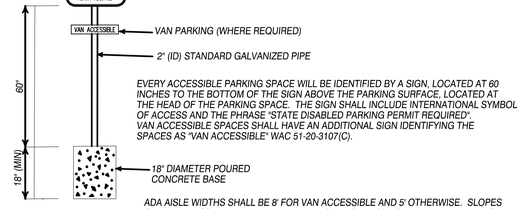
PARKING PROVIDED: 14 STALLS
8 PUMP ISLAND STALLS
1 VAN ACCESSIBLE STALL
3 STANDARD STALLS
2 EV CHARGING STATIONS



NOTES:
1. PROVIDE SYMBOL @ EACH H.C. STALL (REFER TO SITE PLAN
2. GRID TO BE USED FOR LAYOUT PURPOSES ONLY

3 HANDICAPED SYMBOL
NTS

1) HANDICAPPED SIGN SHALL BE 70 SQ.IN.(MIN) PORCELAIN ON STEEL.
2) BEADED TEXT OR EQUAL DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND TEXT STATING "STATE DISABLED PARKING PERMIT REQUIRED".
3) SIGN PROVIDED BY CONTRACTOR.



VAN PARKING (WHERE REQUIRED)
2" (ID) STANDARD GALVANIZED PIPE
EVERY ACCESSIBLE PARKING SPACE WILL BE IDENTIFIED BY A SIGN, LOCATED AT 60 INCHES TO THE BOTTOM OF THE SIGN ABOVE THE PARKING SURFACE, LOCATED AT THE HEAD OF THE PARKING SPACE. THE SIGN SHALL INCLUDE INTERNATIONAL SYMBOL OF ACCESS AND THE PHRASE "STATE DISABLED PARKING PERMIT REQUIRED". VAN ACCESSIBLE SPACES SHALL HAVE AN ADDITIONAL SIGN IDENTIFYING THE SPACES AS "VAN ACCESSIBLE" WAC 51-20-3107(C).
18" DIAMETER POURED CONCRETE BASE
ADA AISLE WIDTHS SHALL BE 8' FOR VAN ACCESSIBLE AND 5' OTHERWISE. SLOPES SHALL BE LESS THAN 5%. THE INTERNATIONAL SYMBOL USED WITHIN A PARKING SPACE SHALL BE 'WHITE ON BLUE' BACKGROUND. SEE ENGINEERING PLANS FOR RAMP AND SYMBOL DETAILS.

NOT TO SCALE

2 HC PARKING SIGN DETAIL
NOT TO SCALE

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BRAD B. KAUL
STATE OF WASHINGTON

Design Team
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Project
Mercer Island Shell Addition/Alteration
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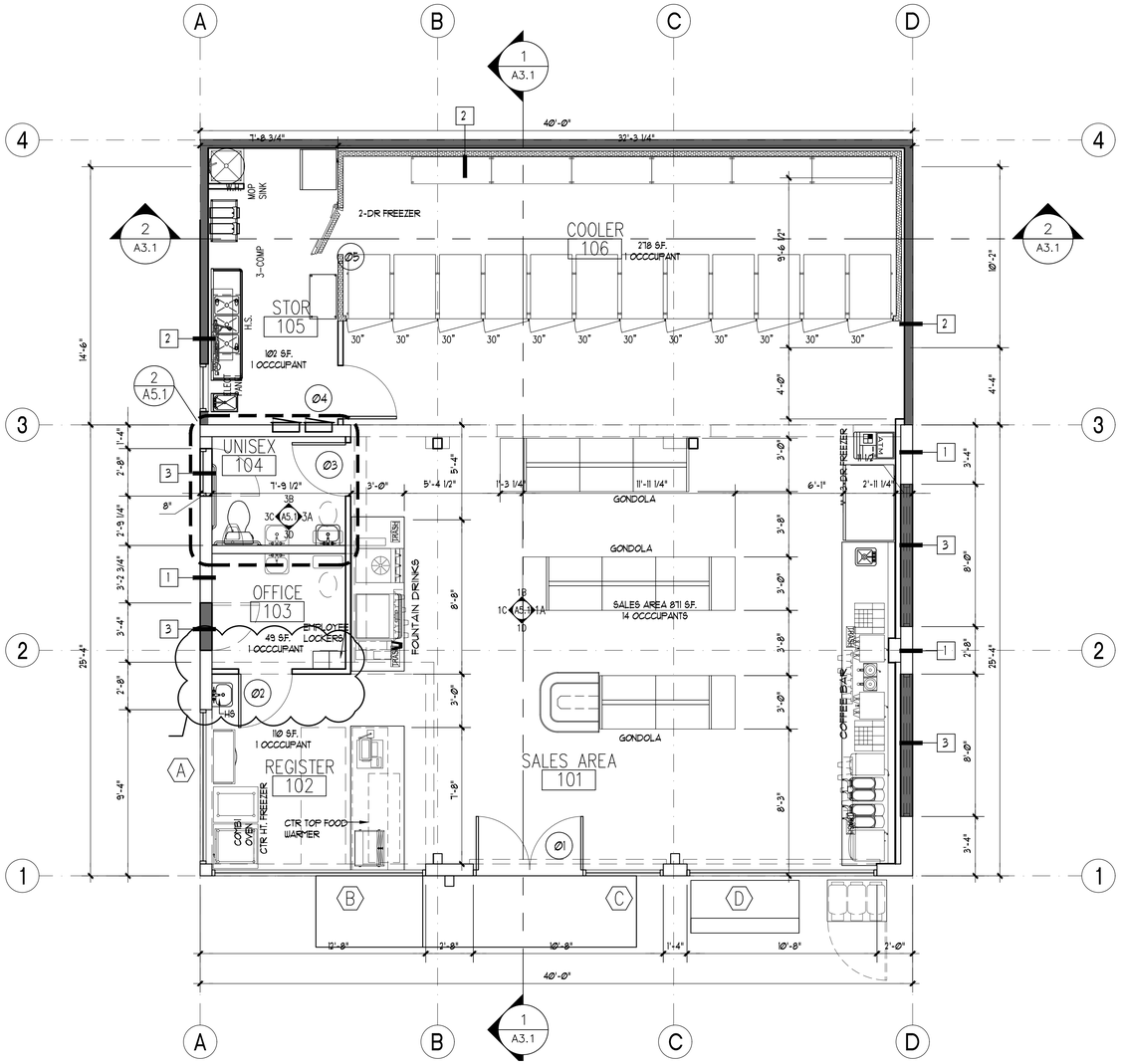
Issue/Revision

No.	Date	Description
1	3-12-20	SCHEMATIC
2	5-11-20	SCHEMATIC REV
3	2-25-21	DESIGN REVIEW
R1	06/10/21	HEALTH PERMIT REVISIONS
4	8-5-21	SITE DEVELOP PERMIT
5	4-14-22	SITE DEVELOP REVS

Sheet Title
SITE PLAN

Print Date
3/12/2020

Sheet No.
A0.1



1 FLOOR PLAN
1/4"=1'0"

NORTH

DOOR SCHEDULE

01	DBL 3070 STOREFRONT DOOR. PANIC ALARM DEVICE, DELAYED EGRESS, SEE ELEVATIONS FOR MORE INFORMATION. NO EXTERIOR OPERATION.	04	3068 DOOR, SECURITY LOCK. PANIC HARWARE
02	3068 HM DOOR	05	WALK-IN COOLER DOOR BY OTHERS MEET REQUIREMENTS FOR 2015 WASHINGTON STATE ENERGY CODE SECTION C402.5- WALK-IN COOLER.
03	3068 HM DOOR. PRIVACY LOCK.		

DELAYED EGRESS REQUIREMENTS:
1. THE DOORS UNLOCK UPON ACTUATION OF THE AUTOMATIC FIRE DETECTION SYSTEM.
2. THE DOORS UNLOCK UPON LOSS OF POWER CONTROLLING THE LOCK OR LOCK MECHANISM.
3. THE DOOR LOCKS SHALL HAVE THE CAPABILITY OF BEING UNLOCKED BY A SIGNAL FROM THE FIRE COMMAND CENTER.
4. THE INITIATION OF AN IRREVERSIBLE PROCESS WHICH WILL RELEASE THE LATCH IN NOT MORE THAN 15 SECONDS WHEN A FORCE OF NOT MORE THAN 15 POUNDS (67 N) IS APPLIED FOR 1 SECOND TO THE RELEASE DEVICE. INITIATION OF THE IRREVERSIBLE PROCESS SHALL ACTIVATE AN AUDIBLE SIGNAL IN THE VICINITY OF THE DOOR. ONCE THE DOOR LOCK HAS BEEN RELEASED BY THE APPLICATION OF FORCE TO THE RELEASING DEVICE, RELOCKING SHALL BE BY MANUAL MEANS ONLY. EXCEPTION: WHERE APPROVED, A DELAY OF NOT MORE THAN 15 SECONDS IS PERMITTED.
5. A SIGN SHALL BE PROVIDED ON THE DOOR LOCATED ABOVE AND WITHIN 12 INCHES (305 MM) OF THE RELEASE DEVICE READING: PUSH UNTIL ALARM SOUNDS. DOOR CAN BE OPENED IN 15 SECONDS.
6. EMERGENCY LIGHTING SHALL BE PROVIDED AT THE DOOR.

ENERGY CODE REQUIREMENTS

WALK-IN COOLER
C402.5 Walk-in coolers and walk-in freezers. Walk-in coolers and walk-in freezers shall comply with all of the following:
1. Shall be equipped with automatic door closers that firmly close walk-in doors that have been closed to within 1 inch of full closure.

Exception: Doors wider than 3 feet 9 inches or taller than 7 feet.
2. Doorways shall have strip doors (curtains), spring-hinged doors, or other method of minimizing infiltration when doors are open.
3. Walk-in coolers shall contain wall, ceiling, and door insulation of at least R-25 and walk-in freezers at least R-32.

Exception: Glazed portions of doors or structural members.
4. Walk-in freezers shall contain floor insulation of at least R-28.
5. Transparent reach-in doors for walk-in freezers and windows in walk-in freezer doors shall be of triple-pane glass, either filled with inert gas or with heat-reflective treated glass.
6. Transparent reach-in doors for walk-in coolers and windows in walk-in cooler doors shall be double-pane glass with heat-reflective treated glass and gas filled; or triple-pane glass, either filled with inert gas or with heat-reflective treated glass.

FLOOR PLAN LEGEND

- (#) SEE DOOR SCHEDULE – SHEET A7.1
- (#) SEE WINDOW SCHEDULE – SHEET A7.1
- ACC-## FOR HANDICAPPED FIXTURES SEE ENLARGED UNIT AND BATHROOM PLANS A501 FOR ACCESSIBLE CLEARANCES AND MOUNTING HEIGHTS
- (F) FIRE EXTINGUISHER CABINET @ 75'-0" O.C. MAX. PER DETAIL 3/A8.2
- NEW COOLER BOX WALL (BY OTHERS)
- NEW WALL

OCCUPANT LOAD

OCCUPANT LOAD
SALES AREA = 871 S.F./ 60 S.F. OCC. = 14 OCCUPANTS
COOLER BOX = 278 S.F./ 300 S.F OCC = 1 OCCUPANT
BACK OF HOUSE = 102 S.F./ 100 S.F. OCC = 1 OCCUPANT
OFFICE = 49 S.F./100 S.F. OCC = 1 OCCUPANT
REGISTER = 110 S.F./200 S.F. OCC = 1 OCCUPANT
TOTAL OCCUPANT LOAD = 16 OCCUPANTS
1 EXIT REQUIRED (1 EXIT PROVIDED)
1 TOILET ROOM REQUIRED = 15 OCC
EXIT WIDTH REQUIRED = 0.2 X 36= 7" = 36" MINIMUM PROVIDED
EXIT ACCESS TRAVEL DISTANCE = 55 FT MAXIMUM PROVIDED < 200 FT ALLOWED

WALL TYPE NOTES

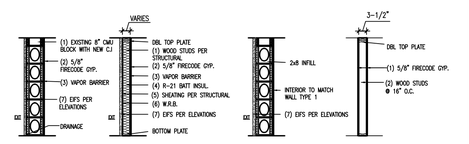
1. REFERENCE ROOM FINISH SCHEDULE FOR EXACT TYPES AND HEIGHTS OF FINISHES FOR SPECIFIC LOCATIONS.
2. ALL WALL TYPES INDICATED ON THE PLANS ARE ASSUMED TO RUN FULL HEIGHT TO STRUCTURE ABOVE, UNLESS NOTED OTHERWISE. WALL TYPES OTHER THAN FULL HEIGHT SHALL BE INDICATED (IN INCHES) BY A SYMBOL THUS: 120"

WALL TYPES EXTENDING TO CEILING ONLY SHALL BE SUPPORTED BY EXTENDING FRAMING AND/OR BRACING TO STRUCTURE ABOVE AS REQUIRED.
3. USE TYPE X WATER RESISTENT GYPBOARD IN ALL BATHROOMS TYP.
4. SEE WALL TYPES FOR FULL DESCRIPTION OF ASSEMBLIES.
5. WALL TYPE NUMBER AS INDICATED ON FLOOR PLANS AND REFERENCED ON THIS SHEET BY NO.

FLOOR PLAN NOTES

1. --
2. --

WALL TYPE ASSEMBLIES



WALL TYPE 1	WALL TYPE 2	WALL TYPE 3	WALL TYPE 4
1	2	3	4
EXTERIOR WALL	EXTERIOR WALL	EXTERIOR WALL	INTERIOR WALL
CONSTRUCTION	CONSTRUCTION	CONSTRUCTION	CONSTRUCTION
1- EXISTING 8" CORE BLOCK 2- 5/8" FIRECODE GYP. 3- DRAINAGE 7- EIFS FINISH PER EXTERIOR ELEVATIONS	1- 2x6 WOOD STUDS PER STRUCT 2- 5/8" FIRECODE GYP. 3- VAPOR BARRIER 4- R-21 BATT INS 5- SHEATING PER STRUCT 6- WEATHER RESISTANCE BARRIER 7- EIFS PER EXTERIOR ELEVATIONS	1- INFILL 8" CORE BLOCK 7- EIFS FINISH PER EXTERIOR ELEVATIONS	1- 5/8" FIRECODE GYP. 2- 2x4 WOOD FRAMING

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FLOOR PLAN

Print Date
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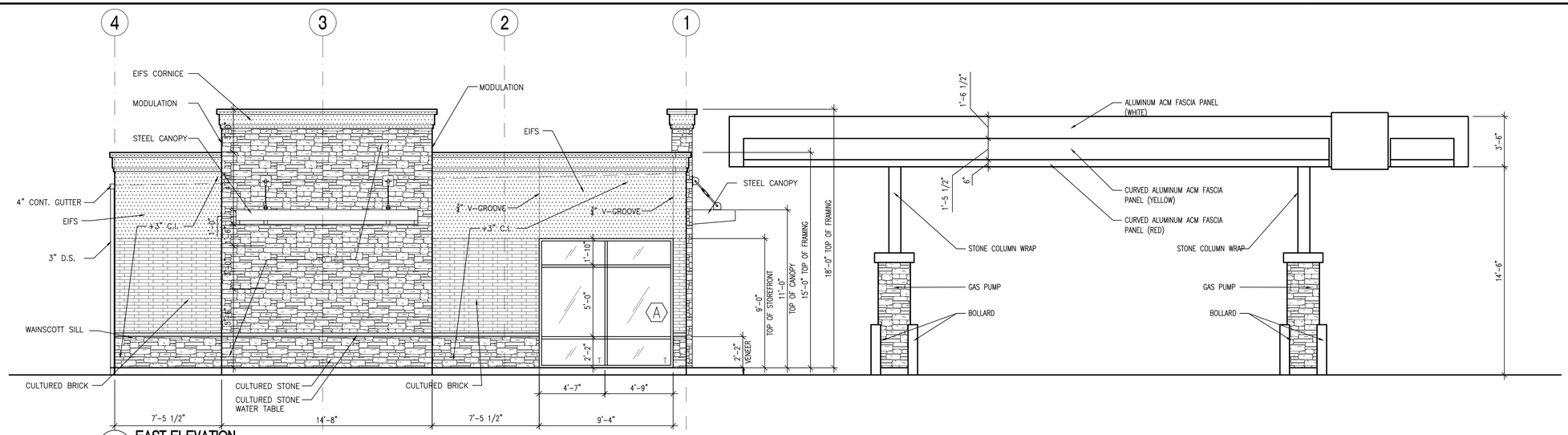
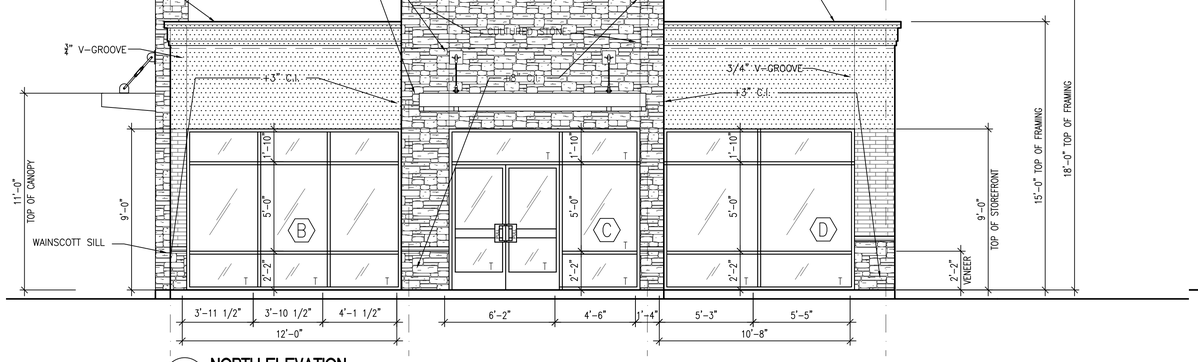
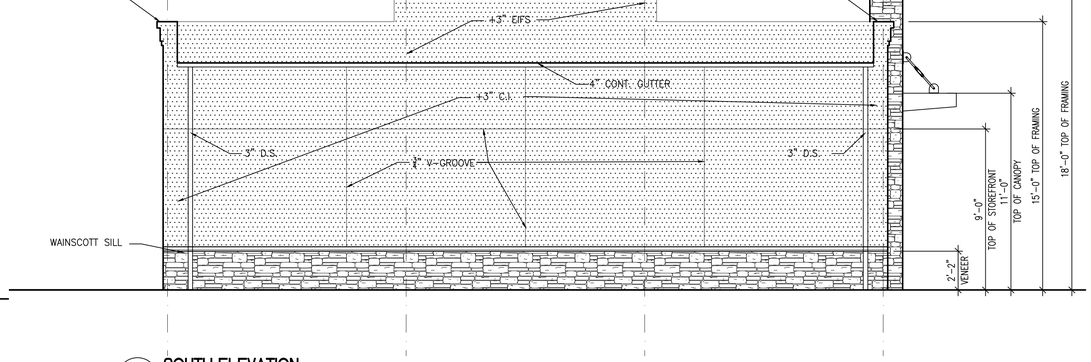
Sheet No.
A1.1



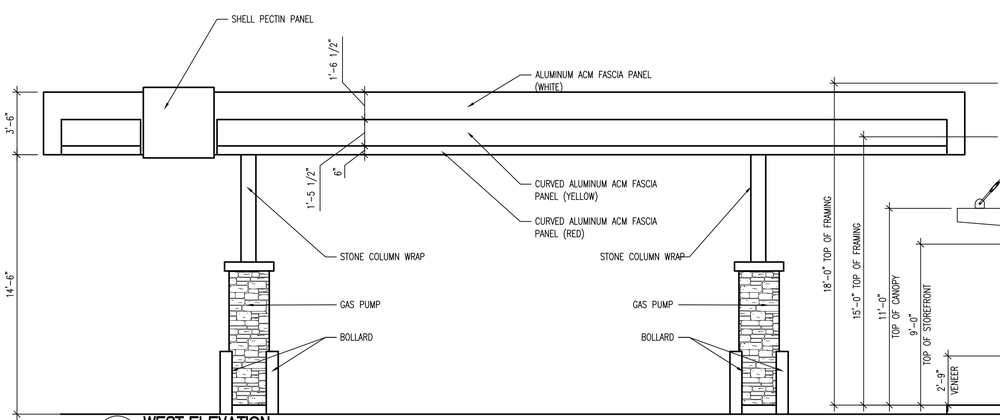
2 EAST ELEVATION
1/4"=1'0"



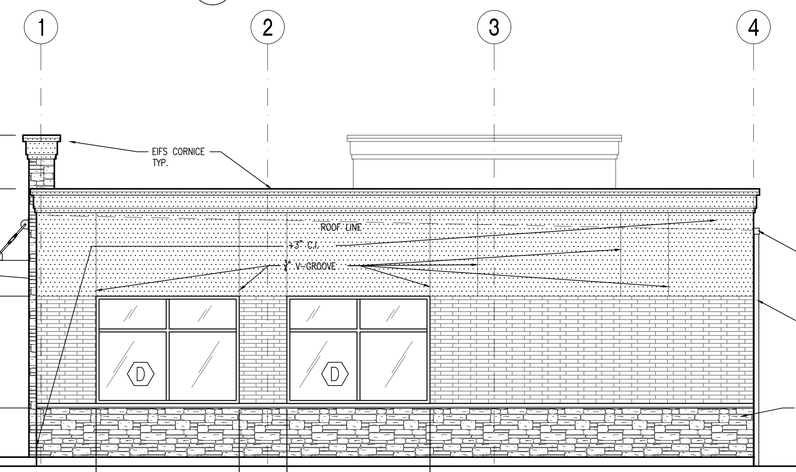
1 NORTH ELEVATION
1/4"=1'0"



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



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



MATERIAL AND COLOR LEGEND

- CLIFFSTONE – MESQUITE
- WAINSCOTT SILL – SAND
- TUNDRA BRICK – LATICO WITH GREY MORTAR (BRING ELEMENTS OF THE GREY EIFS AND TRANSITION TO THE STONE BELOW)
- EIFS – PANTONE SHL001 OR PMS 431C TO MATCH FUEL CANOPY BASE COLOR
- STEEL CANOPY – GUNMETAL POWDER COAT
- GUTTER, DOWNSPOUT, COPING – BLACK
- ALUMIMUM WINDOWS AND DOORS – BLACK

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EXTERIOR ELEVATIONS

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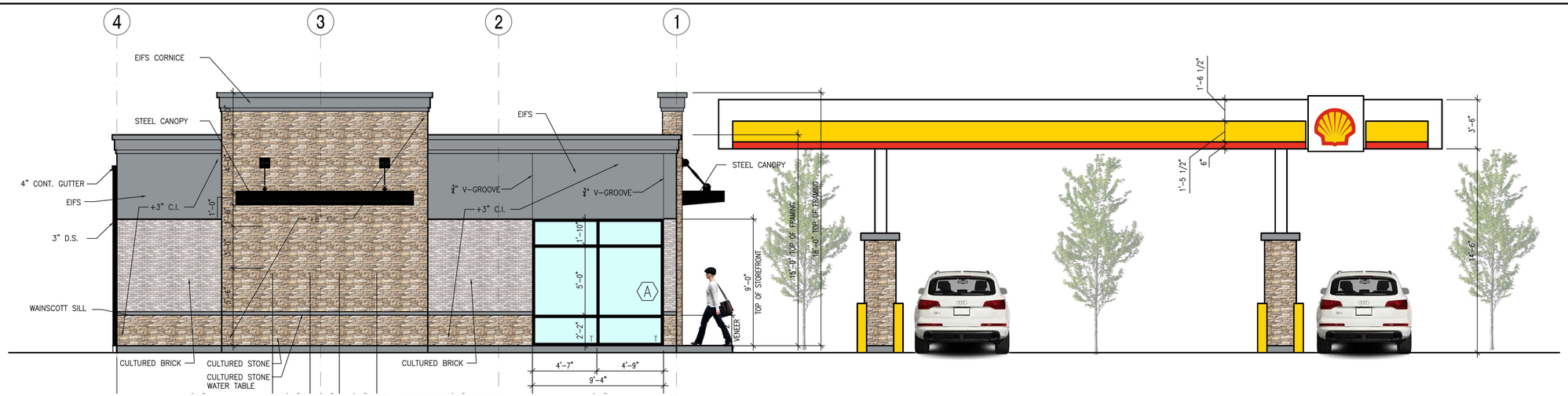
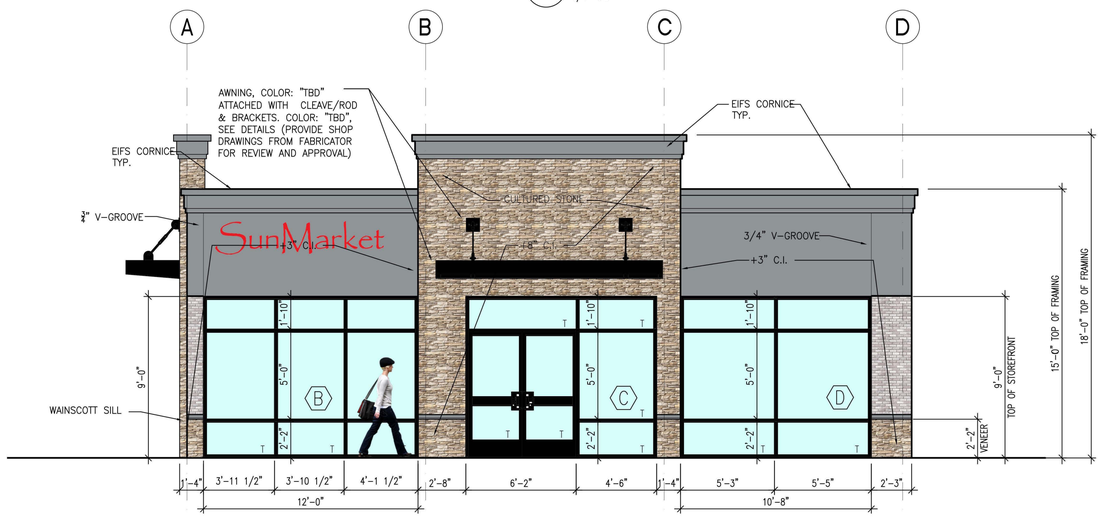
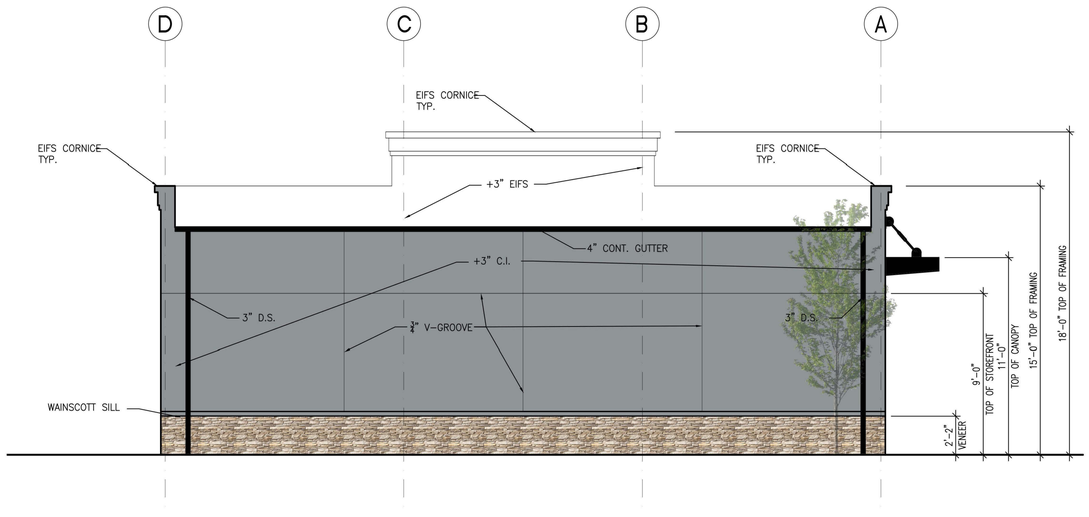
Sheet No.
A2.1



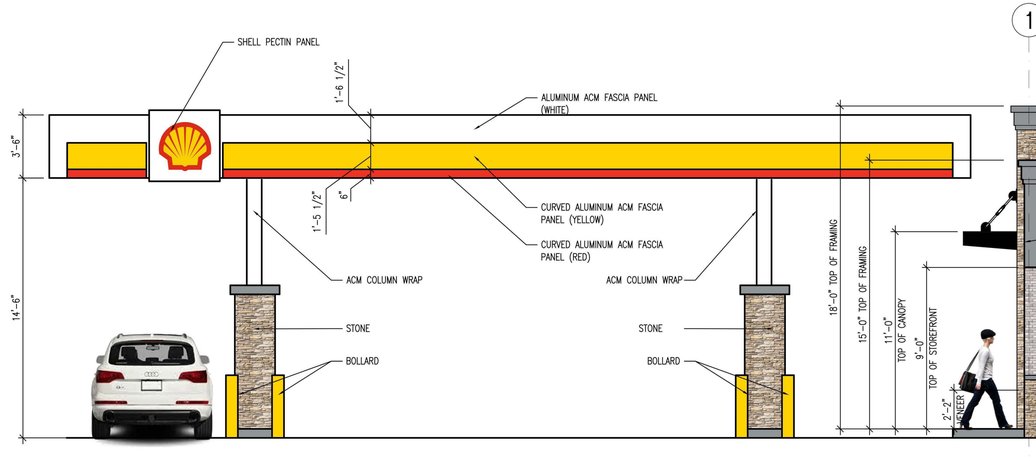
2 EAST ELEVATION
1/4"=1'0"

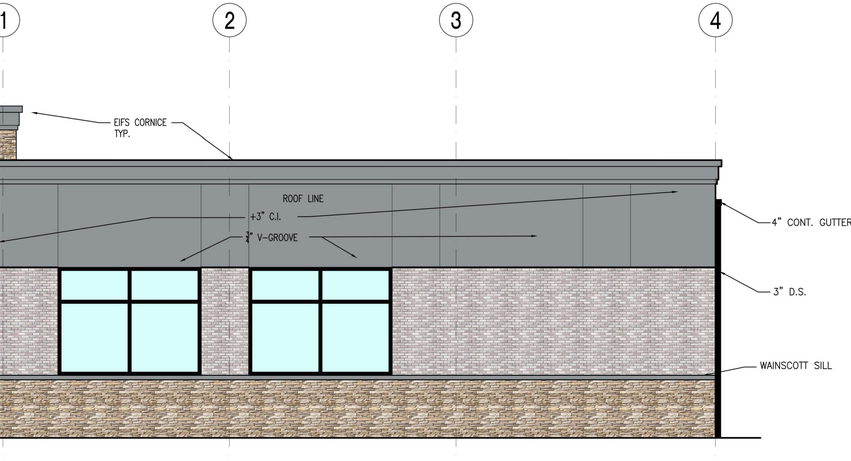


1 NORTH ELEVATION
1/4"=1'0"



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





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

MATERIAL AND COLOR LEGEND

- CLIFFSTONE – MESQUITE
- WAINSCOTT SILL – SAND
- TUNDRA BRICK – LATIGO
- EIFS – SHELL GRAY (PANTONE SHL001)
- BUILDING CANOPY – GUNMETAL POWDER COAT
- GUTTER, DOWNSPOUT, COPING – BLACK
- ALUMIMUM WINDOWS AND DOORS – BLACK

CANOPY COLORS:

- **Shell Yellow** Pantone® SH1003 (If unavailable, use PMS 116C)
- **Shell Red** Pantone® SH1005 (If unavailable, use PMS 485C)
- **Shell Warm White** RAL 9016
- **Shell Warm Silver** Pantone® 8002
- **Shell Gray** Pantone® SH1001 (If unavailable, use PMS 431C)
- **Shell (Diesel) Green** Pantone® 3435C

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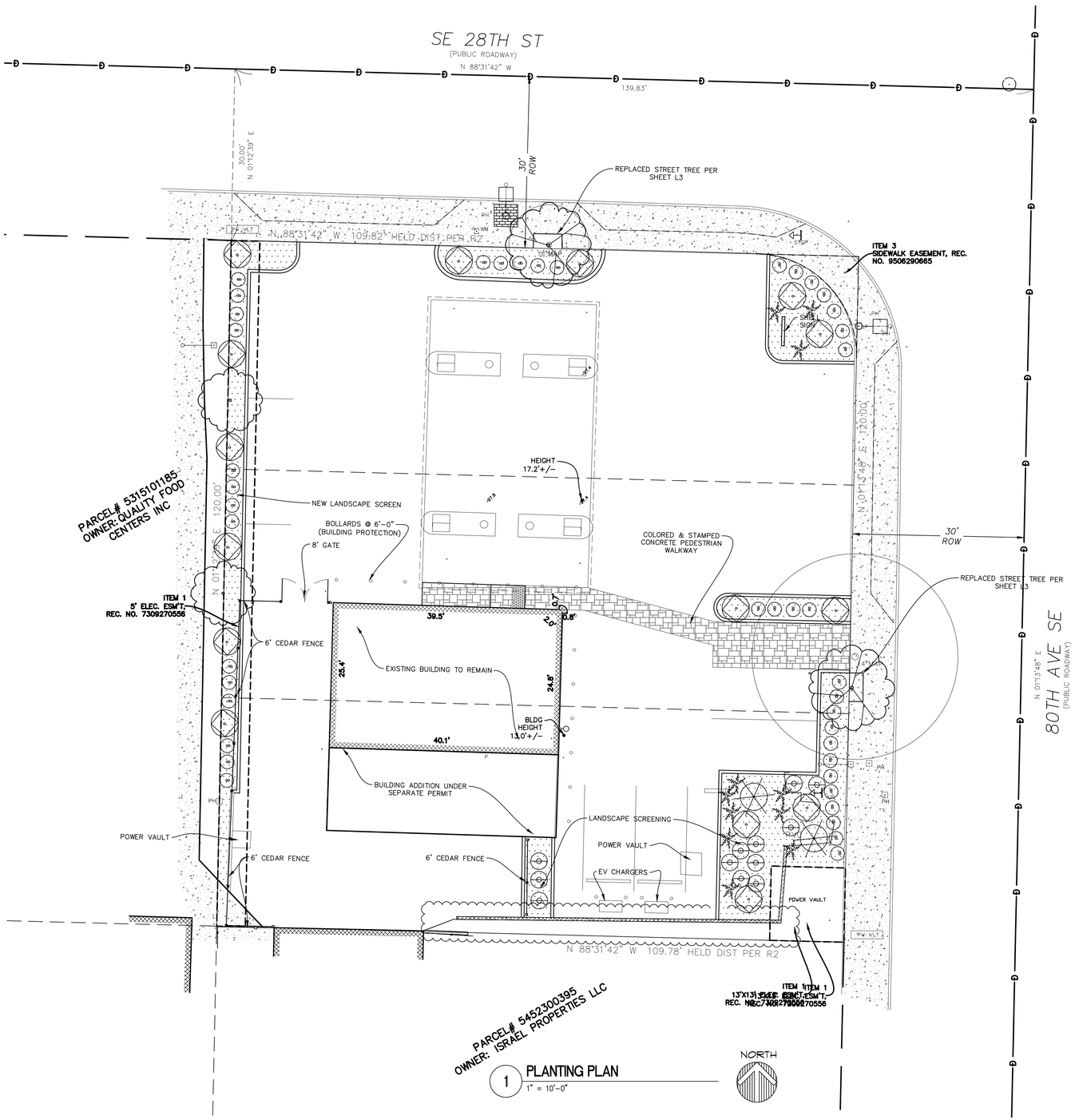
A2.1 - C



1 PLANTING PLAN
1" = 10'-0"

PLANT SCHEDULE

Qty.	Symbol	Botanical/Common Name	Size/Remarks
	TREES:		
TBD		*Prunus x hillieri 'Spire'* / Spire Cherry	min. 2" cal. DROUGHT TOLERANT
TBD		Red maple (Acer rubrum)	min. 2" cal. DROUGHT TOLERANT
	SHRUBS/ PERRENIALS:		
44		Buxus "Winter Gem"/ KOREAN BOXWOOD	min. 12" spr., 15" hgt.
15		Rhododendron y. "Ken Janeck"/ RHODODENDRON	min. 18" spr.
2		Viburnum p. t. "Mariesetti"/ DBLEFILE VIBURNUM	min. 6'0" hgt.
11		Polystichum munitum/ SWORD FERN	min. 5 fronds @ 12" o.c.
	GROUND COVER:		
TBD		Kinnikinnik Arctostaphylos uva-ursi	1 gal. @ 24" O.C., tri-spacing DROUGHT TOLERANT

* Plant sizes are specified per the American Standard for Nursery Stock, Publication- May 2, 1986 sponsored by the American Association of Nurserymen, Inc.

* If plant quantity shown on schedule conflicts with what is represented by symbol on Plan, the quantity represented by symbol shall be used.

* Plant names shown in **`bold'** are native/ drought tolerant.

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PLANTING PLAN

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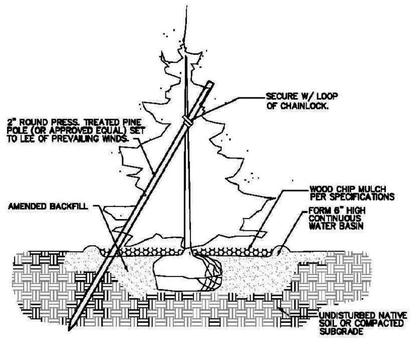
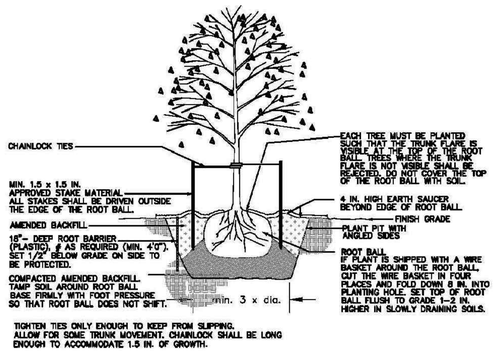
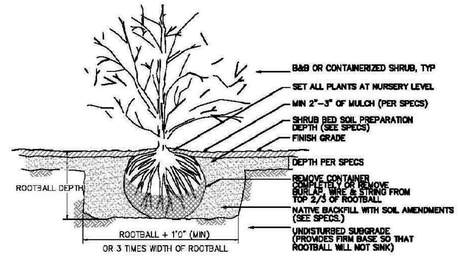
Sheet No.
L1



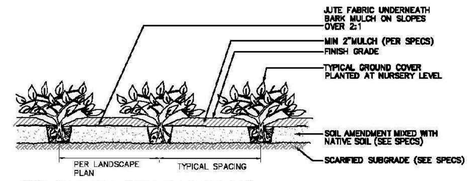
1 CONIFEROUS TREE PLANTING
NOT TO SCALE



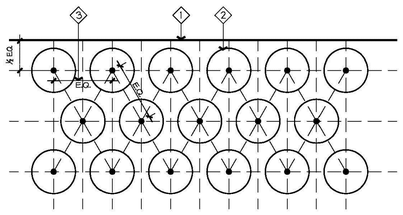
1 DECIDUOUS TREE PLANTING
NOT TO SCALE



2 SHRUB PLANTING
NOT TO SCALE



3 GROUND COVER PLANTING
NOT TO SCALE



GENERAL NOTES

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

GENERAL NOTES:

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

PLANTING NOTES:

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

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PLANTING DETAILS

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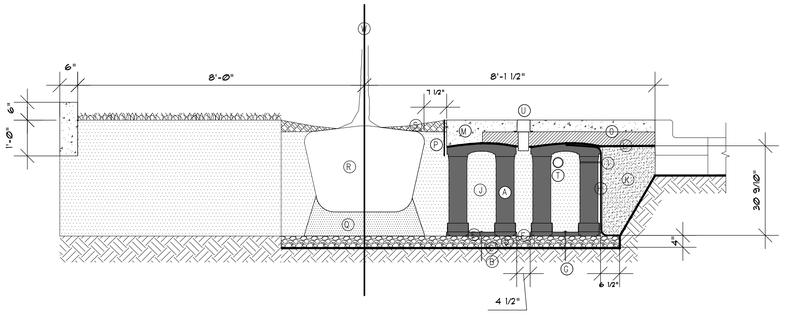
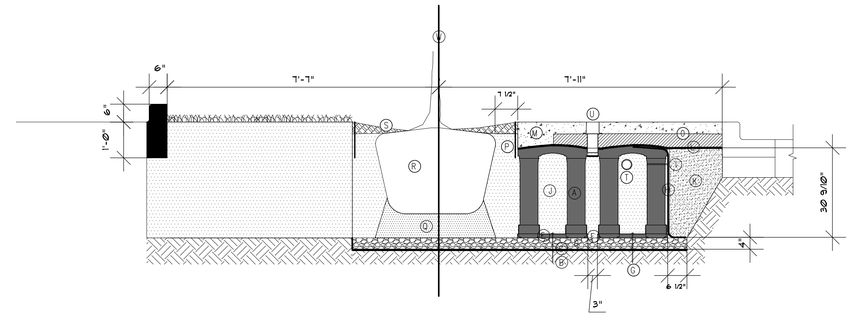
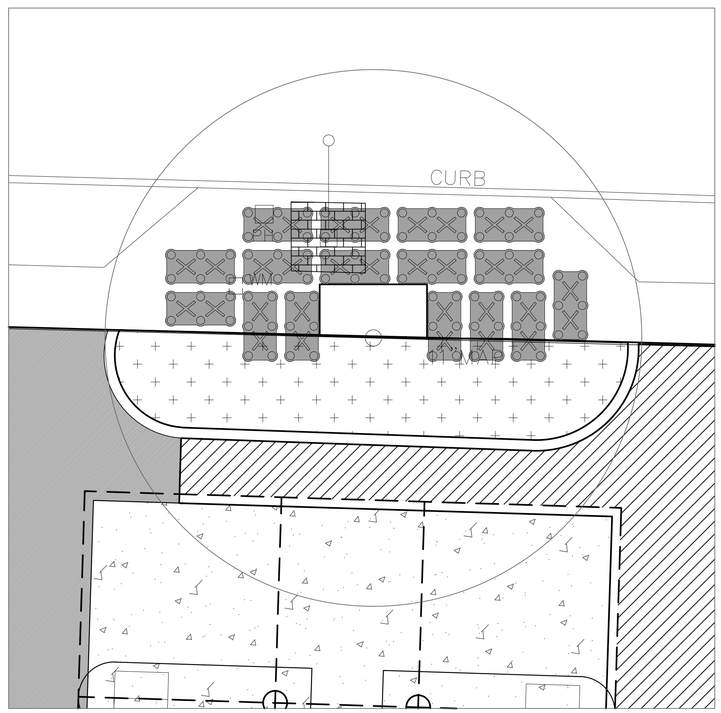
Sheet No.
L2



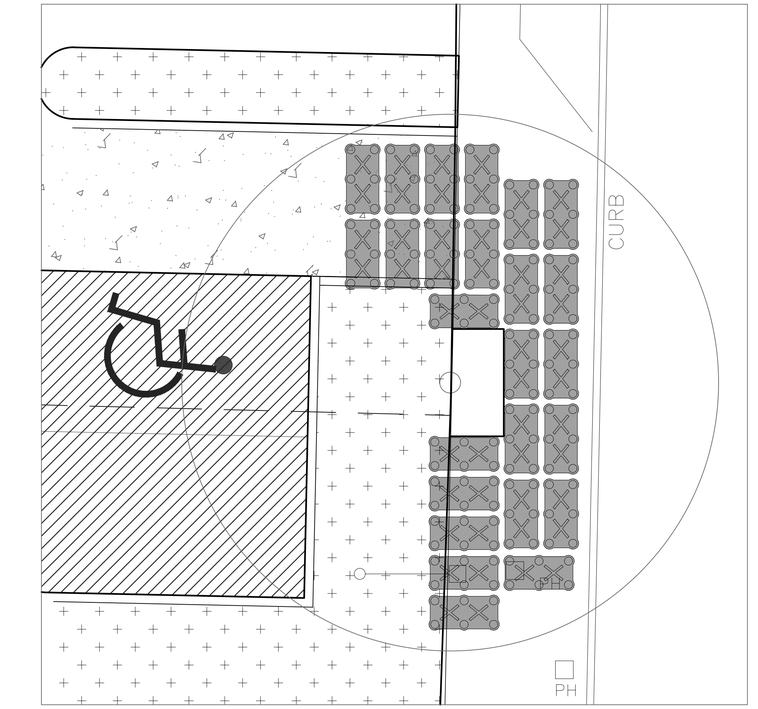
1 N STREE TREE SILVA CELL
1/2"=1'-0"



2 E STREE TREE SILVA CELL
1/2" = 1'-0"



3 N STREE TREE SILVA CELL
1/4"=1'-0"



4 E STREE TREE SILVA CELL
1/4" = 1'-0"

SILVA CELL SYSTEM 2X

KEY PLAN

- (A) SILVA CELL SYSTEM (DECK, BASE, AND POSTS)
- (B) SUBGRADE, COMPACTED
- (C) GEOTEXTILE FABRIC, PLACED ABOVE SUBGRADE
- (D) 4" MIN AGGREGATE SUB BASE, COMPACTED TO 95% PROCTOR
- (E) SILVA CELL BASE SLOPE, 10% MAX
- (F) 1" TO 6" SPACING BETWEEN SILVA CELLS AT BASE
- (G) ANCHORING SPIKES, CONTACT DEEPROOT FOR ALTERNATIVE
- (H) GEOGRID, WRAPPED AROUND PERIMETER OF SYSTEM, WITH 6" TOE (OUTWARD FROM BASE) AND 12" EXCESS (OVER TOP OF DECK)
- (I) CABLE TIE, ATTACHING GEOGRID TO SILVA CELL AT BASE OF UPPER LEG FLARE, AS NEEDED
- (J) PLANTING SOIL, PER PROJECT SPECIFICATIONS, PLACED IN LIFTS AND WALK-IN COMPACTED TO 75-85% PROCTOR
- (K) COMPACTED BACKFILL, PER PROJECT SPECIFICATIONS
- (L) GEOTEXTILE FABRIC TO EDGE OF EXCAVATION
- (M) RIBBON CURB AT TREE OPENING (TO BE USED WITH PAVERS OR ASPHALT)
- (N) THICKENED EDGE AT TREE OPENING (TO BE USED WITH CONCRETE)
- (O) PAVEMENT AND AGGREGATE BASE PER PROJECT *
- (P) DEEPROOT ROOT BARRIER, 12" OR 18", DEPTH DETERMINED BY THICKNESS OF PAVEMENT SECTION, INSTALL DIRECTLY ADJACENT TO CONCRETE EDGE RESTRAINT
- (Q) PLANTING SOIL BELOW ROOT BALL, COMPACTED WELL TO PREVENT SETTLING
- (R) ROOT BALL
- (S) TREE OPENING TREATMENT, PER PROJECT SPECIFICATIONS
- (T) DEEPROOT WATER AND AIR VENT, ROOTBALL, WHEN REQUIRED
- (U) DEEPROOT WATER AND AIR VENT, WHEN REQUIRED
- (V) UNDERDRAIN SYSTEM, WHEN REQUIRED (LOCATION AND DETAILS BY OTHERS)
- (W) PROPERTY LINE

NOTES

1. EXCAVATION SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE HEALTH AND SAFETY REGULATIONS
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS
3. PROVIDE SUPPLEMENTAL IRRIGATION
4. DO NOT SCALE DRAWINGS

*MINIMUM PAVEMENT PROFILE OPTIONS TO MEET H-20 LOADING

PAVEMENT	AGGREGATE BASE COURSE
4" CONCRETE	+4" AGGREGATE
3" PAVEMENT	+12" AGGREGATE
4" ASPHALT	+12" AGGREGATE
2 3/8" PAVER	+5" CONCRETE

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Drawn
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Client Projet No.
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GSA-01

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Sheet Title
STREET TREES

Print Date
3/12/2020

Sheet No.
L3

SECTION 32 94 51

SOIL CELLS

("SILVA CELL SYSTEM")

PART 1 - GENERAL

1.01 SUMMARY

A. Section Includes:

1. Silva Cell system for planting and paving, including Silva Cell assemblies and related accessories.
2. Other materials including, but not limited to, geotextile, geogrid, aggregate, subbase material, backfill, root barrier, Water + Air System, and planting soil.

B. Materials Installed But Not Furnished Under This Section:

1. Planting soils are furnished in Section 32 94 56 - Planting Soil for Silva Cells.

C. Related Requirements:

1. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.03 ADMINISTRATIVE REQUIREMENTS

A. Preinstallation Conference: Prior to installation of the Silva Cell system and associated Work, meet with the Contractor, Silva Cell system installer and their field supervisor, manufacturer's technical representative, the [**Engineer**], the Owner at the Owner's discretion, and other entities concerned with the Silva Cell system performance.

1. Provide at least 72 hours advance notice to participants prior to convening preinstallation conference.

2. Introduce and provide a roster of individuals in attendance with contact information.

3. The preinstallation conference agenda will include, but is not limited to the review of:

a. Required submittals both completed and yet to be completed.

b. The sequence of installation and the construction schedule.

c. Coordination with other trades.

d. Details, materials and methods of installation.

1) Review requirements for substrate conditions, special details, if any, installation procedures.

2) Installation layout, procedures, means and methods.

e. Mock-up requirements.

B. Sequencing and Scheduling:

1. General: Prior to beginning Work of this Section, prepare a detailed schedule of the Work involved for coordination with other trades.

2. Schedule utility installations prior to beginning Work of this Section.

3. Where possible, schedule the installation of the Silva Cell system after the area is no longer required for use by other trades and Work. Where necessary to prevent damage, protect installed system if Work must occur over or adjacent to the installed Silva Cell system.

1.04 Soil Specifications

Imported topsoil: Fertile, friable soil loam topsoil suitable for the germination of seeds and the support of vegetative growth meeting the following criteria:

1. Soil texture: USDA loam, sandy clay loam or sandy loam with clay content between 15 and 35 percent; a combined clay/silt content of no more than 60 percent; and sand between 35 and 65 percent.
2. Except where noted, imported topsoil shall NOT have been screened and shall retain soil peds (clumps/clods) larger than 2 inches (50 mm) in diameter throughout the stockpile after harvesting.
   a. Light screening through a 2-inch (50 mm) square or larger opening will be permissible in soils with clay content of 20 percent or greater if required to break up large peds (clumps/clods) or remove coarse roots and stones.
   b. Retained soil peds (clumps/clods) shall be the same color on the inside as is visible on the outside surface of the ped.
3. Soil objects larger than 1/4 inch (6.24 mm) in diameter: Imported topsoil shall contain less than 5 percent total volume of the combination of all objects 1 to 8 inch (25 mm to 200 mm) in their largest dimension including clumps/clods of heavy clay, sandy clay or silty clay subsoil, debris, refuse, roots, stones, sticks, brush, and or litter. The soil shall contain less than 8 percent by volume total of the above objects 1/4 inch to 1 inch (6.24 mm to 25 mm) in diameter. Remove all objects larger than 8 inch (200 mm) in its longest dimension.
   a. Meet the above requirement by utilizing acceptable soils sources rather than soil screening.
4. Imported topsoil may be a harvested soil from fields or development sites or purchased from suppliers who collect and process soil. The organic content and particle size distribution shall be the result of natural soil formation. Manufactured soils where sand, composted organic material or other additives have been added to the soil to meet the requirements of imported topsoil shall not be acceptable.
5. pH value shall be between 5.5 and 7.5.
6. Percent Organic Matter (OM): 3 to 5 percent, by dry weight.
7. Soluble Salt Level: Less than 2 mmho/cm.
8. Soil nutrient chemistry suitable for growing the plants specified or after modification.
9. Germinating seedlings from seeds in the soil shall be removed within one month of germination whether during the period the soil is being stored or after installation, including during the warranty period of the plants.

3.05 SUBGRADE COMPACTION

A. Compact subgrade to a minimum of 95 percent of maximum dry density at optimum moisture content in accordance with ASTM D698, Standard Proctor Method, or as approved by the Owner's geotechnical representative.

B. Do not exceed 10 percent slope for subgrade profile in any one direction. If the 10 percent slope is exceeded, contact manufacturer's representative for directions on how to proceed

3.06 INSTALLATION OF GEOTEXTILE OVER SUBGRADE

A. Install geotextile over compacted subgrade.

1. Lay geotextile flat with no folds or creases.

2. Install the geotextile with a minimum joint overlap of 18 inches (450 mm).

3.07 INSTALLATION OF AGGREGATE SUBBASE BELOW SILVA CELL BASES

A. Install aggregate subbase to the depths indicated on the Drawings.

B. Extend subbase aggregate a minimum of 6 inches (150 mm) beyond the base of the Silva Cell layout.

C. Compact aggregate subbase to a minimum of 95 percent of maximum dry density at optimum moisture content in accordance with ASTM D698, Standard Proctor Method.

D. Do not exceed 10 percent slope on the surface of the subbase. Where proposed grades are greater than 10 percent, step the Silva Cells to maintain proper relation to the finished grade.

3.08 INSTALLATION OF SILVA CELL BASE

A. Install the Silva Cell system in strict accordance with manufacturer's instructions and as specified herein; where requirements conflict or are contradictory, follow the more stringent requirements.

B. Layout and Elevation Control:

1. Provide layout and elevation control during installation of the Silva Cell system to ensure that layout and elevations are in accordance with the Drawings.C. Establish the location of the tree openings in accordance with the Drawings. Once the trees are located, mark the inside dimensions of the tree openings on the prepared subbase.

D. Locate and mark other Project features located within the Silva Cell layout (e.g. light pole bases, utility pipes). Apply marking to identify the extent of the Silva Cell layout around these features. Follow the layout as shown on the Drawings to ensure proper spacing of the Silva Cell bases. Refer to the Drawings for offsets between these features and the Silva Cells.

E. Check each Silva Cell component for damage prior to placement. Reject cracked or chipped units.

F. Place the Silva Cell bases on the compacted aggregate subbase. Start at the tree opening and place Silva Cell bases around the tree openings as shown on the Drawings.

G. Working from tree opening to tree opening, place Silva Cell bases to fill in the area between tree openings.

1. Maintain spacing no less than 1 inch (25 mm) and no more than 6 inches (150 mm) apart, assuming geotextile covering the decks meets the specifications in section 2.04

paragraph C.

H. Follow the Silva Cell layout plan as shown on the Drawings.

I. Install Silva Cell bases around, over, or under existing or proposed utility lines, as indicated on the Drawings.

J. Level each Silva Cell base as needed to provide full contact with subbase. Adjust subbase material, including larger pieces of aggregate, so each base sits solidly on the surface of the subbase. Silva Cell bases that rock or bend over any stone or other obstruction protruding above the surface of the subbase material are not allowed. Silva Cell bases which bend into dips in the subbase material are not allowed. The maximum tolerance for deviations in the plane of the subbase material under the bottom of the horizontal beams of each Silva Cell base is 1/4 inch in 4 feet (6 mm in 1200 mm).

K. Anchor Silva Cell base with 2 anchoring spikes per base.

1. For applications where Silva Cells are installed over waterproofed structures, use wood blocking or similar spacing system consistent with requirements of the waterproofing system to maintain required spacing.

3.10 INSTALLATION OF STRONGBACKS, GEOGRID, BACKFILL AND PLANTING SOIL

B. Install strongbacks on top of the Silva Cell posts by snapping into place over installed posts prior to installing planting soil and backfill.

1. Strongbacks are required only during the placement and compaction of the planting soil and backfill.

2. Move strongbacks as the Work progresses across the installation.

3. Remove strongbacks prior to the installation of the Silva Cell decks.

C. Install geogrid around the perimeter of the Silva Cell system where the compacted backfill and planting soil interface.

1. Do not place geogrid between the edge of the Silva Cells and adjacent planting areas.

2. Cut the geogrid to allow for a 6-inch (150-mm) overlap at the Silva Cell base and a 12-inch (300-mm) overlap at the Silva Cell deck.

3. Provide a minimum 12-inch (300-mm) overlap between adjacent sheets of geogrid.

4. Secure geogrid with cable ties below the top of the posts, along the post ridges.

D. Place the first lift of backfill material loosely around the perimeter of the Silva Cell system, between the geogrid and the sides of the excavation. Place backfill to approximately the midpoint of the Silva Cell post. Do not compact.

E. Place the first lift of planting soil in the Silva Cell system to approximately the midpoint of the Silva Cell post.

1. Level the planting soil throughout the system.

2. Walk-through the placed planting soil to remove air pockets and settle the soil.

a. Lightly compact soils by walking through the soil following placement.

b. Walk through compaction shall result in 75-85 percent of maximum dry density in accordance with ASTM D698, Standard Proctor Method. Do not exceed root limiting compaction for the given soil type.

F. Compact the first lift of backfill material, previously spread, to 95 percent of maximum dry density in accordance with ASTM D698, Standard Proctor Method or in accordance with Project Specifications for hardscape areas, whichever is greater.

G. Add and compact additional backfill material so that the final finished elevation is at approximately the same level of the placed planting soil within the Silva Cells.

1. Maintain the geogrid between the Silva Cell system and the backfill material at all times.

H. Place the second lift of backfill material loosely around the perimeter of the Silva Cell system, between the geogrid and the sides of the excavation so that the material is 2 to 3 inches below the top of the posts. Do not compact.

I. Place the second lift of planting soil inside of the Silva Cell to the bottom of the strongbacks. Walk through compact.

3.12 INSTALLATION OF SILVA CELL DECK

A. Obtain final approval by the [**Engineer**] of planting soil installation prior to installation of the Silva Cell decks.

B. Remove strongbacks, level out the planting soil, and immediately install decks over the posts below. Place deck over the top of the posts. Push decks down until the deck clips lock into the posts, snapping the deck into place.

C. Fold the 12 inches (300 mm) of geogrid onto the top of the decks.

3.13 FINAL BACKFILL PLACEMENT AND COMPACTION

A. Place and compact final lift of backfill material to 95 percent of maximum dry density in accordance with ASTM D698, Standard Proctor Method, such that the backfill is flush with the top of the installed deck. Do not allow compacting equipment to come in contact with the decks.

3.14 INSTALLATION OF GEOTEXTILE AND AGGREGATE BASE COURSE OVER THE DECK

A. Ensure geotextile meets the specifications in section 2.04 paragraph C.

B. Place geotextile over the top of the deck and extend to the edge of the excavation. Overlap joints a minimum of 18 inches (450 mm). Leave enough slack in the geotextile for the aggregate base course to push the geotextile down in the gaps in between the decks.

C. Install the aggregate base course (including aggregate setting bed if installing unit pavers) over the geotextile immediately after completing the installation of the fabrics. Work the aggregate from one side of the layout to the other so that the fabric and aggregate conform to the Silva Cell deck contours.

D. Maintain equipment used to place aggregate base course completely outside the limits of the Silva Cell excavation area to prevent damage to the installed system.

E. For large or confined areas, where aggregate cannot easily be placed from the edges of the excavated area, obtain approval for the installation procedure and types of equipment to be used in the installation from the Silva Cell manufacturer.

F. Compact aggregate base course(s) to 95 percent of maximum dry density in accordance with ASTM D698, Standard Proctor Method. Utilize a vibration or plate compactor with a maximum weight of 800 lbs (362.87 kg).

G Do not drive vehicles or operate equipment over the completed aggregate base course.

3.15 INSTALLATION OF CONCRETE CURBS AT TREE OPENINGS, AGGREGATE SUBBASE AND PAVEMENT ABOVE THE SILVA CELL SYSTEM

A. Place concrete curbs along planting areas and tree openings as shown on the Drawings to retain the aggregate base course from migrating into the planting soil.

B. When staking concrete forms (e.g. curbs around the tree openings), prevent stakes from penetrating the Silva Cell decks.

C. Turn down edge of concrete paving to the Silva Cell deck along the edges of tree openings or planting areas to retain the aggregate base course material.

D. When paving type is a unit paver or other flexible material, provide a concrete curb under the paving at the edge of the Silva Cell deck to retain the aggregate base course material at the tree opening.

E. Place paving material over Silva Cell system in accordance with the Drawings.

1. The Silva Cell system does not fully meet loading strength until the final paving is installed. Do not operate construction equipment on top of the Silva Cell system until paving installation has been completed.

F. Use care when placing paving or other backfill on top of Silva Cell system to prevent damage to the Silva Cell system or its components.

3.16 INSTALLATION OF ROOT BARRIERS

A. Install root barrier in accordance with manufacturer's installation instructions.

3.17 INSTALLATION OF PLANTING SOIL WITHIN THE TREE PLANTING AREA

A. Remove rubble, debris, dust and silt from the top of the planting soil within the tree opening that may have accumulated after the initial installation of the planting soil within the Silva Cells.

B. Install additional planting soil within the tree openings, to the depths indicated on the Drawings.

1. Use the same soil used within the Silva Cells for planting soil within the tree openings.

C. Compact planting soil under the tree root ball as needed to prevent settlement of the root ball.

D. Place trees in accordance with the Drawings.

3.18 PROTECTION

A. Keep construction traffic away from the limits of the Silva Cells until the final pavement profile is in place. The Silva Cell system does not fully meet loading strength until the final paving is installed.

1. Do not operate equipment directly on top of the Silva Cell system until paving installation has been completed.

2. Provide fencing and other barriers to prevent vehicles from entering into the Silva Cell area.

B. When the Silva Cell installation is completed and the permanent pavement is in place, limit traffic and construction related activities to only loads less than the design loads.

3.19 CLEAN UP

A. Perform clean up during installation and upon completion of the Work. Maintain the site free of soil, sediment, trash and debris. Remove excess soil materials, debris, and equipment from the site following completion of the Work of this Section.

B. Repair damage to adjacent materials and surfaces resulting from installation of this Work using mechanics skilled in remedial work of the construction type and trades affected.

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KDA Project No.
GSA-01

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Issue/Revision

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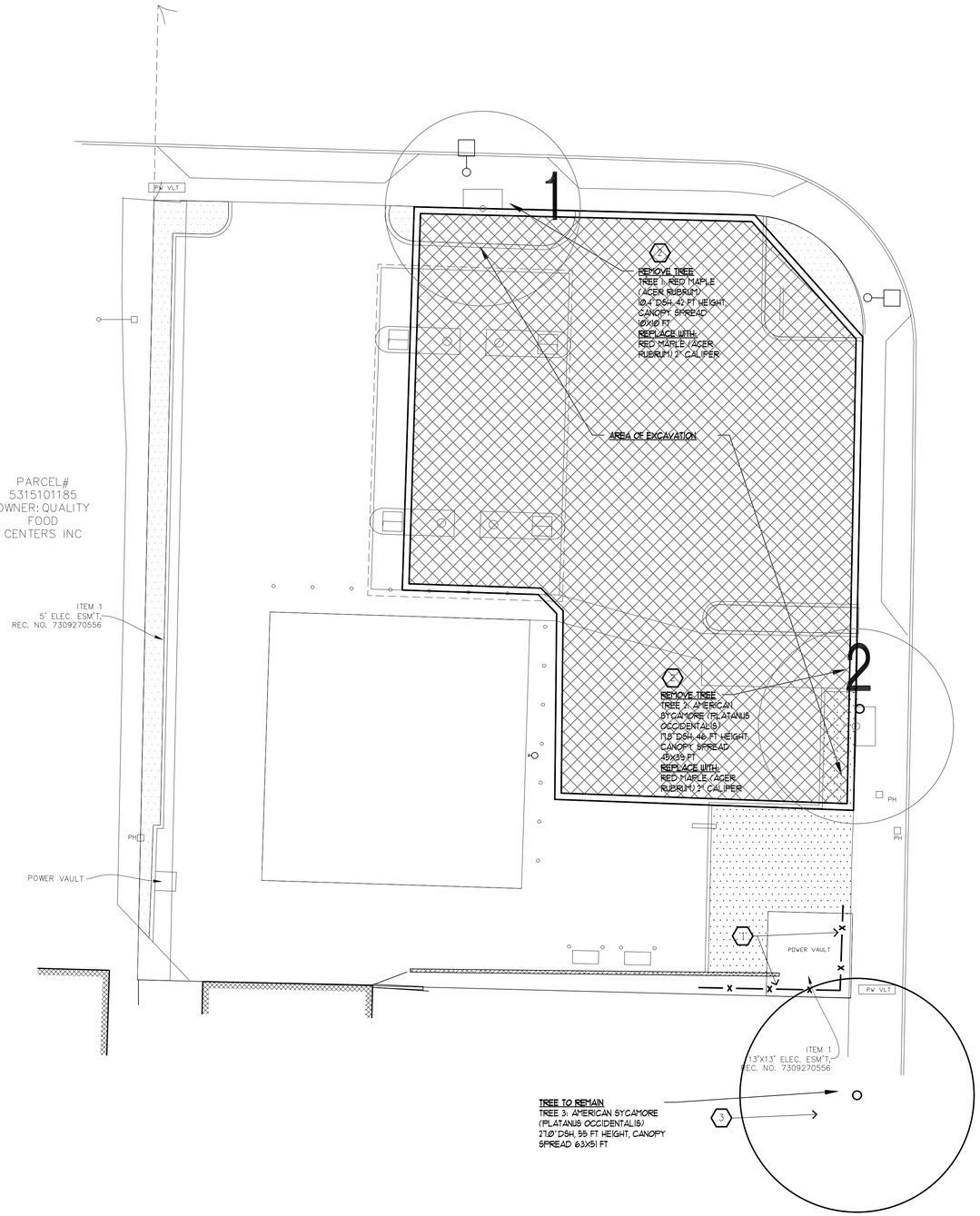
2	5-11-20	SCHEMATIC REV
3	2-25-21	DESIGN REVIEW
R1	06/10/21	HEALTH PERMIT REVISIONS
4	8-5-21	SITE DEVELOP PERMIT
5	4-14-22	SITE DEVELOP REVS

Sheet Title
SILVA CELL SPEC'S

Print Date
3/12/2020

Sheet No.
L4

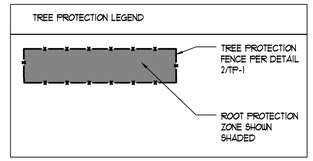


1 TREE PROTECTION PLAN
1" = 10'-0"

KEYED NOTES

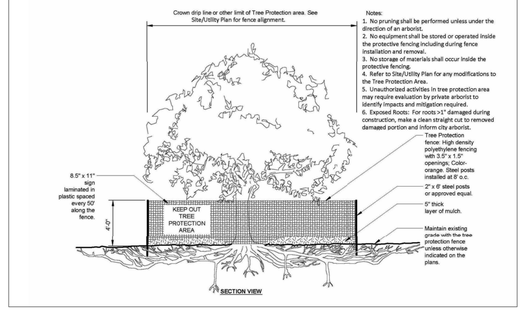
1. TREE PROTECTION FENCE PER DETAIL 2/TP-1
2. REMOVE EXISTING TREE AND REPLACE PER PLAN
3. NO WORK SHALL BE ALLOWED WITHIN THE EXISTING ROOT PROTECTION ZONES. CONTACT:

ARBORIST
CRAIG BACHMANN
LEAD ARBORIST & MANAGER
TREE133 LLC
CERTIFIED ARBORIST # RM-7652AT
ISA QUALIFIED TREE RISK ASSESSOR
206-475-1924 (DIRECT)
CRAIG@TREE133.COM



Detail of tree protection required by the City of Mercer Island

Source: https://www.mercerisland.gov/sites/default/files/fileattachments/community_planning_amp_development/page/21988/treeprotectionfencingdetail.pdf



2 TREE PROTECTION DETAIL
NTS

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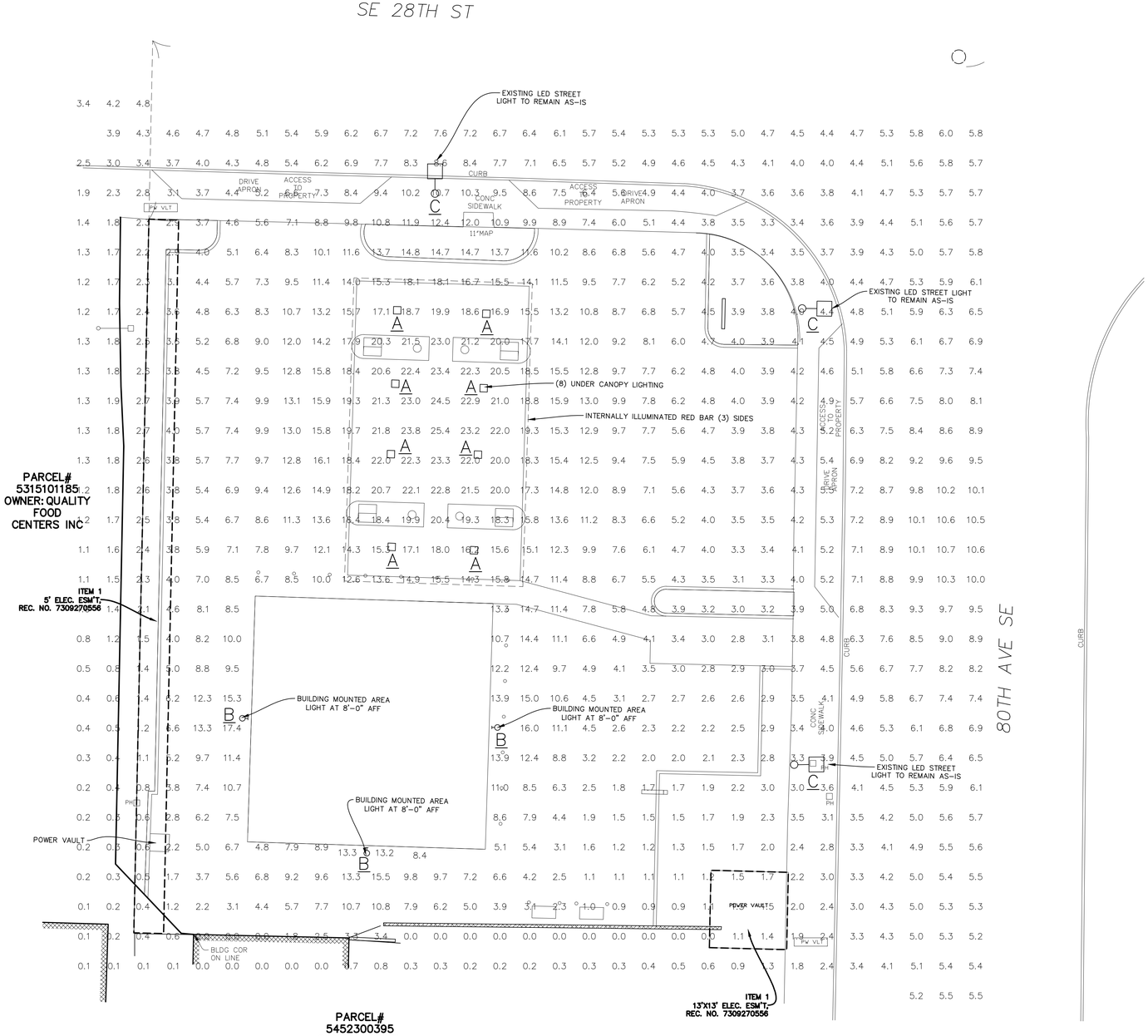
TREE PROTECTION (EXISTING CONDITIONS)

Print Date
3/12/2020

Sheet No.
TP-1

LUMINAIRE SCHEDULE

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



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

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Sheet Title
SITE LIGHTING PLAN

Print Date
3/12/2020

Sheet No.
E1.0

Shell Recharge Station | 180kw Charging Bay Signage

Charging Bay Main Signage - 98 1/2" x 47 1/4"
Charging Bay Support Signage - 78 3/4" x 31 1/2"

.080 Aluminum Panels
- Single Face Signs - Paint Face Shell RVIe White w/ 1st Surface Opaque Vinyl
- Paint back Shell RVIe White

2" x 2" Aluminum Tube Support
- Direct Bury - Allow 3ft. embedment
- Paint Shell RVIe Silver

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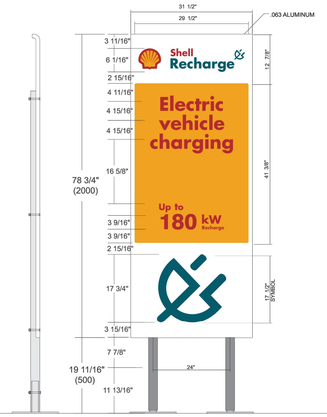

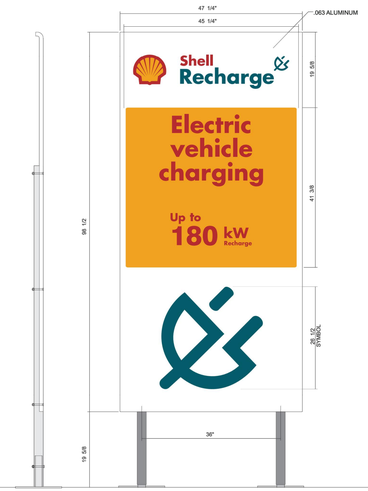

CHARGING BAY MAI SIGN

Pantone colors:
Pantone 116 C | Pantone 485 C | Pantone 122-13 C

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Revisions:

THIS DRAWING IS YOUR FINAL PROOF: IT SUPERSEDES ALL VERBAL AND WRITTEN COMMUNICATION BY SIGNING BELOW YOU ARE AUTHORIZING US TO MANUFACTURE TO THE ABOVE SPECIFICATION

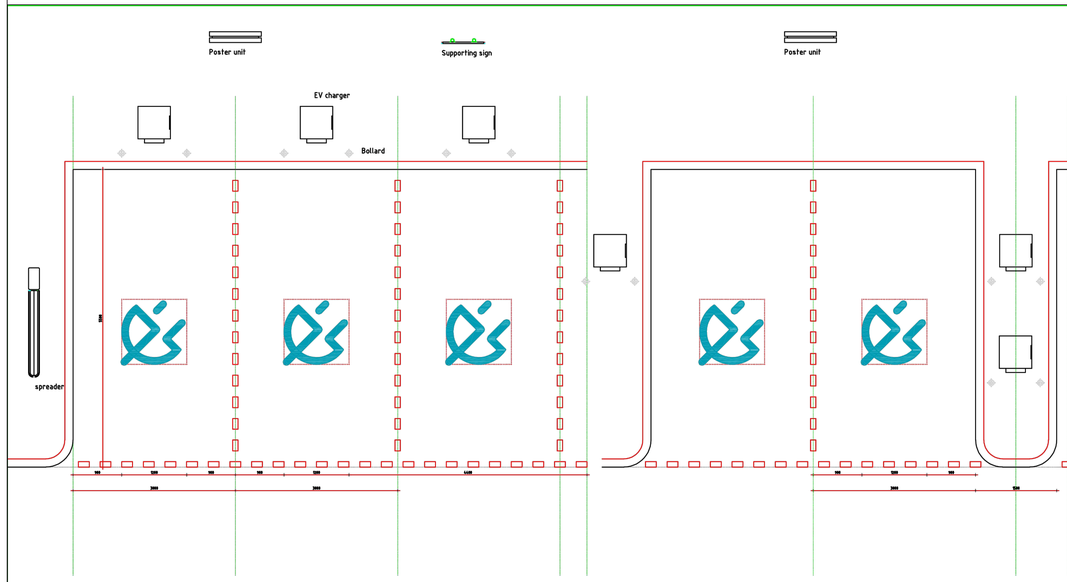
Client Approval/Date: _____

Colors Depicted In This Rendering May Not Match Actual Finished Materials. Refer To Product Samples For Exact Color Match.

Account Rep:
Project Manager: Vicky Hernandez
Drawn By: Gda
Underwriters Laboratories Inc. — ELECTRICAL TO USE UL LISTED COMPONENTS AND SHALL MEET ANSI & NEC STANDARDS
ALL ELECTRICAL SIGNS ARE TO COMPLY WITH U.L. STANDARDS INCLUDING THE PROPER GROUNDING AND BONDING OF ALL SIGNS

Project / Location:
Shell Recharge
Charging Bay Signs

Job Number:
Date: 05.01.22
Sheet Number: 1 Of 1
Design Number: Se221961.180bay



Shell Retail Network Engineering

DISCLAIMER
"THE REQUIREMENTS AND GUIDELINES SET OUT IN THIS DOCUMENT SHALL NOT APPLY OR BE IMPLEMENTED TO THE EXTENT THAT THEY DO NOT MEET THE REQUIREMENTS OF APPLICABLE LAWS AND REGULATIONS. IN ALL CASES, ALL APPLICABLE LEGAL AND REGULATORY REQUIREMENTS MUST BE MET WHEN CONDUCTING ACTIVITIES ASSOCIATED WITH THIS DOCUMENT."

REVISION NR.	SHORT CHANGE DESCRIPTION:	REV. DATE:	AUTHORISED:

DOCUMENT TITLE:	07.007 RVIe DRAWINGS FOR TENDER PACK
DESCRIPTION: (TITLE AND SCALE)	EV Road Sign
REFERENCE NUMBER:	07.007-31
CAD SOURCE FILE:	07.007.dwg — ISSUE DATE: 2020-06-15
STATION ELEMENT:	07.RETAIL VISUAL IDENTITY — REVIEW DATE: —-"—-"—
DISCIPLINE:	07. RETAIL VISUAL IDENTITY — VOID DATE: —-"—-"—
LEVEL OF STANDARDISATION:	TECHNICAL SPECIFICATION — REVISION NUMBER: 1.0
AUTHOR:	JURGEN VAN DER WINDEN
CONTENT OWNER:	DESIGN & STANDARDS CoE — AREA OF VALIDITY: GLOBAL
GOVERNING SUPERIOR DOCUMENT:	07.001 RVI EVOLUTION FUNCTIONAL SPECIFICATIONS — STANDARDISATION AREA: DESIGN
KEYWORDS:	RVIe, RETAIL, VISUAL IDENTITY, SIGNAGE, EVOLUTION — STANDARDISATION CONTROL: STANDARD

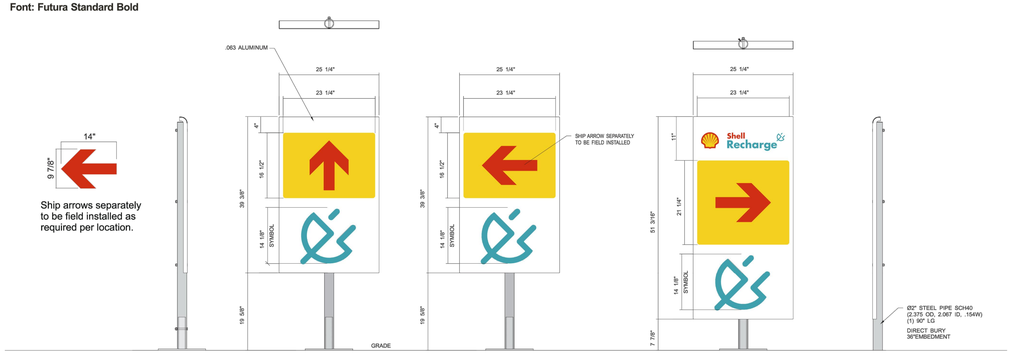
Shell Recharge Station | Directional Signage

Sm Directional Signage - 39 3/8" x 25 1/4"
Lg Directional Signage - 51 3/16" x 25 1/4"

.063 Aluminum Panels
- Single Face Signs - Paint Face Shell RVIe White w/ 1st Surface Opaque Vinyl
- Paint back Shell RVIe White

Ø2" Sch 40 Pipe Support
- Direct Bury - Allow 3ft. embedment
- Paint Shell RVIe Silver

Font: Futura Standard Bold



Pantone colors:
Pantone 116 C | Pantone 485 C | Pantone 122-13 C

FEDERAL HEATH
VISUAL COMMUNICATIONS
www.FederalHeath.com
1500 North Bolton Jacksonville, Tx75766
(903) 589-2100 (800) 888-1327 Fax (903) 589-2101

Revisions:
R1: Chg mounting....03.07.22.gda

THIS DRAWING IS YOUR FINAL PROOF: IT SUPERSEDES ALL VERBAL AND WRITTEN COMMUNICATION BY SIGNING BELOW YOU ARE AUTHORIZING US TO MANUFACTURE TO THE ABOVE SPECIFICATION

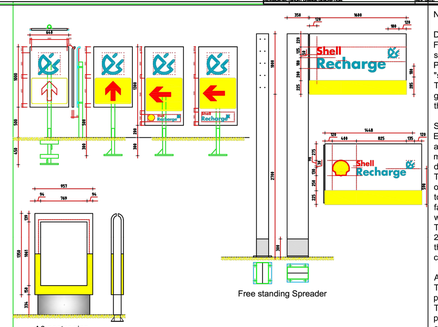
Client Approval/Date: _____

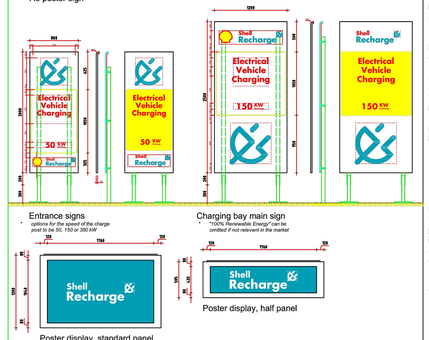
Colors Depicted In This Rendering May Not Match Actual Finished Materials. Refer To Product Samples For Exact Color Match.

Account Rep:
Project Manager: Amanda Stanton
Drawn By: Gda
Underwriters Laboratories Inc. — ELECTRICAL TO USE UL LISTED COMPONENTS AND SHALL MEET ANSI & NEC STANDARDS
ALL ELECTRICAL SIGNS ARE TO COMPLY WITH U.L. STANDARDS INCLUDING THE PROPER GROUNDING AND BONDING OF ALL SIGNS

Project / Location:
Shell Recharge
Directional Signs

Job Number:
Date: 05.03.20
Sheet Number: 1 Of 1
Design Number: Se196933.dir





Shell Retail Network Engineering

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REVISION NR.	SHORT CHANGE DESCRIPTION:	REV. DATE:	AUTHORISED:

DOCUMENT TITLE:	07.007 RVIe DRAWINGS FOR TENDER PACK
DESCRIPTION: (TITLE AND SCALE)	EV signage
REFERENCE NUMBER:	07.007-30
CAD SOURCE FILE:	07.007.dwg — ISSUE DATE: 2020-06-15
STATION ELEMENT:	07.RETAIL VISUAL IDENTITY — REVIEW DATE: —-"—-"—
DISCIPLINE:	07. RETAIL VISUAL IDENTITY — VOID DATE: —-"—-"—
LEVEL OF STANDARDISATION:	TECHNICAL SPECIFICATION — REVISION NUMBER: 2.0
AUTHOR:	JURGEN VAN DER WINDEN
CONTENT OWNER:	DESIGN & STANDARDS CoE — AREA OF VALIDITY: GLOBAL
GOVERNING SUPERIOR DOCUMENT:	07.001 RVI EVOLUTION FUNCTIONAL SPECIFICATIONS — STANDARDISATION AREA: DESIGN
KEYWORDS:	RVIe, RETAIL, VISUAL IDENTITY, SIGNAGE, EVOLUTION — STANDARDISATION CONTROL: STANDARD

Notes

Directional sign; refer to 07.007-9
Face panel(s) may be formed as a single piece of sheet material. Panels fix to post via back fixed "sign fix" channels or equivalent. The post is circular section with a galvanize finish, the open top of the post is permanently closed off.

Spreader; refer to 07.007-7
Each face panel may be formed as a single fabrication from sheet material. The panels are to be designed to be the same shape. The free standing column is made of suitable material with a closed top cap. The anchoring to be fabricated of suitable material to withstand the wind load.
The spacer needs to give a gap of 20mm between the spreader and the column. Both spacer and column will be corrosion resistant

A0 Poster sign; refer to 07.007-8
The units accommodates posters printed to the industry standard, The part of the unit containing the posters and electrics is to be constructed to prevent water ingress, insect penetration, and condensation occurring at the windows.
The units shall be free from any light leaks, and the access to electrics for maintenance shall be such as not to disturb the poster display / positioning when carrying out electrical maintenance.
The electrical circuit within the illumination enclosure shall be supplied with power via a suitable mains earth leakage / RCD circuit breaker.

Supporting signs, refer to 07.007-9
The principle of these signs is similar to the directional signs, only the size will differ.

Poster panels; refer to 07.007-6
These panels are monolith poster panels, back illuminated. The glass is covered from the back with cut out Shell Blue translucent foil. The cut out text covered with translucent Shell White foil.

General; all panels are finished in Shell White to gloss level 60%. Applied vinyl to Shell graphic standards. The red vinyl on directional signs is reflective. Shell sites will not have a pecten.

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

Registration

8037 REGISTERED ARCHITECT
BRAD B. KAUL
STATE OF WASHINGTON

Design Team
KDA

Design
BK

Drawn
BK

Client Projet No.
–

KDA Project No.
GSA–01

Owner
–

Project
Mercer Island Shell Addition/Alteration
–
–

Issue/Revision

No.	Date	Description
1	3–12–20	SCHEMATIC
2	5–11–20	SCHEMATIC REV
3	2–25–21	DESIGN REVIEW
R1	06/10/21	HEALTH PERMIT REVISIONS
4	8–5–21	SITE DEVELOP PERMIT
5	4–14–22	SITE DEVELOP REVS

Sheet Title
SIGNAGE

Print Date
3/12/2020

Sheet No.
SG–1

KAUL DESIGN ARCHITECTURE, PLLC
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RENTON, WASHINGTON 98058
(206) 200-0015

Registration

8037 REGISTERED ARCHITECT
BRAD R. KAUL
STATE OF WASHINGTON

Design Team

KDA

Design

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Drawn

BK

Client Projet No.

–

KDA Project No.

GSA–01

Owner

–

Project

Mercer Island Shell Addition/Alteration
–
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Issue/Revision

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1	3–12–20	SCHEMATIC
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5	4–14–22	SITE DEVELOP REVS

Sheet Title

SIGNAGE

Print Date

3/12/2020

Sheet No.

SG–2

(E) 34 SQ FT TO REMAIN

HEIGHT REMAINS AS IS

REFURBISH WITH NEW FACES AND LED PRICE DISPLAY

CABINETS AND COLUMNS REMAIN AS IS

Shell Yellow
Pantone® SHE003
[If unavailable, use PMS 116C]

Shell Red
Pantone® SHE005
[If unavailable, use PMS 485C]

Shell Warm White
RAL 9016

Shell Warm Silver
Pantone® 8002

Shell Gray
Pantone® SHE001
[If unavailable, use PMS 431C]

Shell (Diesel) Green
Pantone® 348C

PROJECT NARRATIVE

Shell Gas Station
Tenant Improvement and Addition
Parcel 545230-0380

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

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

RE: Shell Gas Station

LOCATION: 7833 Se 28th St, Mercer Island, WA 98040

PARCEL NUMBERS: 545230-0380

SCOPE OF WORK: Removal and replacement of existing fuel tanks. Restoration of existing site as required. Site restoration will include new asphalt, new concrete pathing, new landscaping, new EV charging stations, new accessible parking stalls, new stormwater system, new oil water separator, and replacement of street trees.

Existing convenience store and fuel canopy will remain as is. Redevelopment of preexisting convenience store and canopy apart of separate submittal. New signage also apart of separate submittal.

EXISTING CONDITIONS:

- The existing site has a convenience store of 1,013 sf and canopy with fuel pumps.
- The site is relatively flat.
- Existing street trees will be removed and replaced, due to extent of fuel cleanup and temporary shoring requirements.

APPLICABLE DESIGN STANDARDS:

- **Bulk Regulations**
  - *TC-3 Subarea*. The purpose of the TC-3 subarea is to create an area of transition between the Town Center and adjacent residential neighborhoods. A broad mix of land uses is allowed.
  - Base Building Height Allowed - 27 feet > (18'-0" proposed)
  - Base Building Stories Allowed – 2 > (1 story proposed)
  - Ground Floor Height Adjacent to Streets (N/A in TC-3)

- Setback from Property Lines - No minimum setback required
- Required Upper Story Setback – No upper story proposed
- 5. Rooftop Appurtenances.
- a. Screening of Rooftop Appurtenances. Appurtenances shall not be located on the roof of a structure unless they are hidden or camouflaged by building elements that were designed for that purpose as an integral part of the building design. All appurtenances located on the roof should be grouped together and incorporated into the roof design and thoroughly screened. The screening should be sight-obscuring, located at least 10 feet from the exterior edge of any building; and effective in obscuring the view of the appurtenances from public streets or sidewalks or residential areas located on the hillside surrounding the Town Center.
- It's our intent to screen roof top mechanical units with parapets. The roof top mechanical system will consist of two exhaust fans and a small satellite dish.
- The condensers for the refrigerated cooler boxes and mechanical system will be ground mounted behind the building.

- **Site Design**
  - Minor Site Features. All major new construction regardless of its height shall have at least three minor site features that contribute to a well-balanced mix of features in that subarea as determined by the design commission. Minor site features may include, but are not limited to, the following:

- **Lighting**
  - A. *Objectives.* Lighting shall be an integral part of any new or existing development. Lighting shall contribute to the individuality, security and safety of the site design without having overpowering effects on the adjacent areas. Lighting is viewed as an important feature, for functional and security purposes, as well as to enhance the streetscape and public spaces. The design of light fixtures and their structural support should be integrated with the architectural theme and style of the main structures on the site.
  - 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.

- **Building Design**
  - A. Objectives. Building facades should be designed with a variety of architectural elements that suggest the building's use and how it relates to other development in the area.
    - Architectural elements: Fuel Canopy is the most prominent element that signifies this as a gas station. The ample transparent storefront windows and Entry door signify that a convenience store is attached and all elements make the building's use obvious.
  - Buildings should be oriented to the street frontage to enliven the street edge as well as to maximize access from the public sidewalk.
    - The building edge (canopy) is on the street edge. Albeit an existing structure, we have attempted to maximize access from the public sidewalk through the addition of a pedestrian walkway from 78th ave to the building. This walkway will be a new stamped concrete walkway.
  - Building facades should provide visual interest to pedestrians. Special care should be given to landscaping, mass and roof forms of buildings to provide visual interest from residential areas located on the hillside surrounding the Town Center as well as from public streets or sidewalks.
    - Through the use of varied siding materials, storefront windows, steel canopies and varied roof lines we have created a visually appealing building.
  - Street level windows, minimum building setbacks, on-street entrances, landscaping and articulated walls should be encouraged. Building facades should be designed to achieve the purpose of the development and design standards and the Town Center vision described in MICC 19.11.010. Architectural features and other amenities should be used to highlight buildings, site features and entries and add visual interest. Within the Town Center, all development shall provide elements that attract the interest of residents, shoppers and workers.
    - We believe we comply with the standards applicable to this type of redevelopment.
  - B. *Development and Design Standards.*
  - 1. *Fenestration.*
  - a. Transparent Facades. Articulated, transparent facades should be created along pedestrian rights-of-way. Highly tinted or mirrored glass windows shall not be allowed. Shades, blinds or screens that prevent pedestrian view into building spaces shall not be allowed, except where required or desired for privacy in dwelling units, hotel rooms and similar residential uses.
    - Transparency is provided along both rights-of-way.
  - b. Ground Floor Windows and Doors. Major new construction along 77th Avenue SE, 78th Avenue SE and SE 27th Street, within the TC-5, TC-4 and TC-4 Plus subareas, shall have at least 75 percent of the length of the

ground floor facade between the height of two feet and seven feet devoted to windows and doors affording views into retail, office, or lobby space.

- N/A

- c. Upper Story Facades. Upper stories of buildings above two stories should maintain an expression line along the facade such as a setback, change of material, or a projection to reduce the perceived building mass.
  Upper story windows should be divided into individual units and not consist of a "ribbon" of glass. Upper story features such as balconies, roof decks, bay windows or upper story commercial activities should be used to visually connect upper story activity with the street.
  - N/A

- 2. Street-Facing Facade Elements. **All major new construction** shall include at least seven of the following elements on the street- facing facades, both on the ground floor level and on other levels, as may be deemed desirable by the design commission taking into account the nature of the development and the site.
  - a. Window and door treatments which embellish the facade.
  - b. Decorative light fixtures.
  - c. Unique facade treatment, such as decorative materials and design elements.
  - d. Decorative paving.
  - e. Trellises, railings, gates, grill work, or unique landscaping.
  - f. Flower baskets supported by ornamental brackets.
  - g. Recessed entrances.
  - h. Balconies.
  - i. Medallions.
  - j. Belt courses.
  - k. Decorative masonry and/or tilework.
  - l. Unique, handcrafted pedestrian-scaled designs.
  - m. Planter boxes with seasonal color.
  - n. Projecting metal and glass canopy.
  - o. Clerestories over storefront windows.
  - p. Other elements as approved by the design commission.

- 3. Major Facade Modulation. Block frontages shall include at least one of the following features (subsection (B)(3)(a), (b) or (c) of this section) at intervals no greater than 120 feet to break up the massing of the block and add visual interest. The design commission may approve modifications or alternatives to the following features if the proposed modulation is at least as aesthetically acceptable as one of the following features:
  - a. Vertical building modulation at least 20 feet deep and 30 feet wide. For multi-story buildings, the modulation must extend through more than one-half of the building stories.

- b. Use of a significant contrasting vertical modulated design component featuring all of the following:
  - i. An extension through all stories above the first story fronting on the street. Exception: upper stories that are set back more than 10 feet horizontally from the facade are exempt.
  - ii. A change in building materials that effectively contrast from the rest of the facade.
  - iii. A modulation horizontally from the rest of the facade by an average of 24 inches.
  - iv. A design to provide roofline modulation.
- c. Building walls with contrasting articulation and roofline modulation that make it appear like two or more distinct buildings. To qualify for this option, these contrasting facades shall employ all of the following:
  - i. Different building materials and/or configuration of building materials; and
  - ii. Contrasting window design (sizes or configurations).

- N/A this building is 40' x 40'. Major Façade Modulation is not applicable.

- 4. Minor Facade Modulation. All buildings shall include articulation features to reduce the perceived scale of large buildings and add visual interest to facades. See examples on Figure 13. At least three of the following features shall be employed at intervals no greater than 50 feet subject to design commission approval taking into account the nature of the development and the site:
  - a. Window fenestration patterns and/or entries;
  - b. Use of vertical piers/columns;
  - c. Change in roofline;
  - d. Change in building material or siding style;
  - e. Vertical elements such as a trellis with plants, green wall, art element;
  - f. Vertical building modulation of at least 12 inches in depth if tied to a change in roofline modulation or a change in building material, siding style, or color; or
  - g. Other design techniques approved by the design commission that reinforce a pattern of small storefronts (or residences, if residential uses are used).

- 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. Methods to treat blank walls can include but are not limited to:
  - a. Display windows at least 16 inches of depth to allow for changeable displays. Tack on display cases shall not qualify as a blank wall treatment.

- b. A landscape planting bed at least five feet wide or a raised planter bed at least two feet high and three feet wide in front of the wall with planting materials that are sufficient to obscure or screen at least 60 percent of the wall's surface within three years.
- c. A vertical trellis in front of the wall with climbing vines or plant materials.
- d. A mural as approved by the design commission.
- e. Special building detailing that adds visual interest at a pedestrian scale as approved by the design commission. Such detailing must use a variety of surfaces; monotonous designs will not meet the purpose of the standards.

- 6. Entrances. 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.
- These are the elements we have added to this existing building in relation to the Entrance requirements:
  - Decorative concrete walkway
  - Canopy cover over the entry door
  - New double storefront doors. While not recessed, are covered by new awning.
  - New wheel chair ramp access to the front door (constraints at the pumps do no allow for 8' width but we do allow for an accessible code compliant arrangement)
  - The entry is visible from one right of way and a new pedestrian walkway constructed from the other.

- 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.
  - The parapets heights are varied.

- 8. *Residential Uses on Ground Floor.* Where permitted, residential uses on the ground floor shall comply with the standards in MICC 19.11.060(E)(2)(e).
  - N/A

- 9. *Identity Emphasis.* Public buildings, unique community structures and corner structures should have a prominent scale, emphasizing their identity.
  - Existing canopy and building, not sure what to say here.

- 10. Corner Lots. Buildings on corner lots should be oriented to the corner. Corner entries and/or architectural treatment should be used to emphasize the corner.
  - Existing canopy and building, not sure what to say here.

- 11. *Franchise Design.* Prototype design for franchises should use customized components consistent with the design requirements for the Town Center that achieve the purpose, intent and vision set forth in MICC 19.11.010.
  - No franchise prototypical design used

- 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.
  - We believe this has a harmonious design that fits in with the surrounding buildings.

- 13. *Weather Protection.* Specially designed all-weather features that integrate weather protection systems at the sidewalk level of buildings to protect pedestrians from the effects of rain, wind, glare, shadow, reflection and sunlight and to make spending time outdoors feasible in all seasons.
- All major new construction shall have awnings, canopies, trellises, pergolas, covered arcades or all-weather features along 80 percent of a building's frontage along the retail frontages shown on Figure 2.
  - a. Any canopy or awning over a public sidewalk should be a permanent architectural element.
  - b. Any canopy or awning over a public sidewalk should project out from the building facade a minimum horizontal width of six feet and be between eight to 12 feet above grade.
  - c. Architectural details should not be concealed by awnings or canopies.
  - d. Awning shapes should relate to the shape of the facade's architectural elements. The use of traditionally shaped awnings is encouraged.
  - e. Vinyl or plastic awnings or canopies are prohibited.
  - f. All awnings or canopies shall function to protect pedestrians from rain and other weather conditions.
- No a major new construction, however we do have generous weather protection as is typical of gas stations.
- 14. *Courtyards.* Courtyards are an outdoor covered or uncovered area easily accessible to the public at the same level as the public sidewalk or pedestrian connections. If a courtyard is being provided for purposes of meeting the public open space requirement in MICC 19.11.060(B), then the courtyard shall comply with the design standards for public open space in MICC 19.11.060(D). Other courtyards should:
  - N/A

- **Materials**
    - A. Objectives. Textured high quality materials and colors should bring a visually interesting experience into the streetscape. Color should be carefully considered in relation to the overall design of the building and surrounding buildings. Color and materials should highlight architectural elements such as doors, windows, fascias, cornices, lintels, and sills. Variations in materials and colors should be generally limited to what is required for contrast or to accentuate architectural features. Piecemeal embellishment and frequent changes in materials should be avoided. The materials and colors selected should be consistent with the intent, purpose and vision set forth in MICC 19.11.010.
    - B. Development and Design Standards.
    - 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. (Ord. 16C-06 § 2 (Exh. A)).

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

Yours Truly,
Brad Kaul

CITY OF MERCER ISLAND
COMMUNITY PLANNING & DEVELOPMENT
9611 SE 36TH STREET | MERCER ISLAND, WA 98040
PHONE: 206.275.7605 | www.mercergov.org

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File No	
Received By	

ENVIRONMENTAL CHECKLIST

PURPOSE OF CHECKLIST

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

PRE-APPLICATON MEETING

A pre-application meeting is used to determine whether a land use project is ready for review, to review the land use application process, and to provide an opportunity for initial feedback on a proposed application. Some land use applications require a pre-application – in particular: short and long subdivisions, lot line revisions, shoreline permits, variances, and critical area determinations. The City strongly recommends that all land use applications use the pre-application process to allow for feedback by City staff.
Please note: pre-application meetings are held on Tuesdays, by appointment. To schedule a meeting, submit the meeting request form and the pre-application meeting fee (see fee schedule). Meetings must be scheduled at least one week in advance. Applicants are required to upload a project narrative, a list of questions/discussion points, and preliminary plans to the Mercer Island File Transfer Site one week ahead of the scheduled meeting date.

SUBMITTAL REQUREMENTS

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

A. **Completed pre-application.**
B. **Development Application Sheet.** Application form must be fully filled out and signed.
C. **Development Plan Set.** Please refer to the Land Use Application- Plan Set Guide in preparing plans.
D. **Title Report.** Less than 30 days old.
E. **SEPA checklist.**

INSTRUCTIONS FOR APPLICANTS

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later. Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you. The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

USE OF CHECKLIST FOR NONPROJECT PROPOSALS

For nonproject proposals complete this checklist and the supplemental sheet for nonproject actions (Part D). The lead agency may exclude any question for the environmental elements (Part B) which they determine do not contribute meaningfully to the analysis of the proposal. For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A. BACKGROUND

1. Name of proposed project, if applicable:
   Mercer Island Shell. Remove and replace fuel system and fuel canopy

2. Name of applicant:
   John H. Tyron Pacific Environmental Service Company (PESCO)
   Robert R. Hanford, LHG Aspect Consulting, LLC (Aspect)

3. Address and phone number of applicant and contact person:
   PESCO - 8585 Highway 20 PO. Box 2049, Port Townsend, WA 98368
   Aspect - 350 Madison Ave. North, Bainbridge Island, WA 98110

4. Date checklist prepared:
   7/9/2020 revised 3/5/2021

5. Agency requesting checklist:
   City of Mercer Island

6. Proposed timing or schedule (including phasing, if applicable):
   Spring/summer 2021

7. Do you have any plans for future additions, expansions, or further activity related to or connected with this proposal? If yes, explain:

No

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal:

Remedial Investigation and Feasibility Study Report, Mercer Island Shell Service Station, Puget Environmental 1/20/2020

PLIA Letter concurrence with RI/FS prepared by Puget Environmental 4/20/2020

Interim Remedial Action Workplan to be prepared by Aspect.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain:

No

10. List any government approvals or permits that will be needed for your proposal, if known:

Permit from City of Mercer Island

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

Remove and replace fuel system and canopy. Perform an independent interim remedial action to excavate petroleum impacted soil which may include dewatering activities and treatment of impacted water. Estimate of contaminated soil is approximately 1,500 cubic yards.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

7833 SE 28th St. Mercer Island, WA 98040 Parcel # 545230-0380

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (check one):

Flat ☐ Rolling ☐ Hilly ☐ Steep slopes ☐ Mountainous ☐ Other ☐

b. What is the steepest slope on the site (approximate percent slope)?

2% slope

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Silty Sand to Sandy Silt with Gravel

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

2,000 square feet, reuse of existing soil if reuse criteria is met and imported pea gravel. Imported fill TBD for remedial excavation.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

No

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

No change

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

N/A

2. Air

a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, and industrial wood smoke) during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

3. Water

a. Surface:

i. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

No

ii. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No

iii. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

N/A

iv. Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No

v. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No

vi. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No

b. Ground

i. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well? Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

Dewatering may be required during excavation. Dewatering will likely make use of a temporary sump at the bottom of the excavation.

Water from dewatering operations will be stored in temporary tanks and treated as required.

ii. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, [containing the following chemicals…]; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

N/A

c. Water runoff (including stormwater):

i. Describe the source of runoff (including stormwater) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

NO

ii. Could waste materials enter ground or surface waters? If so, generally describe.

No

d. Proposed measures to reduce or control surface, ground, runoff water, and drainage pattern impacts, if any:

Included in Stormwater Pollution and Protection Plan

4. Plants

a. Check types of vegetation found on the site

☐ Deciduous tree: Alder, Maple, Aspen, other

☐ Evergreen tree: Fir, Cedar, Pine, other

■ Shrubs

☐ Grass

- ☐ Pasture
- ☐ Crop or grain
- ☐ Wet soil plants: Cattail, buttercup, bulrush, skunk cabbage, other
- ☐ Water plants: Water lily, eelgrass, milfoil, other
- ☐ Other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

None

c. List threatened or endangered species known to be on or near the site.

N/A

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

None

e. List all noxious weeds and invasive species known to be on or near the site.

None

5. Animals

a. State any birds and animals which have been observed on or near the site or are known to be on or near the site. Examples include:

Birds: hawk, heron, eagle, songbirds, other:
Mammals: deer, bear, elk, beaver, other:
Fish: bass, salmon, trout, herring, shellfish, other:

Birds have been observed

b. List any threatened or endangered species known to be on or near the site.

N/A

c. Is the site part of a migration route? If so, explain.

No

d. Proposed measure to preserve or enhance wildlife, if any:

N/A

e. List any invasive animal species known to be on or near the site.

None

6. Energy and natural resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

N/A

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

N/A

7. Environmental health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe.

Environmental health hazards exist in soil and groundwater from petroleum hydrocarbons and gasoline additives. Risk of fire, explosion,or spills are considered very low.

i. Describe any known or possible contamination at the site from present or past uses.

Gasoline-diesel-and oil-range petroleum hydrocarbons from service station activities.

ii. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

Current underground gasoline and diesel storage tanks to be removed following UST decommissioning guidelines. All utilities will be located and protected or removed and replaced as necessary.

iii. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

Diesel fuel for construction equipment to be serviced daily

iv. Describe special emergency services that might be required.

None anticipated

v. Proposed measures to reduce or control environmental health hazards, if any:

Cover any temporary soil stockpiles following the Stormwater Pollution and Protection Plan to contain any stormwater.

Dust control as required.State regulations regarding safety and the handling of hazardous material would be enforced during the construction process.

b. Noise

i. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Sources of noise would be from traffic and the noise produced from equipment and trucks during the construction

ii. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Excavator operation and dump trucks. Work hours to be in line with permit requiremments

iii. Proposed measures to reduce or control noise impacts, if any:

None proposed. Shut down equipment when not in use.

8. Land and shoreline use

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

Gas station and repair shop. Will not affect adjacent properties.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

NO

c. Describe any structures on the site.

Office with repair shop and fueling canopy.

d. Will any structures be demolished? If so, what?

Existing fuel canopy

e. What is the current zoning classification of the site?

Commercial City of Mercer Island.

f. What is the current comprehensive plan designation of the site?

High intensity

g. If applicable, what is the current shoreline master program designation of the site?

N/A

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

No

i. Approximately how many people would reside or work in the completed project?

Six employees

j. Approximately how many people would the completed project displace?

None

k. Proposed measures to avoid or reduce displacement impacts, if any:

N/A

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

N/A

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

None

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None.

c. Proposed measures to reduce or control housing impacts, if any:

None.

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas? What is the principal exterior material(s) proposed?

Fuel canopy with brand facia 18-feet in hieght

b. What views in the immediate vicinity would be altered or obstructed?

None.

c. Proposed measures to reduce or control aesthetics impacts, if any:

N/A

11. Light and glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

None

b. Could light or glare from the finished project be a safety hazard or interfere with views?

No

c. What existing off-site sources of light or glare may affect your proposal?

None.

d. Proposed measures to reduce or control light and glare impacts, if any:

N/A

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?

Boating, biking, and walking trails.

b. Would the proposed project displace any existing recreational uses? If so, describe.

No.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

N/A

13. Historic and cultural preservation

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

No.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

No.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

N/A

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

N/A

14. Transportation

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

SE 28th Street is the serving street on the corner of SE 28th St. and 80th Ave SE, Mercer Island, WA

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

No public transportation will be affected.

c. How many additional parking spaces would the completed project or nonproject proposal have? How many would the project or proposal eliminate?

None.

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

No.

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No.

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?

N/A

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No.

h. Proposed measures to reduce or control transportation impacts, if any:

N/A

15. Public services

a. Would the project result in an increased need for public services (for example; fire protection, police protection, health care, schools, other)? If so, generally describe.

No.

b. Proposed measures to reduce or control direct impacts on public services, if any.

16. Utilities

a. Check utilities currently available at the site:

Electricity ■	Natural Gas ☐	Water ■	Refuse Service ■
Telephone ■	Sanitary sewer ■	Septic system ☐	Other ☐

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

None.

C. SIGNATURE

I certify (or declare) under penalty of perjury under the laws of the State of Washington that the answers to the attached SEPA Checklist are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: Robert Hanford Digitally signed by Robert Hanford Date: 2021.03.05 14:07:28 -08'00'

Date Submitted: 3/5/2021

SEPA RULES

SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(do not use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; productions, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Proposed measures to protect such resources or to avoid or reduce impacts are:

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

[Statutory Authority: RCW 43.21C.110. WSR 16-13-012 (Order 15-09), § 197-11-960, filed 6/2/16, effective 7/3/16. Statutory Authority: RCW 43.21C.110 and 43.21C.100 [43.21C.170]. WSR 14-09-026 (Order 13-01), § 197-11-960, filed 4/9/14, effective 5/10/14. Statutory Authority: RCW 43.21C.110. WSR 13-02-065 (Order 12-01), § 197-11-960, filed 12/28/12, effective 1/28/13; WSR 84-05-020 (Order DE 83-39), § 197-11-960, filed 2/10/84, effective 4/4/84.]

CITY OF MERCER ISLAND

COMMUNITY PLANNING & DEVELOPMENT
9611 SE 36TH STREET | MERCER ISLAND, WA 98040
PHONE: 206.275.7605 |www.mercerisland.gov

MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS)

NOTICE IS HEREBY GIVEN for the application described below:

Application Nos.:	SEP20-025
Description of proposal:	A request for Design Commission Design Review and SEPA review to upgrade an existing convenience store, add 580 sq ft of sales area, replace the existing fuel canopy and fuel system. The project includes removal of leaking underground fuel tanks and removal of contaminated soil.
Proponent:	Brad Kaul (Kaul Design Architecture)
Location of proposal:	7833 SE 28th St / Mercer Island WA 98040 Identified by King County Assessor tax parcel number: 545230-0380
Lead agency:	**City of Mercer Island**

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of all the project documents. Please follow this file path to access the associated documents for this project: https://mieplan.mercergov.org/public/DSR20-010/SEP20-025

_____ There is no comment period for this DNS.

X This MDNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.

_____ This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below.

Responsible Official: Lauren Anderson, Planner
City of Mercer Island
9611 SE 36th Street
Mercer Island, WA 98040
Email: lauren.anderson@mercerisland.gov

Date: 9/27/2021 Signature: Lauren Anderson

APPEAL INFORMATION

This decision to issue a Mitigated Determination of Non-significance (MDNS) rather than to require an EIS may be appealed pursuant to Section 19.21.200 of the Mercer Island Unified Land Development Code, Environmental procedures.

Any party of record may appeal this determination to the City Clerk at 9611 SE 36th Street Mercer Island, WA 98040 no later than **5:00 PM on Monday, October 11, 2021** by filing a timely and complete appeal application and paying the appeal fee. You should be prepared to make specific factual objections. Contact the City Clerk to read or ask about the procedures for SEPA appeals. To reverse, modify, or remand this decision, the appeal hearing body must find that there has been substantial error, the proceedings were materially affected by irregularities in procedure, the decision was unsupported by material and substantial evidence in view of the entire record, or the decision is in conflict with the city's

X applicable decision criteria.

_____ There is no agency appeal.

MITIGATION CONDITIONS

The following conditions are required pursuant to RCW 43.21C.060 and WAC 197-11-350 to mitigate probable and unavoidable impacts identified for this proposal. All conditions of mitigation must be completed prior to building permit final approval.

1. This determination is conditioned on the Applicant's keeping the City apprised of and regularly reporting to the City on the Applicant's environmental compliance efforts with the State Pollution Liability Insurance Agency (PLIA) and/or Washington Department of Ecology. This reporting shall include updates on specific actions the Applicant has taken and plans to implement to achieve such compliance as set forth in: PLIA's opinion letter dated April 20, 2020; the Mercer Island Shell Interim Action Cleanup Plan dated March 19, 2021; and representations in the letter from the Applicant's consultant, Aspect Consulting, to the City, dated June 22, 2021. Applicant shall make such reports to the City at least once quarterly, which shall include the results of all monitoring done in conjunction with the project to evaluate environmental effects, including those related to soil and/or groundwater contamination.

Arborist Report

~ Tree Inventory & Protection Zones ~

Client
Brad Kaul
Kaul Design Architecture PLLC
1733 Ferndale Ave S
Renton, WA 98058
206-200-0015

Arborist
Craig Bachmann
Lead Arborist & Manager
Tree133 LLC
Certified Arborist # RM-7652AT
ISA Qualified Tree Risk Assessor
206-475-1924 (direct)
craig@tree133.com

October 20, 2020

To Whom it May Concern:

Tree133 LLC was hired to perform a pre-construction tree inventory and recommend appropriate tree protection for street trees adjacent to the Mercer Island Shell Station, 7833 SE 28th St. The site visit for this project was completed on October 12, 2020.

The following report describes my findings, conclusions and recommendations.

Please review Limitations & Assumptions at the end of this report.

Scope of Work

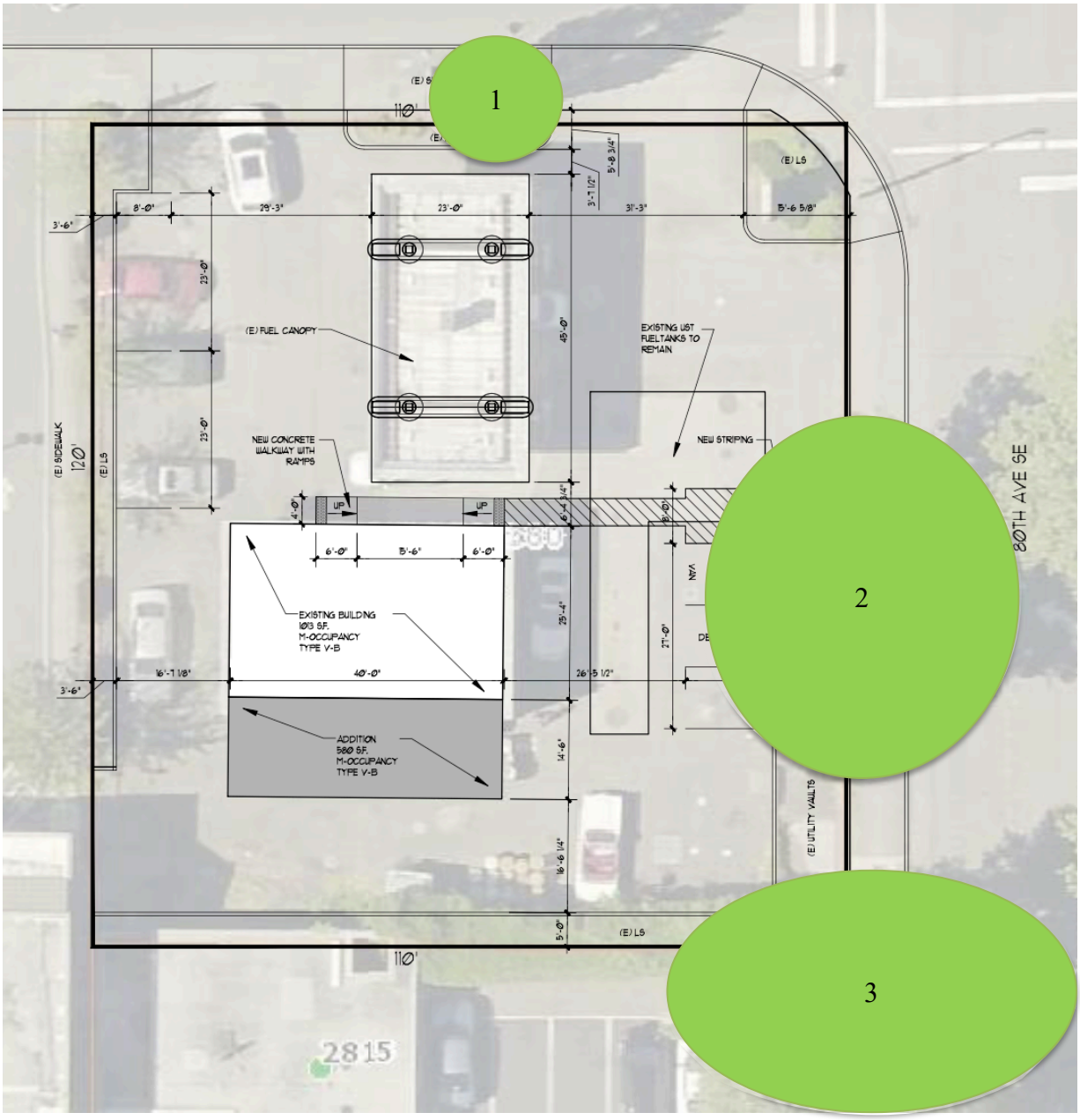
During the site visit, I compiled relevant data for the tree inventory including species, trunk diameter and canopy area. Based on my visual assessment and data collection, I have prepared recommendations for each tree regarding tree projection during construction, including definition of an appropriate tree protection zone (TPZ). These recommendations are described below.

Tree(s) included in this project were measured using industry-standard guidelines. Single-stem trees were measured at 4.5 feet above grade (referred to as dsh, diameter at standard height). Trees with unions or swelling that interferes with the measurement were measured at the narrowest point below 4.5 feet. Multi-stem trees were measured using the "square root of the sum of the squares" method. Please note; diameter measurements for some trees are estimated due to access limitations. All tree heights are approximations.

Site Description & Map

The site at 7833 SE 28th St is a commercial property developed as a gas station. The terrain is flat with impermeable surfaces, concrete/asphalt paving and roofing, covering the vast majority of the property. Each street tree is surrounded by a planting bed with concrete curbing.

The image below identifies the approximate location of all trees inspected for this project.



Findings & Recommendations

The following provides a summary of my findings and recommendations for each tree. Tree numbers reference the attached site map (above).

Tree 1: Red maple *(Acer rubrum)*
10.4" dsh, 42 ft height, canopy spread 10x10 ft

This street tree is located at the north end of the property along SE 28th St, near the canopy structure. Overall, the tree is in fair condition with visible mechanical damage along with minor canopy dieback on the west aspect of the trunk.

Based on species, size and condition, the recommended tree protection zone (TPZ) radius for this tree is 8x trunk diameter (ie. 83" or approx. 7 ft). As described by Brad Kaul, project architect, the client anticipates excavation will extend to the property line adjacent to/including this tree. If significant excavation (greater than 15% of protected area) is required within the TPZ, proactive removal and replacement is recommended due to anticipated severe impacts to health and/or stability.

Considering all input received, it appears that tree removal and replacement will be necessary. Therefore, site plans should include appropriate space for appropriate replacement as directed by the City of Mercer Island.

If the tree will be retained, tree protection fencing should be installed in accordance with City of Mercer Island guidelines. Please note the defined tree protection zone includes paved areas on the site, and they should be fenced appropriately. Excavation within the tree's dripline area will require supervision by a Qualified Arborist, per city code.

See References section below for tree images and details on required tree protection.

Tree 2: American sycamore *(Platanus occidentalis)*
17.8" dsh, 46 ft height, canopy spread 45x39 ft

This street tree is located at the east edge of the property, along 80th Ave SE. The tree appears to be in excellent condition with no visible defects.

Based on species, size and condition, the recommended TPZ radius for this tree is 8x trunk diameter (ie. 142" or approx 12 ft). Similar to Tree 1 (above), the client anticipates excavation will extend to the property line adjacent to/including Tree 2. Several access points for underground fuel infrastructure are located approximately 9 ft northwest of the trunk. We understand these structures will be removed and replaced during the project.

If significant excavation (greater than 15% of protected area) is required within the TPZ, proactive removal and replacement is recommended due to anticipated severe impacts to health and/or stability.

Considering the input received, it appears that removal and replacement will be necessary for this tree. Therefore, site plans should include appropriate space for appropriate replacement as directed by the City of Mercer Island.

If the tree will be retained, tree protection fencing should be installed in accordance with City of Mercer Island guidelines, including paved areas. Excavation within the tree's dripline area will require supervision by a Qualified Arborist.

Tree 3: American sycamore *(Platanus occidentalis)*
27.0" dsh, 55 ft height, canopy spread 63x51 ft

This street tree along 80th Ave SE overhangs the southeast corner of property. The tree appears to be in excellent condition with no visible defects. The trunk is located approximately 15 feet from the property corner.

Based on species, size and condition, the recommended TPZ radius for this tree is 8x diameter (ie. 216" or approx 18 ft). Due to the limited canopy overhang, it is recommended to establish the TPZ at the property boundary.

Based on available information, and the understanding that excavation is limited to within the property boundary, no significant impact to health or stability are anticipated for this tree.

Tree protection fencing should be installed in accordance with City of Mercer Island guidelines. Excavation within the tree's dripline area will require supervision by a Qualified Arborist.

References

The following images show designated trees and recommended tree protection zones.

Tree 1- North View

Tree 1 - Recommended Protection Zone (East View)

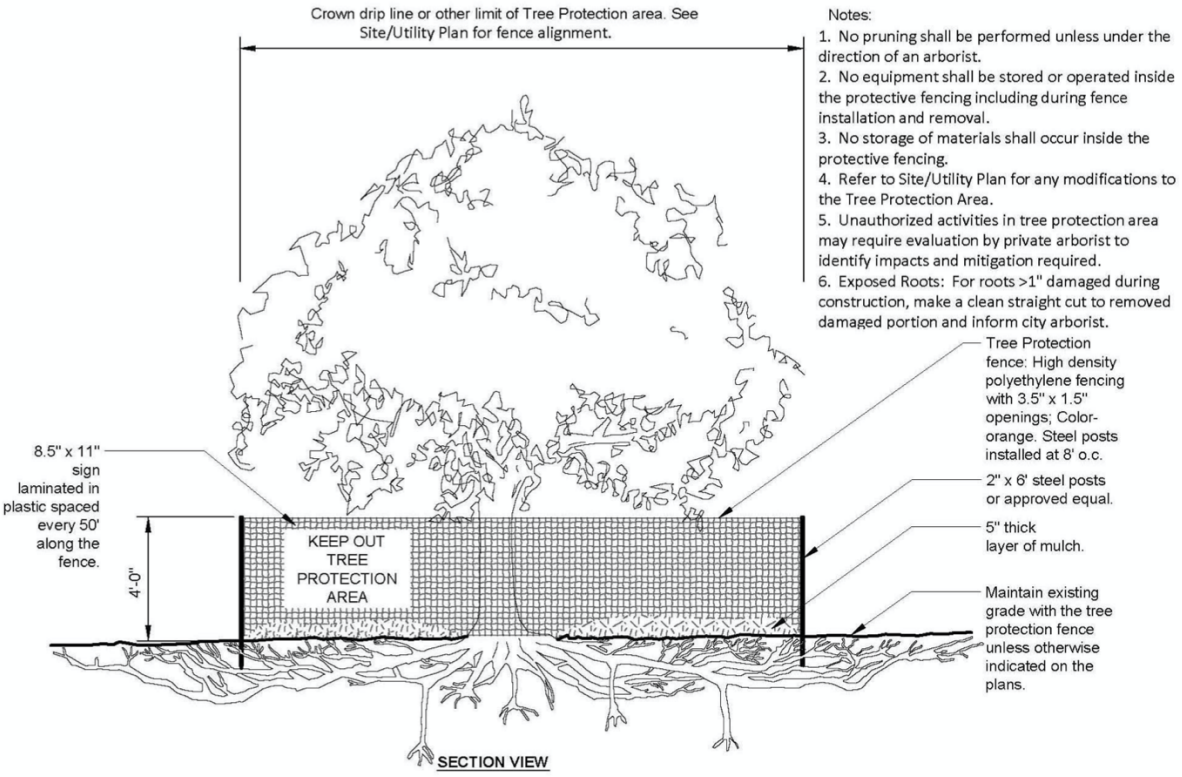
Tree 2 - West View

Tree 2 - Recommended Protection Zone
(North View)

Tree 3 - Northeast View	*Tree 3 - Recommended Protection Zone (Northeast View)*
	

Detail of tree protection required by the City of Mercer Island

Source: https://www.mercerisland.gov/sites/default/files/fileattachments/community_planning_amp_development/page/21988/treeprotectionfencingdetail.pdf



Assumptions & Limitations

1. Consultant has agreed to undertake Services on the subject Site. Consultant assumes that the Client owns or is the agent for the owner of the Site and that the legal description of the site provided by the Client is accurate. Consultant assumes that Client has granted license for Site access for the limited purpose of providing Services.
2. Consultant assumes that the Site and its use do not violate and is in compliance with all applicable codes, ordinances, statutes or regulations.
3. The Client is responsible for making all relevant records and related information available to the Consultant in a timely manner and for the accuracy and completeness of that information. Consultant may also obtain information from other sources that it considers reliable. Nonetheless, Client is responsible for the accuracy and completeness of that additional information and Consultant assumes no obligation for the accuracy and completeness of that additional information.
4. Consultant may provide report or recommendations based on published municipal regulations. The Consultant assumes that the municipal regulations published on the date of the report/recommendation are current and assumes no obligation related to unpublished city regulation information.
5. Any reports and the analysis and recommendations included represent the opinion of Consultant. Our fee is in no way contingent upon any specified result or occurrence of a subsequent event, nor upon any finding to be reported.
6. Consultant assessments are made in conformity with acceptable evaluation, diagnostic and reporting techniques and procedures as recommended by the International Society of Arboriculture.
7. All Services and reports consider only known targets and visible/accessible tree conditions without dissection, excavation, probing, climbing or coring. Measurements are subject to typical margins of error, considering the oval or asymmetrical cross-section of most trunks and canopies.
8. All observations and conclusions reflect the condition of the tree(s) and Site at the time of inspection, based on observable factors at the day and time of inspection. The timeframe for risk categorization should not be considered a guarantee period for the tree or level of risk. Only those tree(s) specified in the scope of work were assessed. Please keep in mind; any tree, whether it has visible weaknesses or not, will fail if the forces applied exceed the strength of the tree of its parts.
9. Tree(s) included in this project are evaluated as though under responsible ownership and competent management.
10. Consultant shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services.
11. Any documentation/reporting resulting from this project shall be used for intended purposes only and by the parties to whom they are addressed. Possession of this report does not include the right of publication. Loss or alteration of any part of this report invalidates the entire report.
12. Neither all or any part of the contents of resulting documentation/reporting, nor copy thereof, shall be conveyed by anyone, including the client, to the public through advertising, public relations, news, sales, or other media, without prior expressed written consent of Consultant.

13. Sketches, diagrams, graphs and images in this report are intended as visual aids. They are not necessarily to scale and should be not construed as engineering or architectural reports or surveys.
14. Consultant reserves the right to amend conclusions or recommendations if additional relevant information is made available.
15. Consultant makes no warranty or guarantee, express or implied, that problems or deficiencies of the tree(s) or Site in question may not arise in the future. Any report is based on the opinions of the authoring arborist and does not provide guarantees regarding the future performance, health, vitality, structural stability or safety of the tree(s) described or assessed. Neither the arborist nor Tree133 LLC has assumed any responsibility for liability associated with the trees on or adjacent to this project Site, their future demise and/or any damage which may result therefrom. Changes to an established tree's environment can cause decline, death and/or structural failure.

END OF REPORT

October 15, 2020

Bradley Kaul
Kaul Design Architecture, PLLC
1733 Ferndale Avenue SE
Renton, WA 98058

Subject – Shell Convenience Store Addition Trip Generation

The intent of this memo is to provide the City of Mercer Island with a trip generation summary and traffic information as it relates to the proposed Shell Convenience Store Addition development.

PROJECT DESCRIPTION

An existing 8-fueling position Shell station proposes for an addition to their 1,013 square foot convenience market. The subject site is located within the city of Mercer Island with a site address of 7833 SE 28th Street. The proposed addition is to be constructed at the south end of the building occupying an additional 580 square feet and is intended to expand area for storage and additional purchase selections for on-site customers. A proposed site plan is illustrated on the following page.

TRIP GENERATION

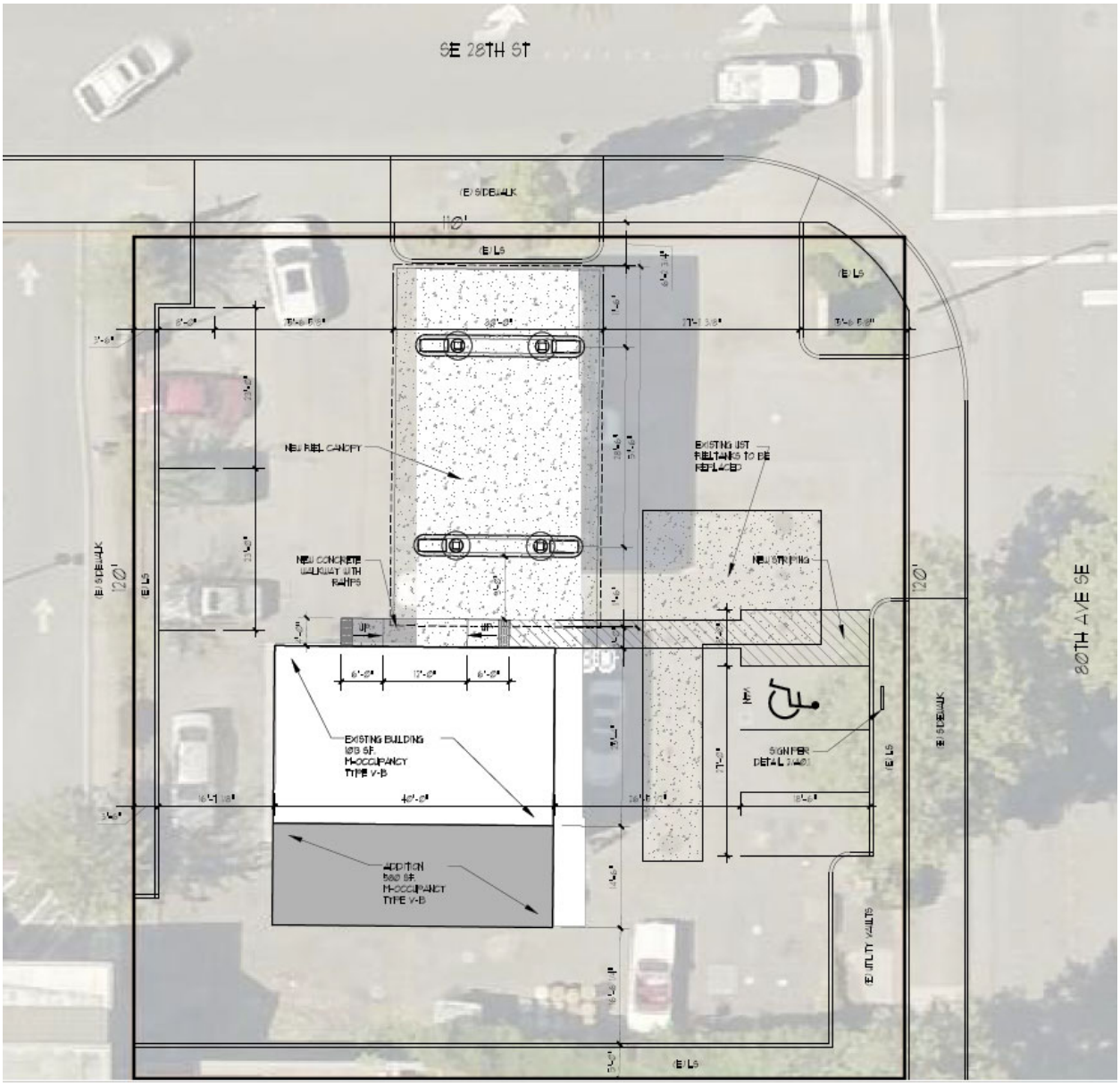
Trip generation is defined as the number of vehicle movements that enter or exit a respective project site during a designated time period such as the PM peak hour or an entire day. As the subject gas station is a preexisting establishment, this assessment focuses only on the net increase in estimated activity as a result of the proposed development.

The primary attraction and trip-generating determinant for gas stations is the ability for drivers to fuel their motor vehicles. As such, the common practice for trip forecasting is to use fueling positions as the independent variable. Other on-site amenities may augment a customer's trip such as a convenience market or car wash, which are generally considered as a secondary, or non-primary activity. As the proposal is not increasing the fueling capacity (i.e., additional fueling positions), trip generation to and from the existing site is anticipated to remain similar to current operations. The ancillary convenience market will enhance experience for customers already captured on-site with more purchase options, not necessarily translating into new trips.

Exhibit 8

2214 Tacoma Road Puyallup WA 98371 (253) 770 1401 Fax (253) 770 1473 heathtraffic.com

Figure 1 – Site Plan



TRAFFIC IMPACT FEE MITIGATION

Consistent with the City of Mercer Island's Commercial Fee Schedule, transportation impact fees are assessed for gas stations per new fuel pump. As no new pumps are proposed, no impact fees would be calculated. Furthermore, the fee schedule states that retail uses are exempt from transportation impact fee payment.

2214 Tacoma Road Puyallup WA 98371 (253) 770 1401 Fax (253) 770 1473 heathtraffic.com

CONCLUSION

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

The primary trip generating factor for gas stations is the ability and available capacity for drivers to fuel their motor vehicles. With no additional fueling positions proposed, vehicular activity is anticipated to remain unchanged to and from the site. The increased convenience market is an auxiliary use for customers already captured on-site and is not anticipated to result in new trips but rather enhance on-site operations for drivers fueling their vehicle. The City of Mercer Island's fee schedule exempts retail use from transportation impact fees.

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

Aaron Van Aken, P.E.

2214 Tacoma Road Puyallup WA 98371 (253) 770 1401 Fax (253) 770 1473 heathtraffic.com

Shell gas station Design Commission- work session:

5/13/2021 6pm

Applicant Summary

1. Trees:
    a. removal permit will be a part of DC approval at future Hearing: excavation will require tree removal with tree replacement (remove 2 and replace with 2);
        i. We have worked with the City arborist to provide proper tree re-planting. See the submitted tree replanting plan with the Silva Cell Technology.
2. Need to research contamination
    a. Proposing soldier pile wall – will excavate and collect soil samples; clean up soil & site; contracting with Aspect to look into contamination; there may be a environmental covenant under the street;
        i. OK, thank you.
        ii. The SEPA review with the City has been completed, resulting in a Mitigated Determination of Non Significance (MDNS) for the proposed interim cleanup action. The final remedy (covenants or other actions) for the Site will be dependent on the results of confirmation soil and groundwater sampling following the interim cleanup action.
3. Signage:
    a. Proposing new sign above the entrance doors. Need to see proposed wall signage.
        i. No signage proposed. The client does not intend on adding signage at the front door.
    b. No sign is allowed on the Western façade.
        i. Sign removed
    c. Lighting: red internal LED illuminated light string along the entire canopy except facing the building
        i. Correct. That is what is provided.
4. Parking:
    a. 4.8 stalls required per code
    b. 6 total proposed with 2 EV charging stations
    c. Want to designate 1 as EV only and the other EV as open to all vehicles to satisfy the 4.8 (5) stall requirement
        i. Correct, that what is proposed.
5. Façade:
    a. West façade revision: proposed glazing/windows 19 feet
        i. There is an existing window that we were going to remove. However, we will replace this window with a new energy efficient storefront window to match the existing windows. This will satisfy the requirements. See updated elevation.
    b. South façade – blank wall; screening to the south and cedar fence
        i. The updated site plan shows the added landscaping and cedar fence screening as suggested by the design review committee.
    c. North: entrance door
        i. Want to see the interior layout to see why the door location was chosen

1. See attached interior plan.

d. East: window location – by the bathroom & prep area
   i. Façade modulates by ~10 inches
      1. We have no problem keeping or removing these windows. We placed them to meet the letter of the code for blank walls. We do have modulation of 10" so we would prefer to remove those windows as they are odd and not practical. We have removed them from the current exterior elevations.

6. Screening:
   a. Landscaping SE side by EV stations
      i. Landscaping provided on SE side of the EV stations
   b. Cedar wood fence: mechanical equipment
      i. The cedar wood fence has been added to the recent submittal to screen the mechanical equipment
   c. Truck staging: side by QFC
      i. Added landscaping is provided the length of the west side of the property along with cedar fence from the building to the south property line. A gate is provided to allow a truck to pull into the cedar fence screened area for staging and material drop offs.
   d. Coolers & compressors: ground by the southside
      i. The cedar fence provided will screen those areas
7. Materials:
   a. Present materials: photos or in-person
      i. We have the materials ready to be dropped off at the city. We have built a mockup panel that has the materials.
   b. View materials in the lobby
      i. Let us know when we can drop off the material panel. It is 30" wide and 8' tall. Pretty heavy.
8. Color:
   a. PNW color
   b. Need to see photos and colors in person
      i. The material mock-up will show colors
   c. Need photos of recent projects they've done
9. Suggest matching the building to the canopy:
   a. Efface/fascia
      i. Not sure what this comment was concerning. Below are elements we will provide to make the building canopy blend together in more unity and harmony
   b. Wrap columns with stone to match building?
      i. Yes, we will wrap the canopy columns with stone.
   c. Match grey to building
      i. The mockup provides the grey color from the canopy to the stucco/eifs of the building. Tying those elements together as suggested by the committee.


Item (1)
D3
FED FROM: B1
240/120V
90
Exhibit 10


Item (1)
91


Item (1)
92


Item (1)
93

CITY OF MERCER ISLAND

COMMUNITY PLANNING & DEVELOPMENT
9611 SE 36TH STREET | MERCER ISLAND, WA 98040
PHONE: 206.275.7605 | www.mercerisland.gov

PUBLIC NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City of Mercer Island Design Commission will hold a public hearing at 6:00pm on November 2, 2022 for the design review application described below:

File No: DSR21-012

Permit Type: Type IV

Description: A request for Design Commission Design Review to renovate an existing convenience store, add 580 sq ft of sales area to the convenience store, and replace the existing fuel canopy and fuel system. The project includes removal and replacement of leaking underground fuel tanks and removal and replacement of contaminated soil. The proposed project has been designed to serve as an independent remedial action under Model Toxics Control Act (MTCA) and will follow the guidance as laid out in the State of Washington Pollution Liability insurance Agency's (PLIA) opinion letter dated April 20, 2020.

Applicant" Brad Kaul (Kaul Design Architecture, PLLC) / Matt Randish

Location of Property: 7833 SE 28th St, Mercer Island, WA 98040, identified by King County Assessor tax parcel number 5452300380

SEPA Compliance: A SEPA Mitigated Determination of Nonsignifigance was issued for the proposed development on September 27, 2021.

Project Documents: Please follow this file path to access the associated documents for this project: https://mieplan.mercergov.org/public/DSR21-012
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 November 2, 2022 at 6:00pm.

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 Administrative Coordinator/Deputy City Clerk at 206-275-7791 or email at deb.estrada@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.

Exhibit 11

Public Comment by Video: Notify the Administrative Coordinator/Deputy City Clerk 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 ryan.harriman@mercerisland.gov.

To attend the hearing, 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 Meeting ID 868 5272 2624 and Passcode 249365 when prompted.
Press *6 to mute and unmute.

OR

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

1. Click this Link https://us02web.zoom.us/j/86852722624?pwd=NXJiekQ2MXdqU3h3UmhxdkoyUi9LZz09
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 868 5272 2624
4. Enter Passcode 249365

The Design Commission meeting will be held in a hybrid format using Zoom, and the public will have the opportunity to comment during the public hearing in-person at the Mercer Island Community and Event Center or by calling in or logging onto the meeting as a Zoom attendee. City Staff will also accept written comments until such time that the public hearing is adjourned. The hybrid meeting is scheduled to begin at 6pm.

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 in Chapter 19.11 MICC –Town Center Development and Design Standards.

Other Associated Permits:

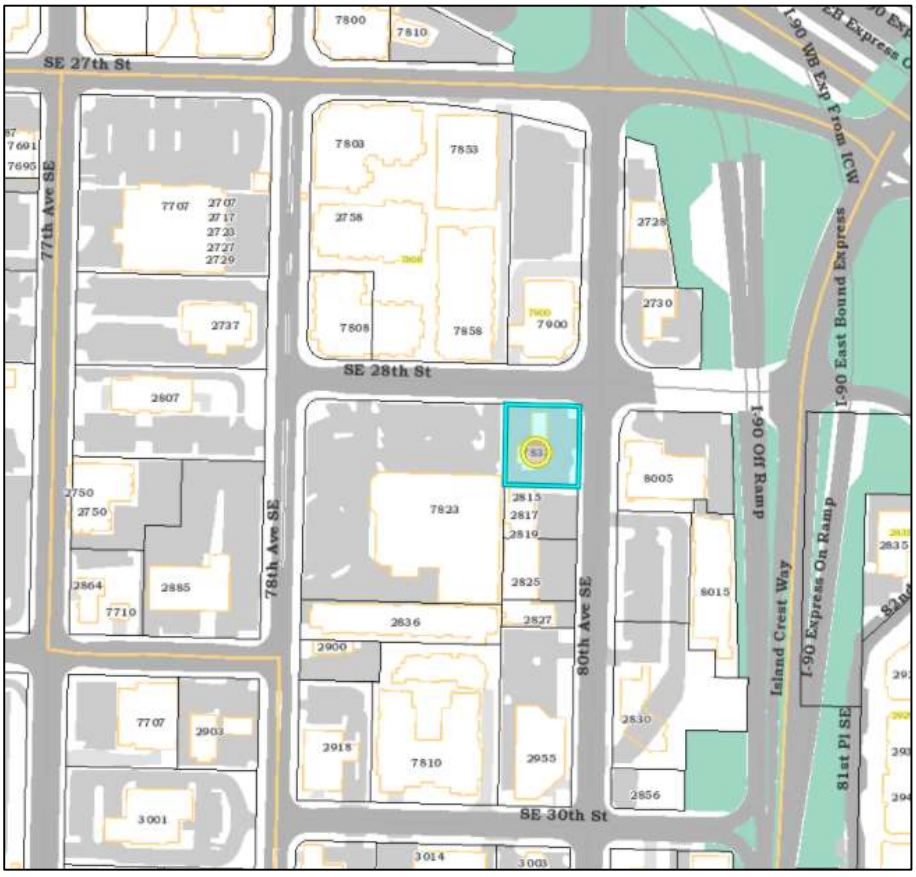
SEP20-025, 2108-245 site development and shoring permit, and future building permits are anticipated.

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

Project Contact:
Ryan Harriman, EMPA, AICP – Planning Manager
Community Planning & Development
City of Mercer Island
9611 SE 36th Street
Mercer Island, WA 98040
(206) 275-7717
ryan.harriman@mercerisland.gov

Pursuant to MICC 19.15.100(C)(5) only those persons who submit written comments or testify at the open record hearing will be parties of record; and only parties of record will receive a notice of the decision and have the right to appeal.

VICINITY MAP



DESIGN COMMISSION

MEETING MINUTES

Thursday May 12, 2022

CALL TO ORDER
Vice Chair Anthony Perez called the virtual meeting to order at 6:12 PM from a remote location.

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

STAFF PRESENT
Alison Van Gorp, Deputy Director and Molly McGuire, Planner were present.

SPECIAL BUSINESS
(1) Amend Bylaws Pertaining to Meeting Schedule
Deputy Director Alison Van Gorp gave a short presentation.

> It was moved by Lategan and seconded by Granbois to amend the meeting schedule in the Design Commission Bylaws as presented.
> Passed 4-0

APPEARANCES
There were no public appearances.

STUDY SESSION
(1) DSR22-001 - Pagliacci Pizza Addition
Molly McGuire, planner, gave a brief presentation. The project applicant, Richard Floisand provided an overview of the proposed project. The Design Commission asked questions of staff and the applicant and discussed details of the proposed project.

PUBLIC HEARING
(2) DSR22-001 - Pagliacci Pizza Addition

There were no speakers on this item

The public hearing was opened at 6:37pm and closed at 6:37pm

REGULAR BUSINESS
(4) DSR22-001 - Pagliacci Pizza Addition
The Design Commission reviewed and deliberated on the proposed project.

It was moved by Lategan and seconded by Granbois to grant Richard Floisand of Floisand Studio and Pagliacci Pizza design approval for the construction of an addition to the existing building located at 3077 78th Avenue SE, as shown in Exhibit 1, subject to the following conditions.

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.

Passed 4-0

(3) Approval of Minutes of the December 7, 2021 Design Commission meeting
Review and approval of the December 7, 2021 Minutes.

It was moved by Granbois; seconded by Lategan to:
Approve the December 7, 2021, Minutes.
Passed 4-0

OTHER BUSINESS
Alison Van Gorp, Deputy Director, thanked Chair Colin Brandt for his service on the Design Commission. She also gave a brief update on CPD staffing/recruitment and on upcoming Design Commission business.

PLANNED ABSENCES FOR FUTURE MEETINGS
There were no planned absences.

ANNOUNCEMENTS AND COMMUNICATIONS
There were no announcements & communications

ADJOURNMENT
The meeting was adjourned at 6:47 PM

CITY OF MERCER ISLAND

COMMUNITY PLANNING & DEVELOPMENT
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PHONE: 206.275.7605 | www.mercergov.org

STAFF REPORT

DESIGN COMMISSION FINDINGS OF FACT AND CONCLUSIONS OF LAW

Project No.:	DSR21-012
Description:	A request for design review approval to renovate an existing gas station in the Town Center.
Applicant / Owner:	Brad Kaul (Kaul Design Architecture, PLLC) / Matt Randish
Site Address:	7833 SE 28th Street, Mercer Island, WA 98040, identified by King County Assessor's tax parcel number 5452300380.
Zoning District	Town Center (TC)
Staff Contact:	Ryan Harriman, EMPA, AICP – Planning Manager
Exhibits:	1. Development Application, received on October 6, 2021 2. Notice of Application, dated January 24, 2022 3. Plan Set, received on December 21, 2021 4. Project Narrative, received on December 21, 2021 5. SEPA Checklist, dated March 5, 2021 (See SUB2 for SEP20-025) 6. Mitigated Determination of Nonsignificance, issued by the City of Mercer Island on September 27, 2021 7. Arborist Report prepared by Tree133 LLC, dated October 20, 2020 8. Transportation and Civil Engineering Trip Generation Report prepared by Heath and Associated, Inc, dated October 15, 2020 9. Study Session Feedback and Applicant Response 10. Building Materials 11. DSR21-012 Notice of Public Hearing

Terms used in this staff report:

Term	Refers to, unless otherwise specified:
Applicant	Matt Randish
Proposed development	Shell Station Renovation, DSR21-012
Subject property	The site where development is located as defined in this staff report
City	City of Mercer Island

MICC	Mercer Island City Code.
Code Official	Community and Planning Development Director city of Mercer Island or a duly authorized designee

INTRODUCTION

I. Project Description

The Applicant applied for Design Commission Design Review for a proposed renovation to the Shell gas station in the Town Center. The renovations will include a 580 square foot addition to the existing convenience store, replacement of the existing fuel pumps and associated canopy, and reconfiguration of the site's parking. The gas station's fuel tanks are also proposed to be replaced, with associated site restoration, as a part of this project. New signs are proposed to be installed on the convenience store building and on the replacement canopy. The proposed development does not meet the definition of major new construction and most of the design elements in Chapter 19.11 MICC are not applicable.

The proposed development has been designed to serve as an independent remedial action under Model Toxics Control Act (MTCA) and will follow the guidance as laid out in the State of Washington Pollution Liability insurance Agency's (PLIA) opinion letter dated April 20, 2020.

The Applicant received Design Commission feedback and guidance at a study session, held May 13, 2021. The guidance has been incorporated into the design as shown in the revised plan set.

II. Site Description and Context

The subject property is located at 7833 SE 28th Street and is currently developed with a gas station. The subject property contains a convenience store and a canopy covering eight fuel pumps, plus associated surface parking. The subject property is bordered by a grocery store to the west, a mixed-use commercial and residential building across SE 28th Street to the northwest, and office buildings to south, across SE 28th Street to the north, and across 80th Avenue SE to the east.

FINDINGS OF FACT

III. Application Procedure

1. The application **(Exhibit 1)** for Design Commission Design Review approval was submitted on October 6, 2021.

2. A Notice of Application **(Exhibit 2)** was issued on January 24, 2022 and the 30-day comment period took place between January 24, 2022 and February 24, 2022.

3. No public comments were received during the public comment period.

4. A Notice of Public Hearing was issued on October 3, 2022 **(Exhibit 11)**.

5. MICC 19.15.030 established Design Commission Design Review as a Type IV land use review, for which the decision authority is the Design Commission.

6. A public hearing was held on November 2, 2022 with the Design Commission.

IV. State Environmental Policy Act

7. A Mitigated Determination of Nonsignificance **(Exhibit 6)** was issued by the City of Mercer Island on September 27, 2021. The SEPA threshold decision was based on the environmental checklist **(Exhibit 5)** and documentation contained in the case record.

V. Consistency With Design Standards

8. **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(C)(4)(a). Certain development and activities that do not require a permit are subject to design review as provided in MICC 19.15.220(C)(1)(c).

   Staff Finding: The proposed development does not meet the definition of major new construction and most of the design elements in Chapter 19.11 MICC are not applicable. As such, the proposal must undergo design review by the Design Commission.

9. **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 alterations to a site, where the alteration will result in a change to the site design that affects more than 50 percent of the development proposal site; and
   e. Any alterations to existing facades, where the building is identified by the city as an historic structure.

   Staff Finding: This proposed development is a modification to an existing building that will result in an increase to that building's gross floor area. The proposed development does not meet the definition of major new construction and most of the design elements in Chapter 19.11 MICC are not applicable. The proposal will require Design Commission review and approval under MICC 19.15.220(C)(1)(c)(i).

10. **MICC 19.15.220(C)(2)(a), Design Review Procedure, Study Session:** In addition to the pre-application meeting, an Applicant for a project that will require design review and approval by the Design Commission shall meet with the Design Commission in a study session to discuss project concepts before the plans are fully developed. At this session, which will be open to the public, the Applicant should provide information regarding its site, the intended mix of uses, and how it will fit into the focus area objectives. The Design Commission may provide feedback to be considered in the design of the project.

Staff Finding: The Applicant met with the Design Commission for a study session for this project on May 13, 2021. The Design Commission provided guidance at the study session that the Applicant incorporated into their proposal.

The Design Commission identified the following items for the Applicant to consider incorporating into the proposed development:

a. Trees:
    i. Removal permit will be a part of DC approval at future Hearing: excavation will require tree removal with tree replacement (remove 2 and replace with 2);
b. Need to research contamination
    i. Proposing soldier pile wall – will excavate and collect soil samples; clean up soil & site; contracting with Aspect to look into contamination; there may be an environmental covenant under the street;
c. Signage:
    i. Proposing new sign above the entrance doors. Need to see proposed wall signage.
    ii. No sign is allowed on the Western façade.
    iii. Lighting: red internal LED illuminated light string along the entire canopy except facing the building.
    iv. Color of the canopy are the typical yellow and white with two small pectin's on the canopy.
d. Parking:
    i. 4.8 stalls required per code
    ii. 6 total proposed with 2 EV charging stations
    iii. Want to designate 1 as EV only and the other EV as open to all vehicles to satisfy the 4.8 (5) stall requirement
e. Façade:
    i. West façade revision: proposed glazing/windows 19-feet
    ii. South façade – blank wall; screening to the south and cedar fence
    iii. North: entrance door
        1) Want to see the interior layout to see why the door location was chosen
    iv. East: window location – by the bathroom & prep area
        1) Façade modulates by ~10 inches
f. Screening:
    i. Landscaping SE side by EV stations
    ii. Cedar wood fence: mechanical equipment
    iii. Truck staging: side by QFC
    iv. Coolers & compressors: ground by the southside
g. Materials:
    i. Present materials: photos or in-person
    ii. View materials in the lobby
h. Color:
    i. PNW color
    ii. Need to see photos and colors in person
    iii. Need photos of recent projects they've done

i. Suggest matching the building to the canopy:
    i. Efface/fascia
    ii. Wrap columns with stone to match building?
    iii. Match grey to building

The Applicant incorporated the Design Commission's feedback and guidance into the design of the proposed development. See the plan set in **Exhibit 3**, the Applicant's response to each recommendation in **Exhibit 9**, and pictures of the building materials to be used in **Exhibit 10**.

11. **MICC 19.11.010 General.**
    D. Design Vision
        1. Development and design standards. The development and design standards that follow are intended to enhance the Town Center for pedestrians and develop a sense of place. To accomplish this vision, new or redevelopment is encouraged to orient buildings toward the public right-of-way with buildings brought forward to the sidewalk or landscaped edge; parking placed behind buildings and in less visible areas or underground; design structures with varied mass and scale, modulation of heights and wall planes; and pedestrian through-block connections that will break up very large or long blocks for improved pedestrian circulations from one side of the block through to the other side.

            Staff Finding: MICC 19.11.010(D)(1) encourages, but doesn't require the orientation of buildings toward the public right-of-way with buildings brought forward to the sidewalk or landscaped edge; parking placed behind buildings and in less visible areas or underground; design structures with varied mass and scale, modulation of heights and wall planes; and pedestrian through-block connections that will break up very large or long blocks for improved pedestrian circulations from one side of the block through to the other side. The proposed development is the remodel/expansion of the existing gas station store/repair area.

            Staff Finding: The proposed development is fairly minor in scope. The existing building is located up to the landscape edge along SE 28th Street. The existing parking areas will be reconfigured; however, the Applicant will provide more screening to the parking areas and will utilize electric charging stations for a couple parking stalls. the existing structures, except for the store, will be similar to the structures on the subject property. The Applicant is providing improved pedestrian access from the sidewalk to the existing building entrance. The proposed development is consistent with this design vision element.

        2. Function. The design of buildings, structures and streetscapes within the Town Center is intended to support a built environment that is convenient and accessible to pedestrians, motorists, bicycles and public transit users. Development should enhance the Town Center as a vibrant, healthy, mixed use downtown that serves as a the city's retail, business, social cultural and entertainment center and ensures the commercial and economic vitality of the area. New or redevelopment should increase the attractions

and pedestrian amenities that bring residents to the Town Center, including local shopping, services, offices, specialty retail, restaurants, residences, festivals, special events, and entertainment. Outdoor spaces should function as social settings for a variety of experiences, adding to the comfort of lift in Mercer Island, while maintaining a human scale and an ability for easy pedestrian circulation.

Staff Finding: The proposed development provides convenient and accessibility to pedestrians, motorists, bicycles and public transit users. Pedestrians will utilize the accessible pathway from the sidewalk to the front entrance, motorists will have easy access and the proposal includes electric charging stations. The proposed development is consistent with this design vision element.

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

   Staff Finding: The proposed development is an expansion, renovation, and clean-up of a permitted and an existing use. The site is compact and limited in size. The proposal provides pedestrian accessibility, and the store will have a canopy over the entrance. The street trees will be removed and replaced, and additional landscaping is included. The Applicant proposes to utilize a mix of materials such as an asphalt parking lot, stamped and stained concrete pedestrian walkway, concrete curbing and new landscaping to increase the visible appearance of the subject property. The proposed development is consistent with this design vision element.

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

   Staff Finding: The proposed development is retail and at street level, offering accessibility to pedestrians and motorists. The existing buildings and site arrangements are not changing dramatically from what already exists on the subject property. The Applicant is increasing the pedestrian access to the store, rearranged the parking, and

increased the landscaping. The proposed development is consistent with this design vision element.

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

Staff Finding: The proposed development is an addition and remodel of an existing gas station. The existing building is remaining in its current location, the canopy over the gas pumps is being replace and upgraded to current market standards, the parking and pedestrian access is being modified, and electric charging stations are being added. The scope of the proposed development is minimal, but the subject property will be cleaned up and appear significantly better than its current state. The proposed development is consistent with this design vision element.

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

Staff Finding: The proposed development does not present visual mass impacts that are out of proportion to the adjoining structures, or that appear from the street or sidewalk as having unmodulated visual mass. The proposed addition to the store complements the existing store. The proposed development is consistent with this design vision element.

G. Style. The objectives and standards do not set or encourage a particular style of architecture or design theme. However, building and site design shall be pedestrian in scale and address design features such as sloped roof lines; distinctive building shapes; integration of art, textures, and patterns; treatment of pedestrian and public spaces; interface with the public right-of-way; landscaping; signage and façade treatments.

Staff Finding: The proposed development is oriented to promote multiple modes of transportation, is designed to be pedestrian in scale and addresses design features such as sloped roof lines; distinctive building shapes; integration of art, textures, and patterns; treatment of pedestrian and public spaces; interface with the public right-of-way; landscaping; signage and façade treatments. The proposed development is consistent with this design vision element.

12. **MICC 19.11.020 Land uses.**
    A. Permitted and conditional uses.
        1. Use table by subarea. Permitted and conditional uses are allowed in each subarea as shown in the use table in MICC 19.11.020(A)(1).

Staff Finding: The proposed development is consistent with the permitted use table found in MICC 19.11.020(A)(1). The subject property is located within the TC-3 subarea of the Town

Center. The proposed development will include a gas station, which is categorized as transportation/utilities, and a convenience store, which is categorized as retail – small scale. Both Transportation/utility and retail small-scale uses are permitted within the TC-3 subarea under MICC 19.11.020(A)(1).

13. **MICC 19.11.020(B)(2) Required ground floor uses.** Retail, restaurant or personal service uses are required along the street frontages shown on Figure 2 of MICC 19.11.020(B). If public parking is not provided pursuant to MICC 19.11.130(B)(5), then the following applies:
    a. A minimum of 60 percent of the ground floor street frontage shall be occupied by one of the following permitted uses: retail, restaurant, and/or personal service use.
    b. A maximum of 40 percent of each ground floor street frontage can be occupied by the following uses: hotel/motel, personal service, public facility, or office.
    c. Driveways, service and truck loading areas, parking garage entrances and lobbies shall not be included in calculating the required ground floor use.

    Staff Finding: The proposed development is an alteration and remodel of an existing use and structures in the TC. The primary use is an automobile service station that has a retail component. While the standard is to require retail uses to front SE 28th Street, the site Applicant is expanding the existing building and replacing the canopy.

14. **MICC 19.11.020(B)(3):** No use shall occupy a continuous linear street frontage exceeding 60-feet in length. The Design Commission may approve up to an additional six feet in length if the use incorporates a feature to promote pedestrian activity, including but not limited to: an additional pedestrian entrance onto a sidewalk or through-block connection, or additional ten percent transparency beyond the requirement of MICC 19.11.100(B)(1)(b).

    Staff Finding: The proposed development is an alteration and remodel of an existing use and structures in the TC. The primary use is an automobile service station that has a retail component. The proposed development does not occupy a continuous linear street frontage exceeding 60-feet in length as the structures are primarily oriented for motorized transportation due to the use. Additionally, potential contaminants may be located in the soils on or adjacent to the subject property that may need to be cleaned up as part of the proposed development under an interim condition.

15. **MICC 19.11.020(B)(4):** The minimum required depth of storefronts along retail street frontages is 16-feet.

    Staff Finding: No storefronts are located along the street.

16. **MICC 19.11.020(D) Accessory Uses.**
    1. Outdoor storage and display of merchandise. The total area allowed for outdoor storage and/or merchandise display shall be less than five percent of the total gross square footage of the use; provided, however, that such area may exceed five percent if it is fenced, screened, and located in a manner that is acceptable to the Design Commission. This

standard does not apply to temporary uses such as material storage during construction or street vendors.

2. Commerce on public property. Commerce on public property may be allowed pursuant to MICC 19.06.050.
3. Transit facilities. Bus parking/loading space, and shelters and facilities for transit users should be integrated in the design of major new construction. Plans should be coordinated with transit providers to maximize the interface with community-wide and regional transit systems.
4. Bicycle facilities. Parking and facilities that support bicycle use, including racks, covered and secured bike-storage areas, and in the case of office buildings, lockers and showers, should be included in the design of major new construction.
5. Utility and equipment cabinets. Existing or proposed utility and equipment cabinets or boxes, including wireless communication facilities, shall be placed inside a building or placed underground, if physically feasible. In the event the city determines such location is not physically feasible, the utility and equipment cabinets must be screened by fencing, landscaping and/or stealth screening technologies so they are not visible.

Staff Finding: The outdoor storage area exceeds the five percent standard. The area is located between the building and the rear and side yard of the building. Screening is provided by fencing and landscaping.

17. **MICC 19.11.020(E) Objectional or hazardous uses.** No use shall be allowed which produces excessive odor, dust, smoke, cinders, gas, fumes, noise, vibration, refuse matter or water-carried waste. The standard for "excessive" shall be based on the average or normal production of these items by adjoining uses permitted in the vicinity of the proposed new use. A use is excessive if it is likely to unreasonably interfere with the ability of the adjoining property owners to utilize their property for working or living activities or if it is likely to unreasonably interfere with the ability of pedestrians and residents to remain in or enjoy the area.

    Staff Finding: The proposed development is an alteration and remodel of an existing use and structures in the TC. The primary use is an automobile service station with a retail component. Nothing proposed will change the existing use so that it is an objectionable or hazardous use.

18. **MICC 19.11.030(A)(3) Bulk Regulations – 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 MICC 19.11.030(A)(1).
    b. The maximum allowable building height in MICC 19.11.030(A)(1) 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 not adjacent to a public sidewalk.
    c. If the bases of the opposite building facades are at approximately the same elevation, then the building height at any point between the facades can never exceed the maximum

permitted building height. If the bases of the opposite building facades are not at approximately the same elevation, then the building must be configured to go down in height as between the higher and lower facades in a manner similar to MICC 19.11.030, Figure 4 or in an equivalent manner such that the average of the building heights calculated between the facades is approximately equal to or less than the maximum permitted building height.

Staff Finding: As shown in **Exhibit 3**, the remodeled and expanded convenience store building and the new gas pump canopy ae both proposed to be 18-feet in height. Both structures meet the 27-foot base building height allowed within the TC-3 subarea of the Town Center set forth in MICC 19.11.030(A)(1). These standards are met.

19. **MICC 19.11.030(A)(6)(b) Setbacks – All public rights-of-way other than 78th Ave SE**. All structures shall be set back so that space is provided for at least 12-feet of sidewalk between the structure and the face of the street curb, excluding locations where the curbline is interrupted by parking pockets. Additional setbacks along SE 32nd Street are encouraged to provide space for more pedestrian-oriented activities and to accommodate street trees and parking pockets.

    Staff Finding: As depicted in **Exhibit 3**, no structures on the subject property are located within 12-feet of the face of the street curb. The proposed development is consistent with this standard.

20. **MICC 19.11.050 Green building standards.** Any major new construction shall meet the LEED Gold standard. Project that are primarily residential (at least 50 percent of the gross floor area is composed of residential uses) may instead meet the Built Green 4 Star standard. The Applicant shall provide proof of LEED or Built Green certification within 180 days of issuance of a final certificate of occupancy, or such later date as may be allowed by the code official for good cause, by submitting a report analyzing the extent credits were earned toward such rating. Failure to submit a timely report regarding LEED or Built Green ratings by the date required is a violation of this Code.

    Staff Finding: The provisions of MICC 19.11.050 are not applicable to the proposed development. The proposed development does not meet the definition of major new construction and most of the design elements in Chapter 19.11 MICC are not applicable. The proposed development is a renovation to the Shell gas station in the Town Center. The renovations will include a 580 square foot addition to the existing convenience store, replacement of the existing fuel pumps and associated canopy, and reconfiguration of the site's parking. The gas station's fuel tanks are also proposed to be replaced, with associated site restoration, as a part of this project. New signs are proposed to be installed on the convenience store building and on the replacement canopy.

21. **MICC 19.11.060(A) Minor site features.** All major new construction regardless of its height shall have at least three minor site features that contribute to a well-balanced mix of features in that subarea as determined by the Design Commission. Minor site features may include, but are not limited to, the following:
    1. Decorative landmarks. Imaginative features that complement the building design and create visual focal points that give identity to an area, such as decorative clocks, special paving in

pedestrian areas, art features, water features, drinking fountains, or creative designs for necessary building features or functions. Art should be integrated with the public street improvements. Examples include sculpture, murals, inlays, mosaics, friezes or bas-reliefs. The location of art shall provide for public view but not hinder pedestrian traffic.

2. Kiosks. Community-oriented kiosks, which may include bulletin boards and newsstands or racks, creatively designed and consolidated and placed in areas where large numbers of people gather, and which complement the site design and streetscape and reduces visual clutter.
3. Additional sidewalk setback. At least five feet of sidewalk width, in addition to the minimum sidewalk setback provided for in MICC 19.11.030(A)(6), may be provided along 78th Avenue SE, along the entire street frontage of the development site. Such additional sidewalk should be designed to provide additional pedestrian access where parking pockets narrow the sidewalk, to accommodate street trees and benches, or to create spaces for more pedestrian-oriented activities such as outdoor dining or seating.
4. Impact on public open spaces. Minor site features may not occupy the space in a public open space to the extent that doing so reduces the actual space that is usable by the public below the minimum required area.

Staff Finding: The provisions of MICC 19.11.060(A) are not applicable to the proposed development. The proposed development is a renovation to the Shell gas station in the Town Center. The renovations will include a 580 square foot addition to the existing convenience store, replacement of the existing fuel pumps and associated canopy, and reconfiguration of the site's parking. The gas station's fuel tanks are also proposed to be replaced, with associated site restoration, as a part of this project. New signs are proposed to be installed on the convenience store building and on the replacement canopy. The proposed development does not meet the definition of major new construction and most of the design elements in Chapter 19.11 MICC are not applicable.

22. **MICC 19.11.060(B) Major Site Features.** Any major new construction in the TC-5, TC-4, TC-4 Plus or TC-3 subarea which exceeds the two-story base height and that includes or abuts a preferred through-block connection location shown on Figure 7 of MICC 19.11.060 shall include a through block connection subject to Design Commission determination that such connection is feasible and achievable. Any major new construction exceeding three stories in height in the TC-5, TC-4 or TC-4 Plus subarea shall include at least one of the major site features listed in MICC 19.11.060(B)(1) or (2), subject to Design Commission determination that such choices contribute to a well-balanced mix of features in that subarea.

Staff Finding: The provisions of MICC 19.11.060(B) are not applicable to the proposed development. The proposed development is a renovation to the Shell gas station in the Town Center, TC-3 Subarea. The renovations will include a 580 square foot addition to the existing convenience store, replacement of the existing fuel pumps and associated canopy, and reconfiguration of the site's parking. The gas station's fuel tanks are also proposed to be replaced, with associated site restoration, as a part of this project. New signs are proposed to be installed on the convenience store building and on the replacement canopy, which does not

exceed the two-story base height established in MICC 19.11.030(A)(1). The site also does not abut a through-block connection shown in MICC 19.11.060, Figure 7.

23. **MICC 19.11.060(C) Other site features.** The Design Commission may approve other major or minor site features in place of those listed above consistent with the provisions of this chapter.
    1. Major site features. Site features other than listed in MICC 19.11.060(B) will only be considered as a major site feature if it is of equal or greater public benefit than one or more of the major site features listed in MICC 19.11.060(B). Underground or structured parking that supports park and ride use may be considered a major site feature. The amount of park and ride parking qualifying as a major site feature shall be determined by the Design Commission.
    2. Minor site features. Examples of other minor site features include contribution to a public art or design project within close proximity to the new construction, such as the city's I-90 Artway; and/or transit-oriented development (TOD) amenities, such as facilities that support bicycle use.

    Staff Finding: Not applicable.

24. **MICC 19.11.070 Greenery and outdoor spaces.**
    A. Objectives. Outdoor spaces and landscaping should be designed to achieve the design vision set forth in MICC 19.11.010. Development should provide for private open space for employees and residents. Plant materials placed in horizontal beds and on vertical walls/trellises/arbors areas should be used to frame and soften structures, to define site functions, to enhance the quality of the environment, screen undesirable views and create identity sense of place. Trees and landscaping shall be incorporated into the site design in order to soften and screen the visual impact of hard surfaces such as parking lots, service areas, and walls, as well as to enhance a sense of nature along pedestrian walkways, public rights-of-way, sidewalks and outdoor gathering places. Outdoor furniture and fixtures should be compatible with the project architecture and considered as integral elements of the landscape. Whenever possible development should include seating areas and be enhanced by such features as trees and flower displays, fountains, art and open spaces.

    Staff Findings: The provisions of MICC 19.11.070 are not applicable to the proposed development, however, the proposed development is consistent with the objectives listed in MICC 19.11.070 as planting is provided in horizontal beds, undesirable views of storage areas are screened by fences and landscaping, and parking is screened by landscaping.

    The proposed development is a renovation to the Shell gas station in the Town Center. The renovations will include a 580 square foot addition to the existing convenience store, replacement of the existing fuel pumps and associated canopy, and reconfiguration of the site's parking. The gas station's fuel tanks are also proposed to be replaced, with associated site restoration, as a part of this project. New signs are proposed to be installed on the convenience store building and on the replacement canopy.

    B. Development and design standards.

1. Landscaped area requirement. Landscaped surfaces equal to 25 percent of the development site shall be provided. All required plantings and landscaping shall be installed according to sound horticultural practices in a manner designed to encourage quick establishment and healthy plant growth, based on local and regional best landscaping practices. The following landscaped types and credits may be used to meet the standards:
   a. Ground level planting beds qualify as landscaped surfaces at a 100 percent rate. Ground level planting area that supports trees (which will require deeper soil depths) may qualify for bonus credit. Specifically, planting areas that support a large tree (height greater than 30-feet at maturity) may be counted at a 200 percent rate (includes planting area under protected dripline at maturity) and planting areas that support a medium sized tree (height greater than 15-feet at maturity) may be counted at 150 percent rate. Terraced or other raised planting surfaces qualify as landscaped surfaces at the same rates as ground level planting beds depending on the soil depth (shallow soil depths capable of supporting only ground cover plants qualify at a 50 percent rate).
   b. Green roof. Green roofs qualify as a landscaped surface at a 50 percent rate (i.e., two square feet of green roof qualifies as one square foot of landscaped area). Green roof areas supporting large shrubs and trees may qualify for bonus credit (up to a 100 percent rate) as determined by the Design Commission depending on the planting's visibility.
   c. Green walls/trellises/arbors.
      i. Artistic green walls adjacent to ground level publicly accessible space with decorative patterns qualify as a landscaped surface at a 125 percent rate.
      ii. Standard green walls qualify as landscaped surfaces at a 75 percent rate.
      iii. Vine trellis/arbors/walls qualify as landscaped surfaces at a 50 percent rate. Planter areas must feature minimum soil depth necessary to maintain healthy vine growing conditions as determined by regional best landscaping practices.

   Staff Finding: The proposed development does not meet the definition of major new construction and most of the design elements in Chapter 19.11 MICC are not applicable. The proposed development is a renovation to the Shell gas station in the Town Center, TC-3 Subarea. The Applicant proposes to replace the existing street trees due to the clean-up portion of the proposed development. The Applicant will replace the trees and enhance the existing landscaping, but the site is limited due to the placement of existing structures and ingress and egress drives.

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.

      Staff Finding: The Applicant will be required to replant the landscaping strip and street trees based on a city approved palette of species and minimum size at time of

planting. Drought tolerant species have been provided with minimum sizing meeting code requirements.

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.

   Staff Finding: The existing street trees will need to be removed as part of the clean-up. Trees will be replanted as part of the proposal. Please refer to the landscaping plans located on sheets **L1-L3 in Exhibit 3**.

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.

   Staff Finding: The proposed development is consistent with the soil quality, depth, and volume requirements. Please refer to the landscaping plans located on sheets **L1-L3 in Exhibit 3**.

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.

   Staff Finding: The Applicant will utilize the existing irrigation system to provide water to the landscaping. A recommended condition of approval is added to this staff report requiring all landscaped areas to be automatically irrigated.

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.

Staff Finding: The Applicant acknowledges the need to maintain landscaping and irrigation in a good condition. A recommended condition of approval is added to this staff report that would require the Applicant to ensure the landscaped areas are maintained.

3. Surface parking lot landscaping. Surface parking lots shall be landscaped to reduce and break up large areas of asphalt and paving.
   a. The landscape design shall be incorporated with low impact development techniques designed to manage runoff from roofs, parking lots and other impervious surfaces.
   b. A minimum four-foot-wide (interior dimension) landscape bulb should be provided at the end of parking aisles.
   c. A ratio of one tree for every six parking spaces should be provided throughout any surface parking lot. Of the total number of trees required, 50 percent shall be a minimum of 24-inch box in size, and 50 percent shall be a minimum of 15-gallon in size.
   d. Planting areas for trees required within the parking rows of a surface parking lot should be achieved by one of the following acceptable methods:
      i. A continuous landscape strip, at least four feet wide (interior dimension), between rows of parking stalls; or
      ii. Tree wells, eight feet wide, resulting from the conversion of two opposing full sized parking stalls to compact stalls; or
      iii. Tree wells, at least five feet square, placed diagonally between standard or compact parking stalls.

Staff Finding: The proposed development does not meet the definition of major new construction and most of the design elements in Chapter 19.11 MICC are not applicable. The proposed development is a renovation to the Shell gas station in the Town Center, TC-3 Subarea. The Applicant proposes to replace the existing street trees due to the clean-up portion of the proposed development. The Applicant will replace the trees and enhance the existing landscaping, but the site is limited due to the placement of existing structures and ingress and egress drives. Please refer to the landscaping plans located on sheets **L1-L3 in Exhibit 3**.

4. Landscape screening. All grade-level parking should be physically separated from the street and visually screened from pedestrian view by landscaping. The landscaping must include shrubs and trees, be located on private property and be wide enough to maintain the plant material and screen the view but not less than three feet wide.

Staff Finding: **Exhibit 3** shows that all parking spaces proposed for the proposed development are physically separated from the street by landscaping, including shrubs and trees. The proposed landscaped areas are located on private property and are not less than three feet in width. This standard is met.

5. Building entries. Building entries should be emphasized with special landscaping and/or paving in combination with lighting.

   Staff Finding: The proposed development provides stamped concrete paving with building mounted lighting at the entrance, and an awning.

6. Building facades. Building façade modulation and setbacks should include features such as courtyards, fountains and/or landscaping.

   Staff Finding: The proposed development does not meet the definition of major new construction and most of the design elements in Chapter 19.11 MICC are not applicable. The building façade modulation and setbacks are remaining as they currently exist.

7. Continuity. Landscaping should provide design continuity between the neighboring properties.

   Staff Finding: The existing landscaping between properties will remain while adding to the existing landscaping strip between this parcel and the QFC. Please refer to the landscaping plans located on sheets **L1-L3 in Exhibit 3**.

25. **MICC 19.11.080(A) Screening – Objectives.** In order to obtain the design vision set forth in MICC 19.11.010, any storage, service and truck loading areas, utility structures, elevator and mechanical equipment on the ground or roof shall be screened from public view in such a manner that they are not visible from public streets, sidewalks or residential areas located on the hillside surrounding the Town Center.

    Staff Finding: Screening is provided for all storage areas and mechanical equipment.

26. **MICC 19.11.080(B) Screening – 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 services 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.

Staff Finding: The proposed development was designed to screen all of the areas listed in MICC 19.11.080(B) as required, utilizing fences made of wood or landscaping.

27. **MICC 19.11.090(A) Lighting – Objectives.** Lighting shall be an integral part of any new or existing development. Lighting shall contribute to the individuality, security and safety of the site design without having overpowering effects on the adjacent areas. Lighting is viewed as an important feature, for functional and security purposes, as well as to enhance the streetscape and public spaces. The design of light fixtures and their structural support should be integrated with the architectural theme and style of the main structures on the site.

Staff Finding: Please refer to the lighting plan on **Page 11 of Exhibit 3**. The proposed development does not meet the definition of major new construction and most of the design elements in Chapter 19.11 MICC are not applicable. The existing lighting will remain similar to what is existing.

28. **MICC 19.11.090(B) Lighting – 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 entrance. 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.

Staff Finding: Page 11 of Exhibit 3 demonstrates that all lighting proposed for this development is proposed to be LED lighting mounted to the convenience store building and the gas pump canopy.

29. **MICC 19.11.100 Building Design.**

A. Objectives. Building facades should be designed with a variety of architectural elements that suggest the building's use and how it relates to other development in the area. Buildings should be oriented to the street frontage to enliven the street edge as well as to maximize access from the public sidewalk. Building facades should provide visual interest to pedestrians. Special care should be given to landscaping, mass and roof forms of buildings to provide visual interest from residential areas located on the hillside surrounding the Town Center as well as from public streets or sidewalks. Street level windows, minimum building setbacks, on-street entrances, landscaping and articulated walls should be encouraged. Building facades should be designed to achieve the purpose of the development and design standards and the Town Center vision described in MICC 19.11.010. Architectural features and other amenities should be used to highlight buildings, site features and entries and add visual interest. Within the Town Center, all development shall provide elements that attract the interest of residents, shoppers and workers.

Staff Finding: The proposed development is a renovation to the Shell gas station in the Town Center, TC-3 Subarea. The renovations will include a 580 square foot addition to the existing convenience store, replacement of the existing fuel pumps and associated canopy, and reconfiguration of the site's parking. The gas station's fuel tanks are also proposed to be replaced, with associated site restoration, as a part of this project.

B. Development and design standards.

1. Fenestration.
   a. Transparent facades. Articulated, transparent facades should be created along pedestrian rights-of-way. Highly tinted or mirrored glass windows shall not be allowed. Shades, blinds or screens that prevent pedestrian view into building spaces shall not be allowed, except where required or desired for privacy in dwelling units, hotel rooms and similar residential uses.

      Staff Finding: The building is offset from the street and does not front the pedestrian right-of-way. The sidewalk and pedestrian walkway provide access to the building. The proposal includes a variety of materials, textures, and colors schemes to improve the site and is more appealing to customers.

2. Street-facing façade elements. All major new construction shall include at least seven of the following elements on the street-facing facades, both on the ground floor level and on other levels, as may be deemed desirable by the Design Commission taking into account the nature of the development and the site.
   a. Window and door treatment which embellish the façade.
   b. Decorative light fixtures.
   c. Unique façade treatment, such as decorative materials and design elements.
   d. Decorative paving.
   e. Trellises, railings, gates, grill work, or unique landscaping.
   f. Flower baskets supported by ornamental brackets.

g. Recessed entrances.
h. Balconies.
i. Medallions.
j. Belt courses.
k. Decorative masonry and/or tilework.
l. Unique, handcrafted pedestrian-scaled designed.
m. Planter boxes with seasonal color.
n. Projecting metal and glass canopy.
o. Clerestories over storefront windows.
p. Other elements as approved by the design commission.

Staff Finding: Not applicable**.** The proposed development does not meet the definition of major new construction and most of the design elements in Chapter 19.11 MICC are not applicable.

3. Major façade modulation. Block frontages shall include at least one of the features listed in MICC 19.11.100(B)(3)(a) through (c) at intervals not greater than 120-feet to break up the massing of the block to add visual interest.

Staff Finding: Not applicable. Upon completion of the proposed addition, the convenience store building will be 40-feet by 40-feet. Since the building is less than 120-feet in width on both street frontages, this standard is not applicable

4. Minor façade modulation. All buildings shall include articulation features to reduce the perceived scale of large buildings and add visual interest to facades. At least three of the following features shall be employed at intervals no greater than 50-feet subject to Design Commission approval taking into account the nature of the development and the site:
   a. Window fenestration patterns and/or entries.
   b. Use of vertical piers/columns.
   c. Change in roofline.
   d. Change in building material or siding style.
   e. Vertical elements such as a trellis with plants, green wall, art element.
   f. Vertical building modulation of at least 12 inches in depth if tied to a change in roofline modulation or a change in building material, siding style, or color.
   g. Other design techniques approved by the Design Commission that reinforce a pattern of small storefronts (or residences, if residential uses are used).

Staff Finding: Not applicable. The proposed development does not meet the definition of major new construction and most of the design elements in Chapter 19.11 MICC are not applicable.

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. Methods to treat blank walls can include but are not limited to:

a. Display windows at least 16 inches of depth to allow for changeable displays. Tack on display cases shall not qualify as a blank wall treatment.
b. A landscape planting bed at least five feet wide or a raised planter bed at least two feet high and three feet wide in front of the wall with planting materials that are sufficient to obscure or screen at least 60 percent of the wall's surface within three years.
c. A vertical trellis in front of the wall with climbing vines or plant materials.
d. A mural as approved by the Design Commission.
e. Special building detailing that adds visual interest at a pedestrian scale as approved by the Design Commission. Such detailing must use a variety of surfaces; monotonous design will not meet the purpose of the standards.

Staff Finding: Bland walls were eliminated per suggested modifications from the Design Commission. The proposed development is consistent with this standard.

6. Entrances. Building entrance should concentrate along the sidewalk and should be physically and visually inviting. Entrance doors shall be recessed from the façade 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 Finding: The entrance to the convenient store is not changing from the existing layout. The proposed development does not meet the definition of major new construction and most of the design elements in Chapter 19.11 MICC are not applicable. The proposed development is a renovation to the Shell gas station in the Town Center, TC-3 Subarea. The renovations will include a 580 square foot addition to the existing convenience store, replacement of the existing fuel pumps and associated canopy, and reconfiguration of the site's parking. The gas station's fuel tanks are also proposed to be replaced, with associated site restoration, as a part of this project.

7. Roofs. Roofs shall relate to the building façade 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.

   Staff Finding: The proposed development does not meet the definition of major new construction and most of the design elements in Chapter 19.11 MICC are not applicable. The proposed development is a renovation to the Shell gas station in the Town Center, TC-3 Subarea. The roof is flat with parapets to offset mundane box style architecture with minor modulation.

8. Identity emphasis. Public buildings, unique community structures and corner structures should have a prominent scale, emphasizing their identity.

Staff Finding: The proposed development is sized consistent with the provisions of Chapter 19.12 MICC. The proposed development is a renovation to the Shell gas station in the Town Center, TC-3 Subarea.

9. Corner lots. Buildings on corner lots should be oriented to the corner. Corner entries and/or architectural treatment should be used to emphasize the corner.

   Staff Finding: Not applicable. The proposed development does not meet the definition of major new construction and most of the design elements in Chapter 19.11 MICC are not applicable. The proposed development is a renovation to the Shell gas station in the Town Center, TC-3 Subarea. The building is to be expanded as part of the proposed development, but nothing else is changing.

10. Franchise design. Prototype design for franchises should use customized components consistent with the design requirements for the Town Center that achieve the purpose, intent and vision set forth in MICC 19.11.010.

    Staff Finding: The proposed development is consistent with the design requirements for the Town Center that achieve the purpose, intent and vision set forth in MICC 19.11.010.

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

    Staff Finding: The elements of the proposed development relate logically to each other and the surrounding buildings. The proposed development is a renovation of an existing gas station and convenience store. The potential contamination from the existing fuel storage tanks limit potential site reconfiguration.

12. Weather protection. Specially designed all-weather features that integrate weather protections systems at the sidewalk level of buildings to protect pedestrians from the effects of rain, wind, glare, shadow, reflection and sunlight and to make spending time outdoors feasible in all seasons. All major new construction shall have awnings, canopies, trellises, pergolas, covered arcades or all-weather features along 80 percent of a building's frontage along retail frontages.
    a. Any canopy or awning over a public sidewalk should be a permanent architectural element.
    b. Any canopy or awning over a public sidewalk should project out from the building façade a minimum horizontal width of six feet and be between eight to 12-feet above grade.
    c. Architectural details should not be concealed by awnings or canopies.
    d. Awning shapes should relate to the shape of the façade's architectural elements. The use of traditionally shaped awnings is encouraged.
    e. Vinyl or plastic awnings or canopies are prohibited.

f. All awnings or canopies shall function to protect pedestrians from rain and other weather conditions.

Staff Finding: Not applicable. The proposed development does not meet the definition of major new construction and most of the design elements in Chapter 19.11 MICC are not applicable. The Applicant is providing an enhanced entrance with weather protection.

30. **MICC 19.11.110(A) Materials and color – Objectives.** Textured high quality materials and colors should bring a visually interesting experience into the streetscape. Color should be carefully considered in relation to the overall design of the building and surrounding buildings. Color and materials should highlight architectural elements such as doors, windows, fascias, cornices, lintels, and sills. Variations in materials and colors should be generally limited to what is required for contrast or to accentuate architectural features. Piecemeal embellishment and frequent changes in materials should be avoided. The materials and colors selected should be consistent with the intent, purpose and vision set forth in MICC 19.11.010.

Staff Finding: The proposed development is consistent with MICC 19.11.110(A). Please refer to the pictures of the building materials in **Exhibit 10**. The proposed development does not meet the definition of major new construction and most of the design elements in Chapter 19.11 MICC are not applicable. The proposed development is a renovation to the Shell gas station in the Town Center, TC-3 Subarea. The building is to be expanded, the canopy will be replaced, the gas pumps and tanks will be replaced, and contaminated soils will be cleaned up as part of the proposed development, but nothing else is changing.

31. **MICC 19.11.110(B) Materials and color – Development and design standards.**
    1. Building exteriors. Building exteriors should be constructed form 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 building son 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 façade element.
    8. Variation of materials. A variation of building materials should be used to assist in the creation of a visually interesting experience.

Staff Finding: The proposed development is consistent with MICC 19.11.110(B). Please refer to the pictures of the building materials in **Exhibit 10**. The proposed development utilizes materials are high quality and durable and are consistent with a Pacific Northwest look and feel. A consistent, harmonious materials palette is used on all side of the building, and different combinations of materials are used on different facade, providing variation in materials while maintaining a coherent overall design. The material color palette is consistent with other buildings within the Town Center. No neon nor bright colors are proposed for this project. None of the materials listed as undesired are proposed for this project. Breaking up the continuity of the exterior material and colors contribute to the visual interest of the project overall.

32. **MICC 19.11.120 Street Standards.** Major new construction abutting all streets other than 77th Avenue SE and 78th Avenue SE shall improve the right-of-way adjacent to the property as required by the Mercer Island Town Center Streetscape Manual. The Design Commission may require or grant a modification to the nature or extent of any required street improvement for any of the following reasons upon recommendation by the city engineer:
    A. If unusual topographic or physical conditions preclude the construction of the improvements as required; or
    B. If the required improvement is part of a larger project that has been scheduled for implementation in the city's six-year capital improvement program; or
    C. If angled parking is required but parallel parking would enhance pedestrian, vehicle or bicycle safety, or result in a more desirable pedestrian environment; or
    D. If other unusual circumstances preclude the construction of the improvements as required.

    Staff Finding: Not applicable. The proposed development does not meet the definition of major new construction and most of the design elements in Chapter 19.11 MICC, including MICC 19.11.120, are not applicable.

33. **MICC 19.11.130(A) Parking, vehicular and pedestrian circulation – Objectives.** The Town Center should be accessible for vehicles but have an emphasis toward the needs of pedestrians. Clear, easy to understand circulation should be designed into all development to allow drivers and pedestrians to move safely on and off the site, and within it, without confusion and without disrupting on-street traffic flow. Development should maintain mobility and maximize opportunities for alternative modes of transportation in the Town Center. Placement of structures, landscaping, circulation patterns and access points should collectively seek to promote an integrated, multi-modal transportation system. The harmonious integration of pedestrian and transit user circulation should be considered in every aspect of site design. Development shall provide adequate parking with safe and convenient pedestrian access. Parking stalls shall be located within a structure, underground or behind buildings. Parking structures should not dominate the street frontage, and must blend with the building's architectural theme. Creatively designed, clean and functional pedestrian connections are encouraged to provide access through-blocks, between properties and/or to and from the public right-of-way. Parking shall be designed consistent with the urban design vision set forth in MICC 19.11.010 and completement the pedestrian activities.

Staff Finding: The proposed development is consistent with MICC 19.11.130(A) as it is accessible for vehicles but has an emphasis toward the needs of pedestrians. The proposed development provides a clear, easy to understand circulation that allows drivers and pedestrians to move safely on and off the subject property, and within it, without confusion and without disrupting on-street traffic flow. The proposed development does not meet the definition of major new construction and most of the design elements in Chapter 19.11 MICC are not applicable. The proposed development is a renovation to the Shell gas station in the Town Center, TC-3 Subarea. The building is to be expanded, the canopy will be replaced, the gas pumps and tanks are being replaced, and contaminated soils will be cleaned up as part of the proposed development, but nothing else is changing.

34. **MICC 19.11.130(B) Parking, vehicular and pedestrian circulation – Development and design standards.**
    1. Parking requirements.
        a. Minimum number of parking stalls required. All new development and remodels greater than ten percent of the existing gross floor area shall provide at least the number of parking stalls set forth in the table provided in MICC 19.11.130(B)(1)(a).

            Staff Finding: The proposed development contains the minimum number of parking stalls required as identified by the table in MICC 19.11.130(B)(1)(a). The proposed development also includes electric charging stations for electric vehicles.

        b. Determination within range. The code official shall have the final authority to determine the number of parking stalls required within the ranges above to accommodate typical daily peak parking demand based upon the Applicant's submittal of a completed site plan and detailed parking analysis.

            Staff Finding: The proposed development contains the minimum number of parking stalls required as identified by the table in MICC 19.11.130(B)(1)(a). The proposed development also includes electric charging stations for electric vehicles.

        c. Parking lot configuration. Parking lot design shall conform to the standard stall diagrams set out in Title 19, Appendix A, unless alternative design standards are approved by the Design Commission and the city engineer. No more than 50 percent of the required off-street parking spaces for office and residential uses may be designed for accommodating compact vehicles. No more than 25 percent of the required off-street parking spaces for all other uses may be designed for accommodating compact vehicles. Such parking spaces must be clearly designated as compact stalls.

            Staff Finding: The proposed development is consistent with this requirement. The proposed development contains the minimum number of parking stalls required.

        d. Access restriction prohibited. Restricting vehicular and pedestrian access between adjoining parking lots at the same grade is prohibited.

Staff Finding: The proposed development does not restrict vehicular and pedestrian access between adjoining parking lots at the same grade.

e. Surface Parking Lot Location
   i. Behind structure. All surface parking lots shall be located behind the building structures.
   ii. No corner parking lots. Parking lots shall not be located on a corner facing an intersection.

Staff Finding: The parking areas are located within the areas where existing parking is allowed. There are no parking stalls along the property corner at the intersection.

f. Design of surface parking access.
   i. Entrances. The number of parking lot entrances, driveways and curb cuts should be minimized in favor of combined driveways and coordinated parking areas among business owners.

   Staff Finding: The number of parking lot entrances, driveways and curb cuts are minimized and are within the existing site entrances, driveways and curb cuts.

   ii. Pedestrian walkways. Pedestrian walkways should be provided through all parking lots. Raised concrete pavement should be provided where the walkway traverses between parking stalls and/or is adjacent to vehicular circulation.

   Staff Finding: A pedestrian walkway is proposed through the parking area. It is important to remember that this is an existing development that is being remodeled and the site contamination is being cleaned up as part of the proposal. This is not a new development. Besides the additional space encumbered by the store coolers, the site isn't changing. This is more of a modernization of an existing use.

   iii. Landscaping and lighting. Landscaping and lighting of surface parking lots should be in conformance with MICC 19.11.070(B)(4) and 19.11.090(B)(5).

   Staff Finding: The proposed parking locations are consistent with MICC 19.11.070(B)(4) and 19.11.090(B)(5). At grade-level parking is physically separated from the street and visually screened from pedestrian view by landscaping. The landscaping includes shrubs and trees and is wide enough to maintain the plant material and screen the view but not less than three feet wide.

   iv. Concrete curbs. All parking areas, landscaping areas and driveways should be surrounded by six-inch-high vertical concrete curbs.

   Staff Finding: The proposed development is consistent with this standard.

v. Wheel stops. All landscape and pedestrian areas should be protected form encroachment by parked cars. Wheel stops two feet wide (as measured outward from the paved or planted area) should be constructed for all nonparallel parking stalls.

Staff Finding: The proposed development is consistent with this standard.

vi. Amenities. Amenities such as seating and planters should be provided to encourage pedestrian circulation.

Staff Finding: Not applicable.

2. Signs and wayfinding. Signs indicating the location of parking available to the public shall be installed as approved by the Design Commission and the city engineer. Such signs shall be installed at the entrance to the parking lot along the street and within the parking lot and shall comply with parking signage standards for the Town Center approved by the Design Commission and city engineer.

Staff Finding: Signage is limited to what is proposed by the applicant. There is one free standing sign. The other signs are wall signs and signs for the electric vehicle charging stations.

3. Loading space. Off-street loading space with access to a public street shall be require adjacent to or within or underneath each building. Such loading space shall be of adequate size to accommodate the maximum number and size of vehicles simultaneously loaded or unloaded in connection with the business or businesses conducted in the building. No part of the vehicle or vehicles using the loading space may protrude into the public right-of-way.

Staff Finding: Off-street loading will be provided by vans that can use any standard parking stall on the subject property.

35. **MICC 19.11.140(A) Signs – Objectives.** Signs shall be distinctive, finely crafted and designed to enhance the aesthetics of the Town Center and to improve pedestrian and motorist safety. Signs shall be designed for the purpose of identifying the business in an attractive and functional manner and to help customers find the specific business locations; they should not serve as general advertising. The size of signs shall be in proportion to the size of the business store frontage. Signs shall be integrated into the building design, compatible with their surroundings and clearly inform pedestrians and motorists of business names, but should not detract from the architectural quality of individual buildings.

Staff Finding: The proposed development includes signage designed for the purpose of identifying the business in an attractive and functional manner and to help customers find the specific business locations; the signs do not serve as general advertising. The signs are in proportion to the size of the business store frontage. The signs are integrated into the building

design, compatible with their surroundings and clearly inform pedestrians and motorists of business names, but do not detract from the architectural quality of individual buildings.

36. **MICC 19.11.140(B)(1) Development and design standards – Freestanding ground signs**
    a. Number. A building or complex may not display more than one ground sign on each street frontage.

       Staff Finding: One ground sign is provided. Existing signs will be refaced.

    b. Design. The sign shall be architecturally compatible with the style, materials, colors and details of the building. The sign content should be integrated in one design (in contrast to displaying two or more separate elements). Use of symbols is encouraged.

       Staff Finding: The proposed development utilizes signage that is architecturally compatible with the style, materials, colors and details of the building.

    c. Size. All signs shall be:
       i. Proportionate. Proportionate to the street frontage of the business they identify.
       ii. Maximum size. In no case larger than a maximum of 25 square feet for individual business ground signs, shopping complex identification ground signs and signs within a ten-foot setback from any property line on a street.

       Staff Finding: The proposed development utilizes signage that is proportionate to the street frontage of the business it identifies, and the signage is consistent with the allowed maximum allowed size.

    d. Maximum height. The maximum height of any sign within ten feet from any property line on a street shall be 42 inches. All other ground signs shall be a maximum of six feet in height. The height of a freestanding ground sign is measured from the top of the sign to the existing grade or finished grade, whichever is lower, directly below the sign being measured.

       Staff Finding: The proposed development is consistent with this standard.

    e. Backs of signs. Exposed areas of backs of signs should be finished to present an attractive appearance.

       Staff Finding: Not applicable.

37. **MICC 19.11.140(B)(2) Development and design standards – Wall signs.**
    a. Eligibility. A wall sign shall be granted to commercial uses occupying buildings facing the streets and are limited to one sign per business on each street frontage. Commercial uses occupying a building adjacent to a driveway shall not qualify for a second wall sign. However, a commercial use occupying a building whose only exposure is from a driveway or parking lot shall be allowed one wall sign. Businesses that demonstrate that the entry off a driveway or parking lot is used by customers shall be eligible for a wall sign.

Staff Finding: The subject property contains two uses, the first being a convenience store and the second a fuel station, however, the uses are under the umbrella of the parent company. The proposed development contains the correct number of wall signs, and their location and size are consistent with the requirements of MICC 19.11.140(B)(2).

b. Size. All signs shall be:
   i. Proportionate. Proportionate to the street frontage of the business they identify.
   ii. Maximum size. In no case larger than twenty-five square feet for individual business signs.

Staff Finding: Signage is proportionate to the street frontage of the business they identify. All signs are less than 25 sq ft.

c. Determination of size. The sign size is measured as follows:
   i. "Boxed" displays – total area of display including the background and borders.
   ii. Individual letters and symbols – total area of a rectangle drawn around the outer perimeter of each word and each symbol.

Staff Finding: No boxed displays are proposed.

d. Placement. Wall signs may not extend above the building parapet, soffit, the eave line or the roof of the building, or the windowsill of the second story.

Staff Finding: The proposed development will utilize wall signage that does not extend above the building parapet, soffit, the eave line or the roof of the building.

38. **MICC 19.11.140(B)(9) Development and design standards – Lighted signs.** Lighted signs shall be of high quality and durable materials, distinctive in shape, designed to enhance the architectural character of the building and use LED lights or other minimum wattage lighting, as necessary to identify the facility or establishment. Channel or punch-through letters are preferred over a sign that contains text and/or logo symbols within a single, enclosed cabinet.

Staff Finding: The proposed development utilizes lighted signs that are of high quality and made from durable materials, distinctive in shape, designed to enhance the architectural character of the building and use LED lights or other minimum wattage lighting, as necessary to identify the facility or establishment.

CONCLUSIONS OF LAW

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

1. The application has undergone ministerial review by the Design Commission at an open record hearing pursuant to MICC 19.15.030.

2. The proposed development is consistent with Mercer Island City Code, provided that the recommended conditions of approval are adopted and are met.

RECOMMENDED CONDITIONS OF APPROVAL

1. All subsequent development review associated with this proposal shall comply with the Mercer Island City Code and the City of Mercer Island Comprehensive Plan, and other applicable codes and policies, or as otherwise approved by the City.

2. 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 3**.

3. The Applicant shall ensure the mitigation conditions outlined in the SEPA MDNS **(Exhibit 6)** are adhered to throughout the entirety of the proposed development.

4. 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.

5. 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. Prior to building permit issuance, the Applicant shall provide a landscaping maintenance plan, documenting how all landscaping on the subject property will 1) be maintained in good condition by the property owner, in a manner consistent with MICC 19.11.070(B)(2)(e), and 2) provide 100% cover of groundcover plants within two years, consistent with MICC 19.11.070(B)(2)(b)(iii).

6. 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.

7. The Applicant shall be responsible for obtaining any necessary local, state, and federal permits and approvals for the project, and is responsible for complying with any conditions of approval placed on these or other state or federal permits or approvals, and for submitting revised drawings to the City for its review and approval, if necessary to reflect these state or federal conditions of approval.

DEVELOPMET REGULATION COMPLIANCE – DISCLOSURE

1. Comply with all local, state and federal regulations
2. Timing of improvements (e.g. tree protection, site development stuff – roads, stormwater, TESC)
3. Fish window
4. Consistent with other agency requirements
5. Required permits must be obtained prior to construction
6. Engineering / Fire / Arborist development regulations

RECOMMENDATION

Based upon the above noted Findings of Fact and Conclusions of Law, design review application **DSR21-012**, as depicted in **Exhibit 3**, staff recommends the Design Commission adopts the staff findings and conclusions contained within this staff report and **APPROVE** the proposed development subject to the recommended conditions of approval also contained in this staff report. This decision is final, unless appealed in writing consistent with adopted appeal procedures, MICC 19.15.020(J), and all other applicable appeal regulations.

Recommended this 2nd day of October, 2022

Ryan Harriman

_____

Ryan Harriman, EMPA, AICP
Planning Manager
City of Mercer Island
Community Planning & Development

CITY OF MERCER ISLAND

COMMUNITY PLANNING & DEVELOPMENT

9611 SE 36TH STREET | MERCER ISLAND, WA 98040
PHONE: 206.275.7605 | www.mercerisland.gov

CITY USE ONLY			
PROJECT#	RECEIPT #		*Item (4)*
Date Received:			
Received By:			

DEVELOPMENT APPLICATION

STREET ADDRESS/LOCATION	ZONE
7833 SE 28TH STREET, MERCER ISLAND, WA 98040	TC
COUNTY ASSESSOR PARCEL #'S	**PARCEL SIZE (SQ. FT.)**
545230-0380	13,200 SF

PROPERTY OWNER *(required)*	ADDRESS *(required)*	CELL/OFFICE *(required)*
Matt Randish	7833 SE 28th street	360.981.1444 E-MAIL *(required)* mattr@sunpacific.net
PROJECT CONTACT NAME	**ADDRESS**	**CELL/OFFICE**
Brad Kaul	1733 Ferndale Ave. Se, Renton, WA 98058	206.200.0015 E-MAIL bradkaul@kauldesignarchitecture.com
TENANT NAME	**ADDRESS**	**CELL PHONE**
Shell gas station and convenience store	7833 SE 28th Street	E-MAIL

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

SIGNATURE

10/21/2020
DATE

PROPOSED APPLICATION(S) AND CLEAR DESCRIPTION OF PROPOSAL (PLEASE USE ADDITIONAL PAPER IF NEEDED)**:**
Tenant improvement to existing convenience store, addition of 580 sf to sales area and replacement of existing fuel canopy and pumps.

ATTACH RESPONSE TO DECISION CRITERIA IF APPLICABLE

CHECK TYPE OF LAND USE APPROVAL REQUESTED:

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

Exhibit 1

CITY OF MERCER ISLAND

COMMUNITY PLANNING & DEVELOPMENT
9611 SE 36TH STREET | MERCER ISLAND, WA 98040
PHONE: 206.275.7605 | www.mercergov.org

PUBLIC NOTICE OF APPLICATION

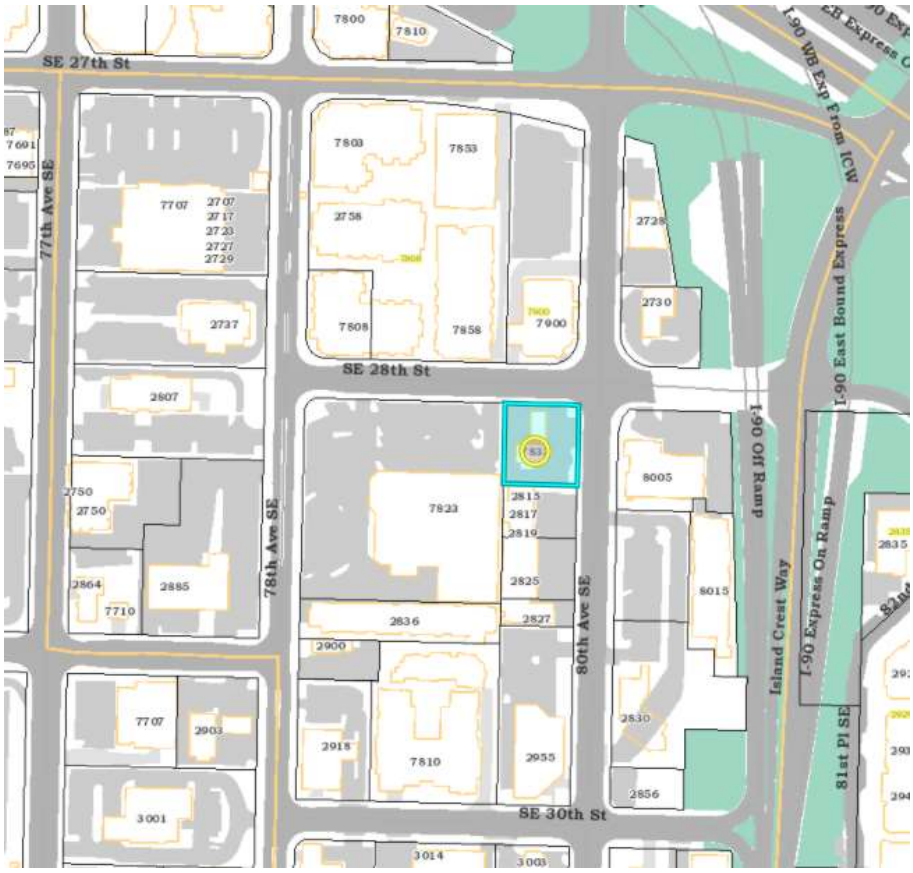
NOTICE IS HEREBY GIVEN for the application described below:

File Nos.:	DSR21-012
Permit Type:	Type IV
Description of Request:	A request for Design Commission Design Review to renovate an existing convenience store, add 580 sq ft of sales area to the convenience store, and replace the existing fuel canopy and fuel system. The project includes removal and replacement of leaking underground fuel tanks and removal and replacement of contaminated soil. The proposed project has been designed to serve as an independent remedial action under Model Toxics Control Act (MTCA) and will follow the guidance as laid out in the State of Washington Pollution Liability insurance Agency's (PLIA) opinion letter dated April 20, 2020.
Applicant/ Owner:	Brad Kaul / Matt Randish
Location of Property:	7833 SE 28th ST, Mercer Island, WA 98040; King County APN 545230-0380
SEPA Compliance:	Following review of the submitted State Environmental Policy Act (SEPA) checklist, an evaluation of the proposed project for probable significant adverse environmental impacts has been conducted. The City issued a SEPA Mitigated Determination of Non-Significance (MDNS) for this project on September 27, 2021. A copy of the subsequent threshold determination for this specific proposal can be accessed under the project documents linked below.
Project Documents:	Please follow this file path to access the associated documents for this project: https://mieplan.mercergov.org/public/DSR21-012
Written Comments:	Written comments on this proposal may be submitted to the City of Mercer Island either by email or by mail to the City of Mercer Island, 9611 SE 36th Street, Mercer Island, WA 98040-3732. Note that City Hall remains closed to the public until further notice, and comments in person will not be accepted. 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 will be parties of record; and only parties of record will have the right to appeal.
Public Hearing and Public Meeting:	Pursuant to MICC 19.15.030 Table A and B, a public hearing is required for Type IV permits. A public hearing is not yet scheduled. Once scheduled, a public hearing notice will be issued.

Exhibit 2

Applicable Development Regulations	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. Town Center Design Standards are contained in MICC 19.11.
Other Associated Permits:	SEP20-025, 2108-245 site development and shoring permit, and future building permits are anticipated.
Environmental Documents:	Copies of all studies and / or environmental documents are available through the above project documents link.
Application Process Information:	Date of Application: October 6, 2021 Determined to Be Complete: January 18, 2022 Bulletin Notice: January 24, 2022 Date Mailed: January 24, 2022 Date Posted on Site: January 24, 2022 Comment Period Ends: 5:00PM on February 23, 2022

Project Contact:
Lauren Anderson / Planner
Community Planning & Development
City of Mercer Island
9611 SE 36th Street
Mercer Island, WA 98040
(206) 275-7704
Lauren.Anderson@mercerisland.gov



SHELL CONVENIENCE STORE
ADDITION/ALTERATION
7833 SE 28TH ST
MERCER ISLAND, WA 98040

GENERAL NOTES

1. ALL CONSTRUCTION SHALL COMPLY WITH THE 2015 INTERNATIONAL EXISTING BUILDING CODE (INCLUDING WASHINGTON STATE AND CITY OF MERCER ISLAND AMENDMENTS), ALL APPLICABLE CODES, ORDINANCES, AND STANDARDS FOR CITY OF MERCER ISLAND

2. ALL GENERAL NOTES HEREIN, APPLY TO ALL DRAWING SHEETS IN THEIR ENTIRETY AS IF FULLY REPRINTED ON EACH SHEET. ALL GENERAL NOTES APPLY TO ALL SECTIONS OF THE WORK HEREIN DEPICTED FOR THIS PROJECT. NO ALLOWANCE WILL BE MADE FOR THE GENERAL CONTRACTORS (OR THEIR SUBCONTRACTORS) FAILURE TO READ THESE NOTES AND APPLY THEM TO ALL PORTIONS OF THE WORK DETAILED FOR THE PROJECT HEREIN DESCRIBED.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE BUILDING AND SITE, AS WELL AS THE SAFETY OF THE OCCUPANTS AND WORKERS, WHILE THE JOB IS IN PROGRESS AND UNTIL THE JOB IS COMPLETED.

4. ALL OPERATIONS CONDUCTED ON THE PREMISES SHALL NOT BE OBJECTION-ABLE BEYOND THE PROPERTY BOUNDARY LINES BY REASON OF NOISE, STEAM, ODOR, FUMES, GASES, SMOKE, VIBRATION, HAZARD, OR OTHER CAUSES.

5. ALL DEBRIS SHALL BE REMOVED FROM THE PREMISES AND ALL AREAS SHALL BE LEFT IN A "BROOM-CLEAN" CONDITION AT ALL TIMES.

6. THE CONTRACTOR SHALL SECURE SUCH PERMITS AND APPROVALS AS REQUIRED BY THE LOCAL FIRE DEPARTMENT PRIOR TO OPERATION.

7. THERE SHALL BE NO DEVIATIONS WHATSOEVER FROM THE CONTRACT DOCUMENTS WITHOUT THE ARCHITECT'S WRITTEN APPROVAL THEREOF. THE CONTRACTOR AGREES TO DEFEND, INDEMNIFY, AND HOLD THE ARCHITECT HARMLESS FOR ANY CLAIMS ARISING AS A RESULT OF UNAPPROVED CHANGES.

8. THE APPROVED PLANS SHALL BE KEPT IN A PLAN BOX AND SHALL NOT BE USED BY ANY WORKMEN. ALL CONSTRUCTION SETS SHALL REFLECT THE SAME INFORMATION. THE CONTRACTOR SHALL ALSO MAINTAIN IN GOOD CONDITION, ONE COMPLETE SET OF PLANS WITH ALL REVISIONS, ADDENDA, AND CHANGE ORDERS, ON THE PREMISES AT ALL TIMES WHICH ARE TO BE UNDER THE CARE OF THE JOB SUPERINTENDENT.

9. DO NOT SCALE DRAWINGS...WRITTEN DIMENSIONS GOVERN. SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY AND ALL DISCREPANCIES. ALL DIMENSIONS ARE TO CENTERLINE OF COLUMN, FACE OF STUD, FACE OF CONCRETE OR FACE OF CMU UNLESS OTHERWISE NOTED.

10. THE CONTRACTOR IS TO VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, DETAILS, ELEVATIONS, AND LOCATIONS TO BE JOINED, AND NOTIFY THE ARCHITECT OF ANY AND ALL DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK. COMMENCEMENT OF WORK CONSTITUTES ACCEPTANCE OF EXISTING CONDITIONS AS ADEQUATE FOR THE PROPER COMPLETION OF THE WORK DETAILED HEREIN.

11. FINISH FLOOR, TOP OF CONCRETE SLAB, DATUM = +0.00', OR AS NOTED.

12. ALL WOOD MEMBERS IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.

13. ALL TEARS AND JOINTS IN BATT INSULATION TO BE SEALED WITH TAPE.

14. ALL EXTERIOR BUILDING SIGNAGE SHALL BE DESIGNED AND INSTALLED UNDER SEPARATE PERMIT.

15. WHERE CONSTRUCTION DETAILS ARE NOT SHOWN OR NOTED FOR ANY PART OF THE WORK, THE DETAILS SHALL BE THE SAME AS FOR OTHER SIMILAR WORK.

16. ALL WORK SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S LATEST RECOMMENDATION OR WRITTEN DIRECTIONS.

17. FIRE EXTINGUISHERS: VERIFY REQUIREMENTS AND LOCATION WITH FIRE MARSHALL

18. NOT USED

19. NOT USED

20. NOT USED

21. LATHING, PLASTER, AND GYPSUM WALL BOARD SYSTEMS SHALL CONFORM TO THE 2015 IBC.

22. ALL GLAZING TO BE CERTIFIED AND LABELED WITH ITS U-FACTOR AND SOLAR HEAT GAIN COEFFICIENT BY AN INDEPENDENT AGENT LICENSED BY THE N.F.R.C.

23. SPECIAL INSPECTION IF REQUIRED BY JURISDICTION FOR CONCRETE CONSTRUCTION, BOLTS INSTALLED IN CONCRETE (WITH 100% STRESS INCREASE), STRUCTURAL STEEL WELDING, HIGH STRENGTH BOLTING, AND MASONRY. INSPECTOR MUST SUBMIT INSPECTION REPORTS AND FINAL SIGNED REPORTS TO KAUL DESIGN ASSOCIATES.

24. SEE STRUCTURAL GENERAL NOTES REGARDING: LUMBER, NAILING, CONCRETE, REINFORCING, AND STRUCTURAL STEEL.

25. ALL ITEMS MARKED "N.I.C." (NOT IN CONTRACT) OR "O.F.O.I." (OWNER FURNISHED, OWNER INSTALLED) ARE TO BE CONSIDERED AS NOT PART OF THIS CONTRACT UNLESS OTHERWISE NOTED.

26. WATER HEATER SIZES AND LOCATIONS SHALL BE AS INDICATED ON THE DRAWINGS. SAID UNITS SHALL COMPLY FULLY WITH ALL REQUIREMENTS OF ASHRAE 90-75 AND SHALL BE VENTED TO THE EXTERIOR.

27. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT FOR INSTRUCTION REGARDING GRADING AND TRENCHING PRIOR TO CONTINUATION OF WORK SHOULD ANY UNUSUAL SUBSURFACE CONDITIONS BECOME APPARENT DURING GRADING FOR FOUNDATIONS CONSTRUCTION.

28. ALL FOUNDATION AND FOOTINGS ARE TO REST ON UNDISTURBED EARTH AND AS NOTED IN THE STRUCTURAL GENERAL NOTES. IF CONTRARY CONDITIONS OCCUR, NOTIFY THE ARCHITECT.

29. NOT USED

30. EXTERIOR JOINTS AROUND WINDOWS AND DOOR FRAMES, OPENINGS BETWEEN WALLS AND FOUNDATION, BETWEEN WALLS, AND ROOF AND OPENINGS AT PENETRATIONS OF UTILITY SERVICES THROUGH WALLS, FLOORS, DOORS, AND OTHER SUCH OPENINGS IN THE BUILDING ENVELOPE SHALL BE SEALED, CAULKED, GASKETED, OR WEATHER STRIPPED TO LIMIT AIR LEAKAGE AND ELIMINATE WATER PENETRATION.

32. NOT USED

PROJECT DATA

SITE ADDRESS:	7833 SE 28TH ST 98040 Mercer Island, WA
DESCRIPTION OF WORK:	TENANT IMPROVEMENT
JURISDICTION:	CITY OF MERCER ISLAND
EXISTING BUILDING AREA:	1013 S.F.
NEW ADDITION:	580 S.F.
FUEL CANOPY AREA:	1014 S.F.
ZONING:	TC – TOWN CENTER
SITE AREA:	13,200 S.F.
ASSESSOR'S PARCEL NUMBER:	545230-0380

LEGAL DESCRIPTION

MERCER PARK ADD
PLat Block: 4
Plat Lot: 1-2-3

SYMBOLS KEY

WALL SECTION
detail no.
sheet no.

DETAIL
detail no.
sheet no.

INTERIOR ELEVATION
detail no.
sheet no.

GRID LINES
E-W lines numbered, N-S lines lettered

DOOR SYMBOL
door type no.

WALL SYMBOL
wall type lt.

WINDOW SYMBOL
window type lt.

BUILDING SECTION
section no.
sheet no.

ELEVATION DATUM
height above datum plane
building or site element located

SPOT ELEVATION

CENTER LINE

PROPERTY LINE

REVISION

MATCH LINE
shaded portion faces side considered

SHEET INDEX

PROJECT TEAM

OWNER
Sun Pacific Energy
501 W. Canal Dr.
Kennewick, WA 99336
Sunpacific.net
Ph: 360-981-1444
Attn: Matt Randish-Wholesale Division Manager

ARCHITECT:
KAUL DESIGN ARCHITECTURE, PLLC
1733 FERNDALE AVE SE
RENTON, WA 98058
P: 206-200-0015
Attn: BRAD KAUL

STRUCTURAL:
CWA CONSULTANTS
8675 E CARAWAY RD,
PORT ORCHARD, WA 98366
P-503-620-4314
Attn: CHUCK WILLIAMS

APPLICABLE CODES:
2015 International Building Code,
2015 International Existing Building Code,
2015 International Fire Code,
2015 International Mechanical Code,
2015 Uniform Plumbing Code
2015 Washington State Energy Code

BUILDING CONSTRUCTION TYPE
TYPE V-B NON-SPRINKLERED

OCCUPANCIES
M- MERCANTILE (CONVENIENCE STORE)
M – EXISTING FUEL CANOPIES (NO WORK)

BASIC ALLOWABLE AREA
M = 1 STORY 9,000 S.F. PER FLOOR ALLOWED

PROPOSED AREA:
M – BUILDING AREA = 1593 S.F.
M – CANOPY =1014 S.F.
TOTAL = 2,607 S.F. < 9,000 S.F. O.K.

DEFERRED

- ELECTRICAL PERMIT BY OTHERS
- PLUMBING PERMIT BY OTHERS
- MECHANICAL PERMIT BY OTHERS
- COOLER BOX BY OTHERS
- FIRE ALARM BY OTHERS

Exhibit 3

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

Registration
8037 REGISTERED ARCHITECT
BRAD M. KAUL
STATE OF WASHINGTON

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

Owner: –

Project
Mercer Island Shell Addition/Alteration
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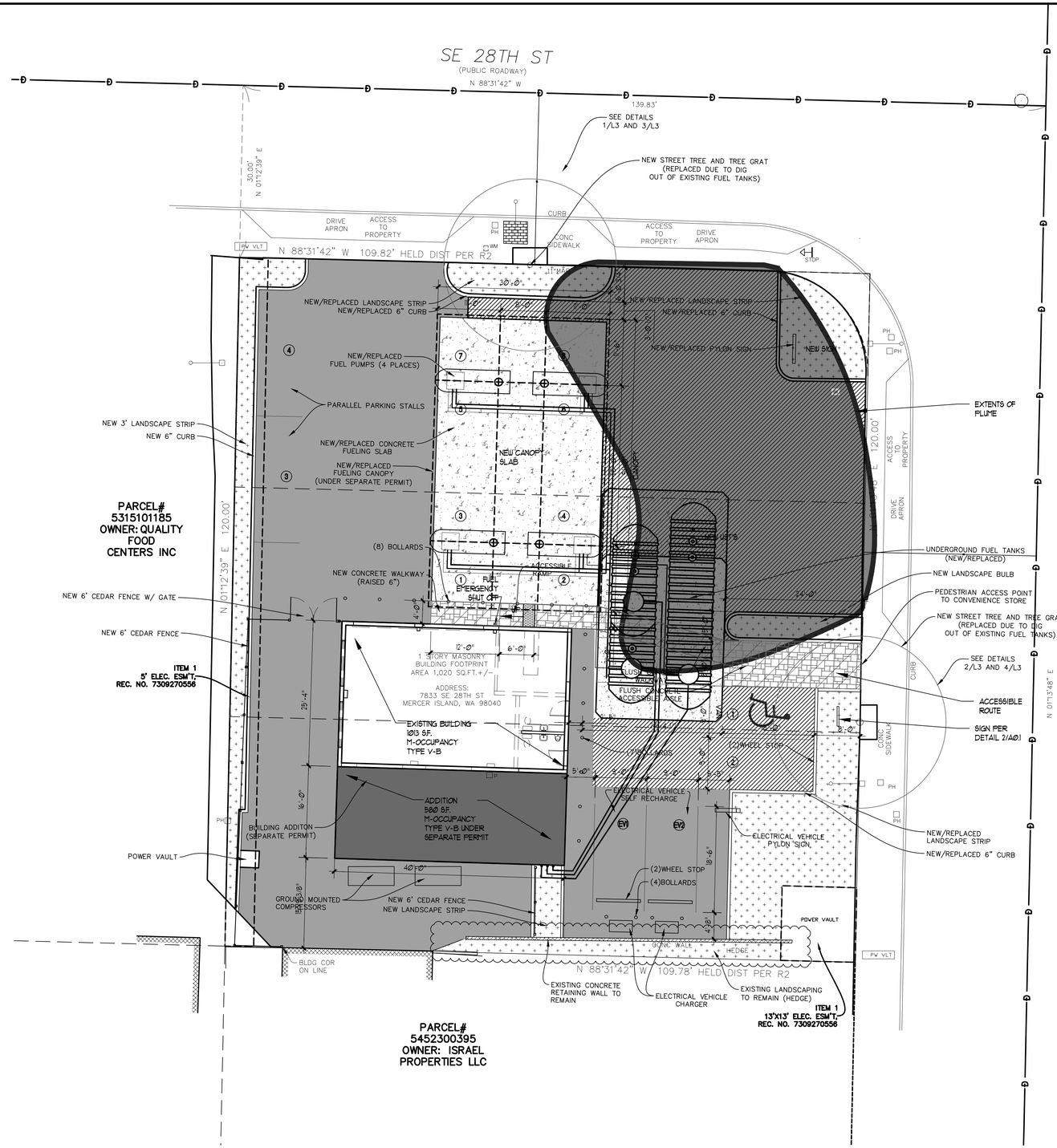
Issue/Revision

No.	Date	Description
1	3-12-20	SCHEMATIC
2	5-11-20	SCHEMATIC REV
3	2-25-21	DESIGN REVIEW
R1	06/10/21	HEALTH PERMIT REVISIONS
4	8-5-21	SITE DEVELOP PERMIT
5	4-14-22	SITE DEVELOP REVS

Sheet Title: COVER SHEET

Print Date: 3/12/2020

Sheet No.: A0.0



1 SITE PLAN
1" = 10'-0"

EXISTING ASPHALT

REPLACED ASPHALT

NEW CONCRETE

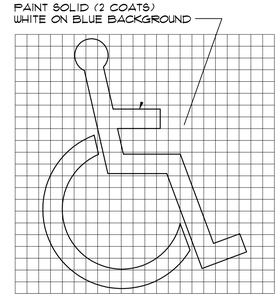
AREA OF NEW BUILDING ADDITION

AREA OF NEW LANDSCAPE

ACCESSIBLE ROUTE

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

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



NOTES:
1. PROVIDE SYMBOL @ EACH H.C. STALL (REFER TO SITE PLAN
2. GRID TO BE USED FOR LAYOUT PURPOSES ONLY

3 HANDICAPED SYMBOL
NTS

1) HANDICAPPED SIGN SHALL BE 70 SQ.IN.(MIN) PORCELAIN ON STEEL.

2) BEADED TEXT OR EQUAL DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND TEXT STATING "STATE DISABLED PARKING PERMIT REQUIRED".

3) SIGN PROVIDED BY CONTRACTOR.

EVERY ACCESSIBLE PARKING SPACE WILL BE IDENTIFIED BY A SIGN, LOCATED AT 60 INCHES TO THE BOTTOM OF THE SIGN ABOVE THE PARKING SURFACE, LOCATED AT THE HEAD OF THE PARKING SPACE. THE SIGN SHALL INCLUDE INTERNATIONAL SYMBOL OF ACCESS AND THE PHRASE "STATE DISABLED PARKING PERMIT REQUIRED". VAN ACCESSIBLE SPACES SHALL HAVE AN ADDITIONAL SIGN IDENTIFYING THE SPACES AS "VAN ACCESSIBLE" WAC 51-20-3107(C).

ADA AISLE WIDTHS SHALL BE 8' FOR VAN ACCESSIBLE AND 5' OTHERWISE. SLOPES SHALL BE LESS THAN 5%. THE INTERNATIONAL SYMBOL USED WITHIN A PARKING SPACE SHALL BE 'WHITE ON BLUE' BACKGROUND. SEE ENGINEERING PLANS FOR RAMP AND SYMBOL DETAILS.

NOT TO SCALE

2 HC PARKING SIGN DETAIL
NOT TO SCALE

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SITE PLAN

Print Date
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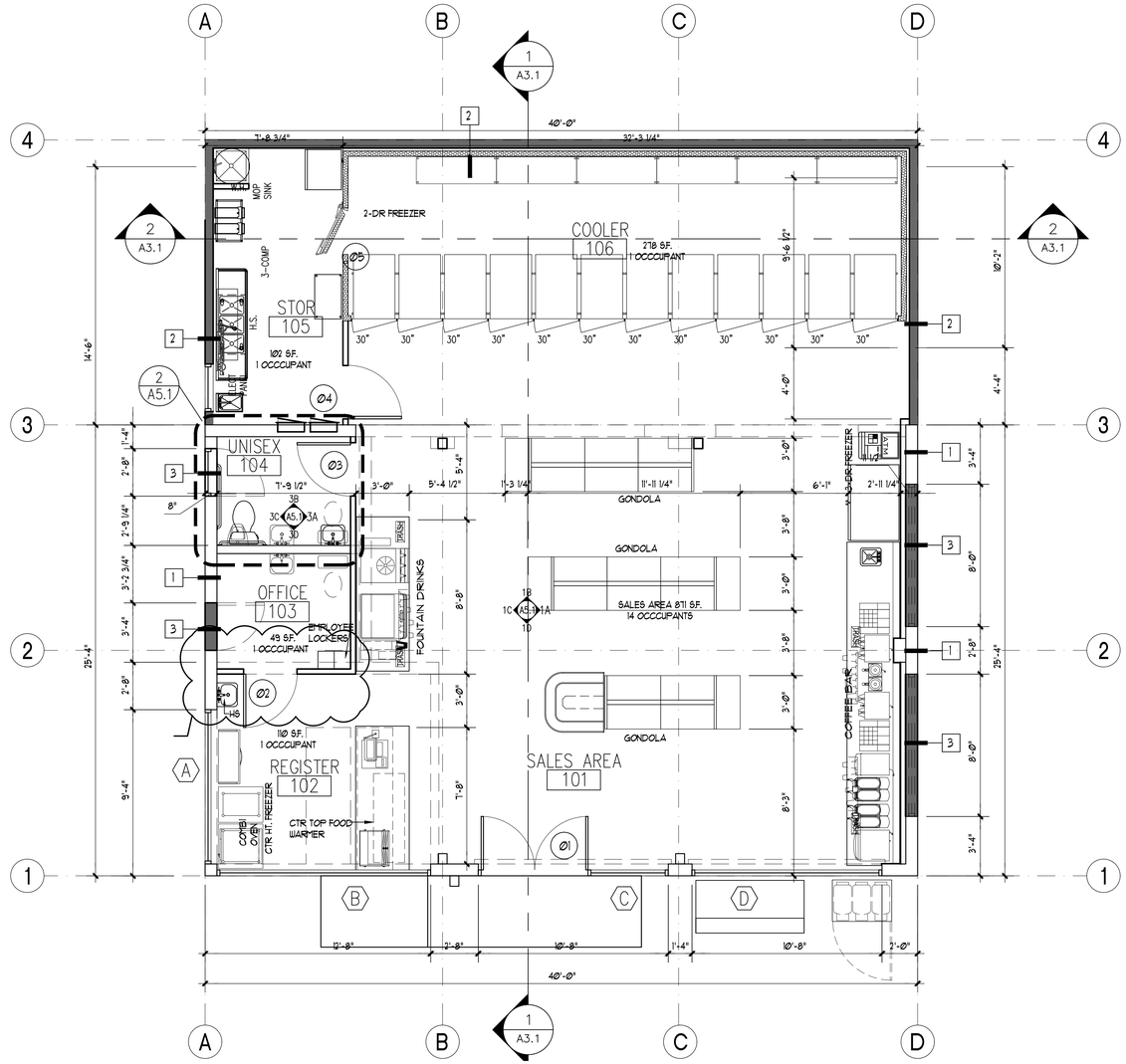


1 FLOOR PLAN
1/4"=1'0"

NORTH

DOOR SCHEDULE

01 DBL 3070 STOREFRONT DOOR. PANIC ALARM DEVICE, DELAYED EGRESS, SEE ELEVATIONS FOR MORE INFORMATION. NO EXTERIOR OPERATION.

02 3068 HM DOOR

03 3068 HM DOOR. PRIVACY LOCK.

04 3068 DOOR, SECURITY LOCK. PANIC HARWARE

05 WALK-IN COOLER DOOR BY OTHERS MEET REQUIREMENTS FOR 2015 WASHINGTON STATE ENERGY CODE SECTION C402.5- WALK-IN COOLER.

DELAYED EGRESS REQUIREMENTS:
1. THE DOORS UNLOCK UPON ACTUATION OF THE AUTOMATIC FIRE DETECTION SYSTEM.
2. THE DOORS UNLOCK UPON LOSS OF POWER CONTROLLING THE LOCK OR LOCK MECHANISM.
3. THE DOOR LOCKS SHALL HAVE THE CAPABILITY OF BEING UNLOCKED BY A SIGNAL FROM THE FIRE COMMAND CENTER.
4. THE INITIATION OF AN IRREVERSIBLE PROCESS WHICH WILL RELEASE THE LATCH IN NOT MORE THAN 15 SECONDS WHEN A FORCE OF NOT MORE THAN 15 POUNDS (67 N) IS APPLIED FOR 1 SECOND TO THE RELEASE DEVICE. INITIATION OF THE IRREVERSIBLE PROCESS SHALL ACTIVATE AN AUDIBLE SIGNAL IN THE VICINITY OF THE DOOR. ONCE THE DOOR LOCK HAS BEEN RELEASED BY THE APPLICATION OF FORCE TO THE RELEASING DEVICE, RELOCKING SHALL BE BY MANUAL MEANS ONLY. EXCEPTION: WHERE APPROVED, A DELAY OF NOT MORE THAN 15 SECONDS IS PERMITTED.
5. A SIGN SHALL BE PROVIDED ON THE DOOR LOCATED ABOVE AND WITHIN 12 INCHES (305 MM) OF THE RELEASE DEVICE READING: PUSH UNTIL ALARM SOUNDS. DOOR CAN BE OPENED IN 15 SECONDS.
6. EMERGENCY LIGHTING SHALL BE PROVIDED AT THE DOOR.

ENERGY CODE REQUIREMENTS

WALK-IN COOLER
C402.5 Walk-in coolers and walk-in freezers. Walk-in coolers and walk-in freezers shall comply with all of the following:
1. Shall be equipped with automatic door closers that firmly close walk-in doors that have been closed to within 1 inch of full closure.

Exception: Doors wider than 3 feet 9 inches or taller than 7 feet.
2. Doorways shall have strip doors (curtains), spring-hinged doors, or other method of minimizing infiltration when doors are open.
3. Walk-in coolers shall contain wall, ceiling, and door insulation of at least R-25 and walk-in freezers at least R-32.

Exception: Glazed portions of doors or structural members.
4. Walk-in freezers shall contain floor insulation of at least R-28.
5. Transparent reach-in doors for walk-in freezers and windows in walk-in freezer doors shall be of triple-pane glass, either filled with inert gas or with heat-reflective treated glass.
6. Transparent reach-in doors for walk-in coolers and windows in walk-in cooler doors shall be double-pane glass with heat-reflective treated glass and gas filled; or triple-pane glass, either filled with inert gas or with heat-reflective treated glass.

FLOOR PLAN LEGEND

(#) SEE DOOR SCHEDULE – SHEET A7.1

(#) SEE WINDOW SCHEDULE – SHEET A7.1

ACC-## FOR HANDICAPPED FIXTURES SEE ENLARGED UNIT AND BATHROOM PLANS A501 FOR ACCESSIBLE CLEARANCES AND MOUNTING HEIGHTS

(F) FIRE EXTINGUISHER CABINET @ 75'-0" O.C. MAX. PER DETAIL 3/A8.2

NEW COOLER BOX WALL (BY OTHERS)

NEW WALL

OCCUPANT LOAD

OCCUPANT LOAD
SALES AREA = 871 S.F./ 60 S.F. OCC. = 14 OCCUPANTS
COOLER BOx = 278 S.F./ 300 S.F OCC = 1 OCCUPANT
BACK OF HOUSE = 102 S.F./ 100 S.F. OCC = 1 OCCUPANT
OFFICE = 49 S.F./100 S.F. OCC = 1 OCCUPANT
REGISTER = 110 S.F./200 S.F. OCC = 1 OCCUPANT
TOTAL OCCUPANT LOAD = 16 OCCUPANTS
1 EXIT REQUIRED (1 EXIT PROVIDED)
1 TOILET ROOM REQUIRED = 15 OCC
EXIT WIDTH REQUIRED = 0.2 X 36= 7" = 36" MINIMUM PROVIDED
EXIT ACCESS TRAVEL DISTANCE = 55 FT MAXIMUM PROVIDED < 200 FT ALLOWED

WALL TYPE NOTES

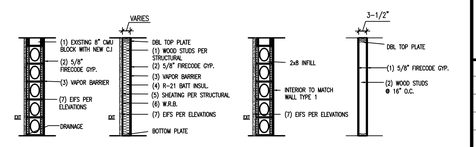
1. REFERENCE ROOM FINISH SCHEDULE FOR EXACT TYPES AND HEIGHTS OF FINISHES FOR SPECIFIC LOCATIONS.
2. ALL WALL TYPES INDICATED ON THE PLANS ARE ASSUMED TO RUN FULL HEIGHT TO STRUCTURE ABOVE, UNLESS NOTED OTHERWISE. WALL TYPES OTHER THAN FULL HEIGHT SHALL BE INDICATED (IN INCHES) BY A SYMBOL THUS: 120"

WALL TYPES EXTENDING TO CEILING ONLY SHALL BE SUPPORTED BY EXTENDING FRAMING AND/OR BRACING TO STRUCTURE ABOVE AS REQUIRED.
3. USE TYPE X WATER RESISTENT GYPBOARD IN ALL BATHROOMS TYP.
4. SEE WALL TYPES FOR FULL DESCRIPTION OF ASSEMBLIES.
5. WALL TYPE NUMBER AS INDICATED ON FLOOR PLANS AND REFERENCED ON THIS SHEET BY NO.

FLOOR PLAN NOTES

1. --
2. --

WALL TYPE ASSEMBLIES



WALL TYPE 1	WALL TYPE 2	WALL TYPE 3	WALL TYPE 4
1	2	3	4
EXTERIOR WALL CONSTRUCTION 1- EXISTING 8" CORE BLOCK 2- 5/8" FIRECODE GYP. 3- DRAINAGE 7- EIFS FINISH PER EXTERIOR ELEVATIONS	EXTERIOR WALL CONSTRUCTION 1- 2x6 WOOD STUDS PER STRUCT 2- 5/8" FIRECODE GYP. 3- VAPOR BARRIER 4- R-21 BATT INS 5- SHEATING PER STRUCT 6- WEATHER RESISTANCE BARRIER 7- EIFS PER EXTERIOR ELEVATIONS	EXTERIOR WALL CONSTRUCTION 1- INFILL 8" CORE BLOCK 7- EIFS FINISH PER EXTERIOR ELEVATIONS	INTERIOR WALL CONSTRUCTION 1- 5/8" FIRECODE GYP. 2- 2x4 WOOD FRAMING

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Registration

8037 REGISTERED ARCHITECT BRAD B. KAUL STATE OF WASHINGTON

Design Team
KDA

Design
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Drawn
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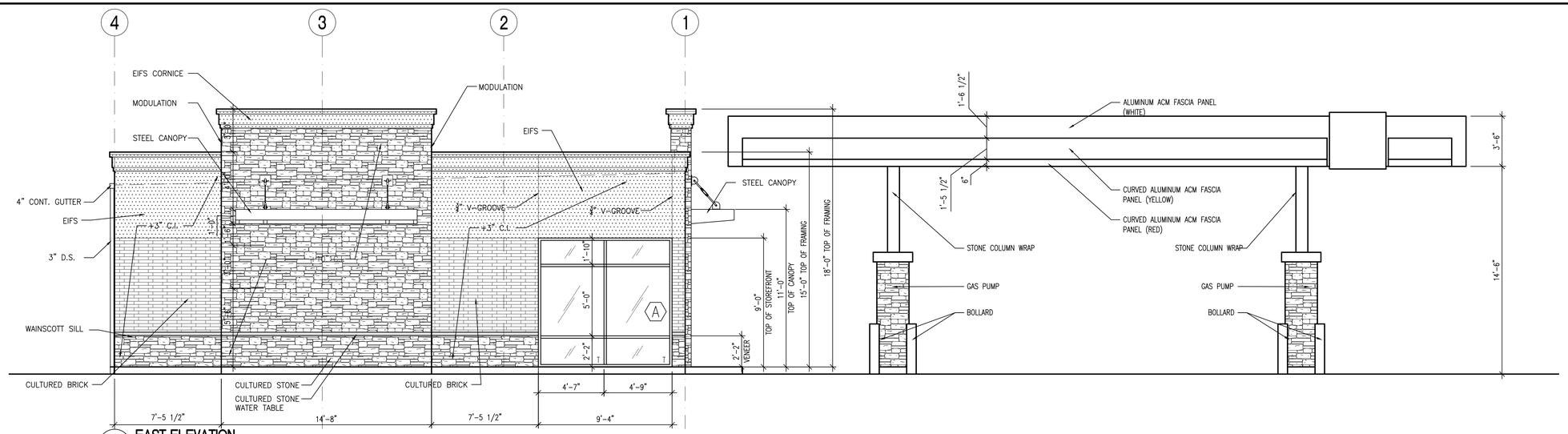
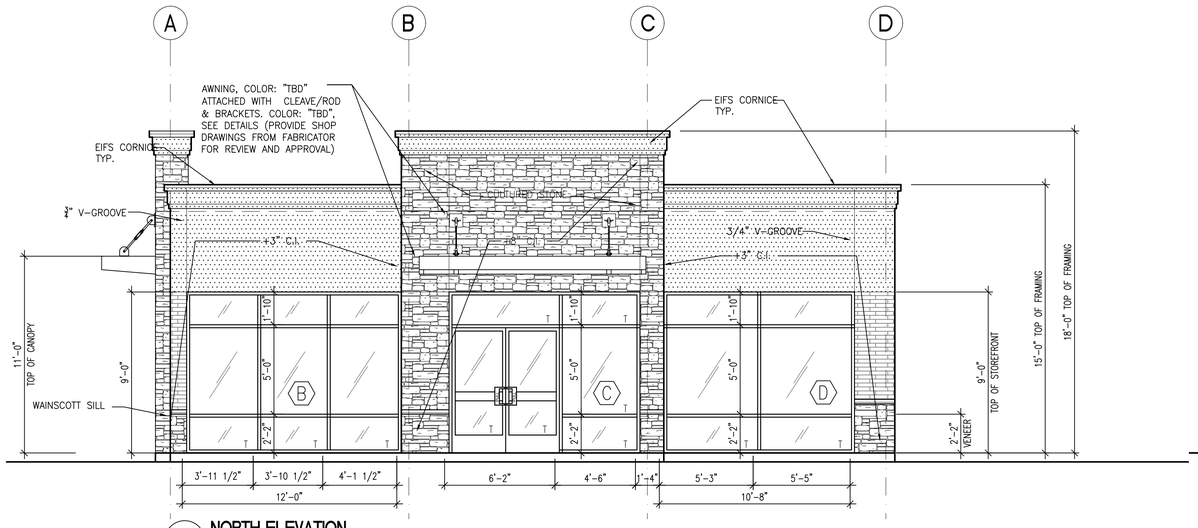
Sheet Title
FLOOR PLAN

Print Date
3/12/2020

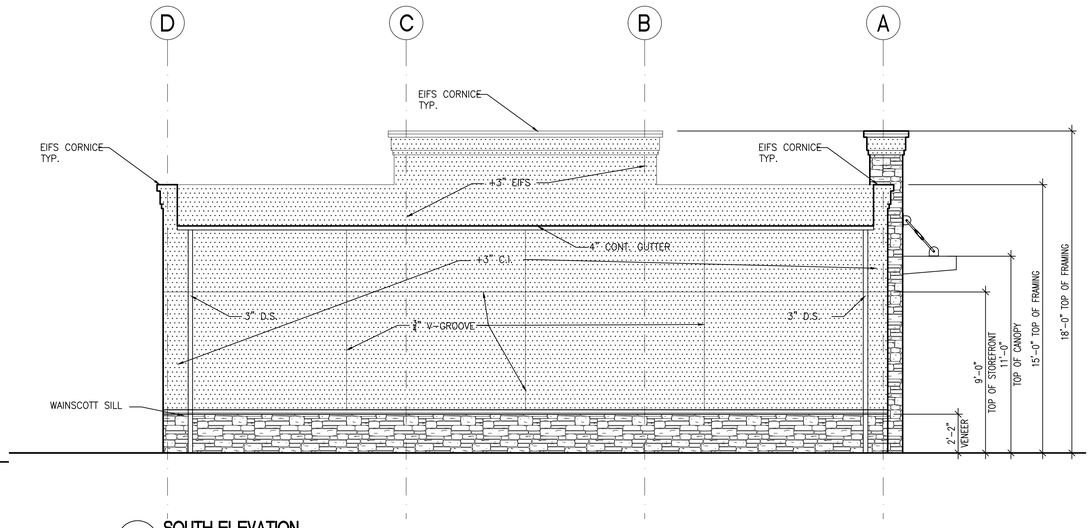
Sheet No.
A1.1



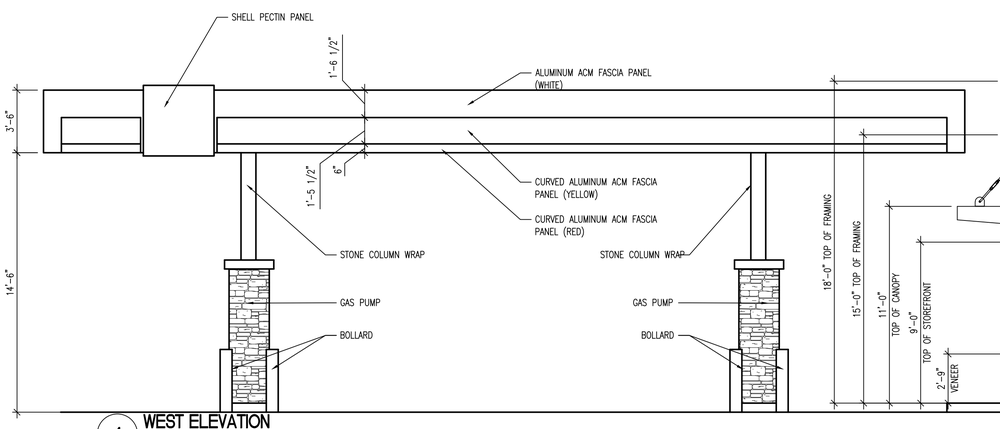
2 EAST ELEVATION
1/4"=1'0"



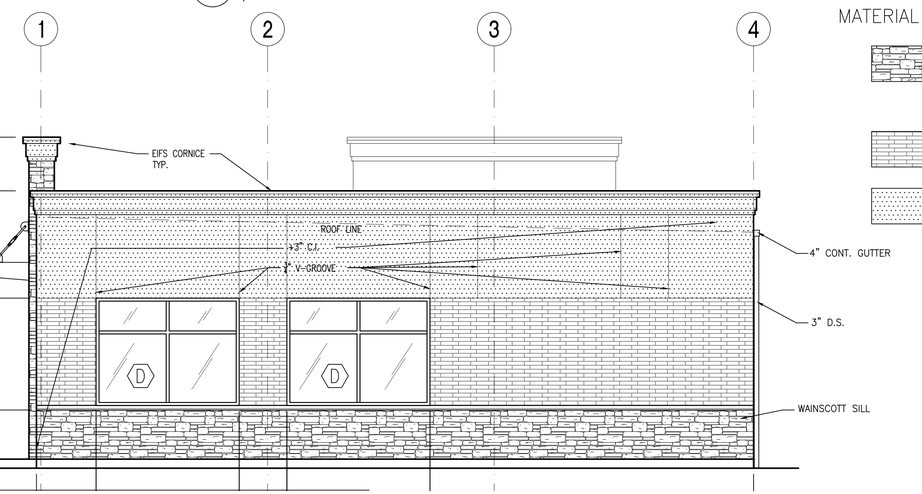
1 NORTH ELEVATION
1/4"=1'0"



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



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



MATERIAL AND COLOR LEGEND

- CLIFFSTONE – MESQUITE
- WAINSCOTT SILL – SAND
- TUNDRA BRICK – LATICO WITH GREY MORTAR (BRING ELEMENTS OF THE GREY EIFS AND TRANSITION TO THE STONE BELOW)
- EIFS – PANTONE SHL001 OR PMS 431C TO MATCH FUEL CANOPY BASE COLOR
- STEEL CANOPY – GUNMETAL POWDER COAT
- GUTTER, DOWNSPOUT, COPING – BLACK
- ALUMIMUM WINDOWS AND DOORS – BLACK

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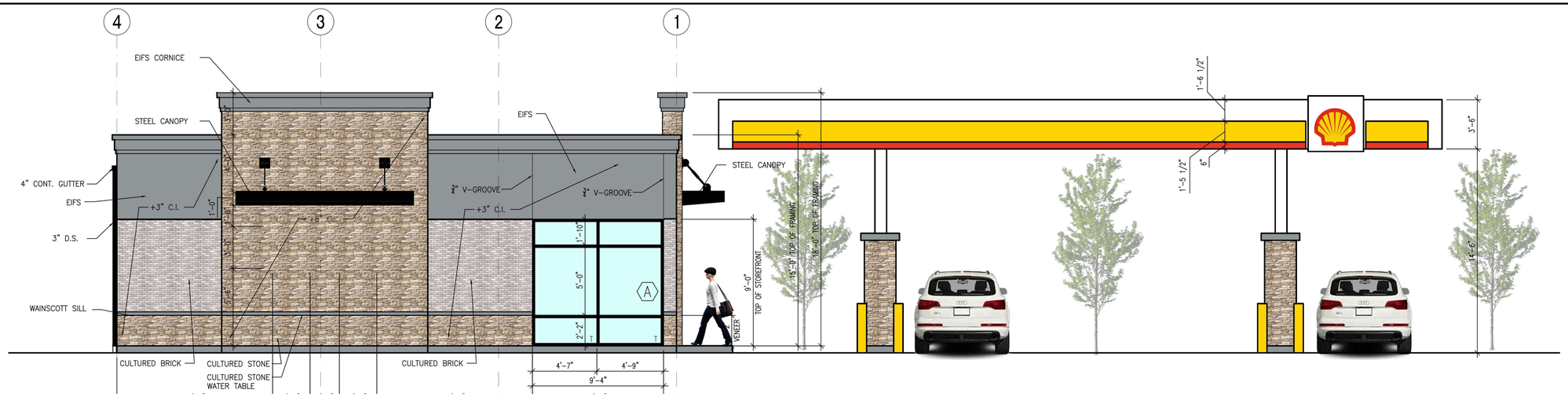
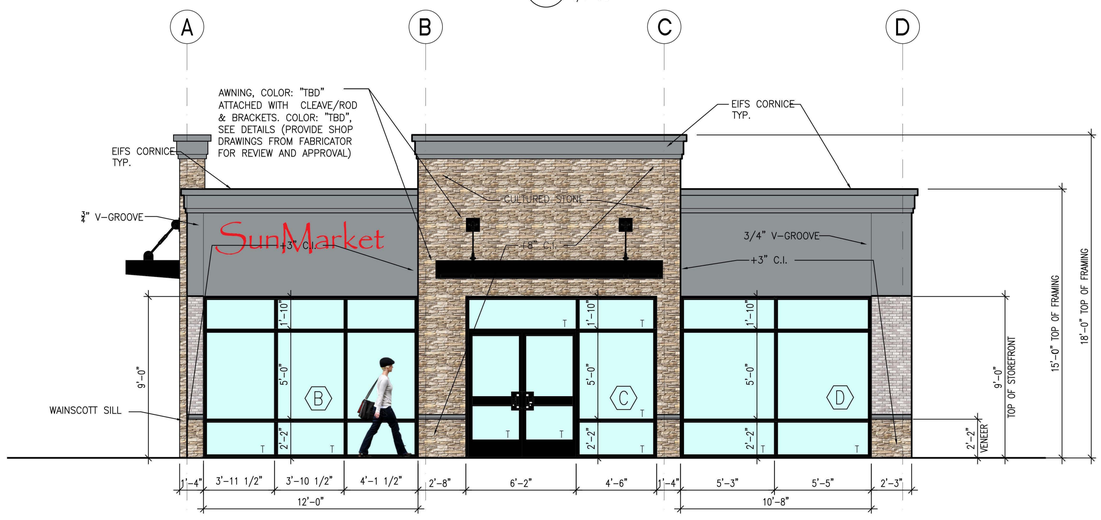
Sheet Title
EXTERIOR ELEVATIONS

Print Date
3/12/2020

Sheet No.
A2.1



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



1 NORTH ELEVATION
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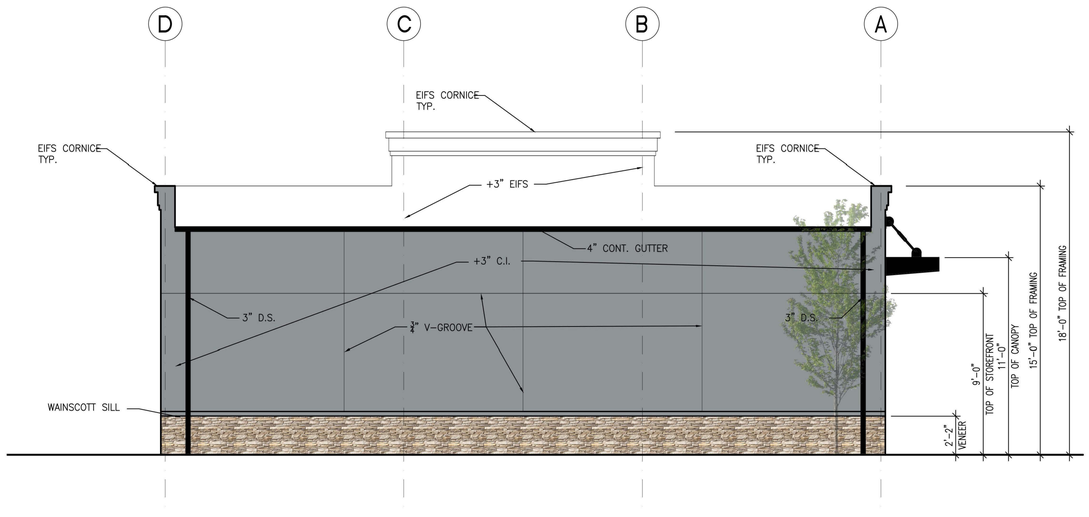

3 SOUTH ELEVATION
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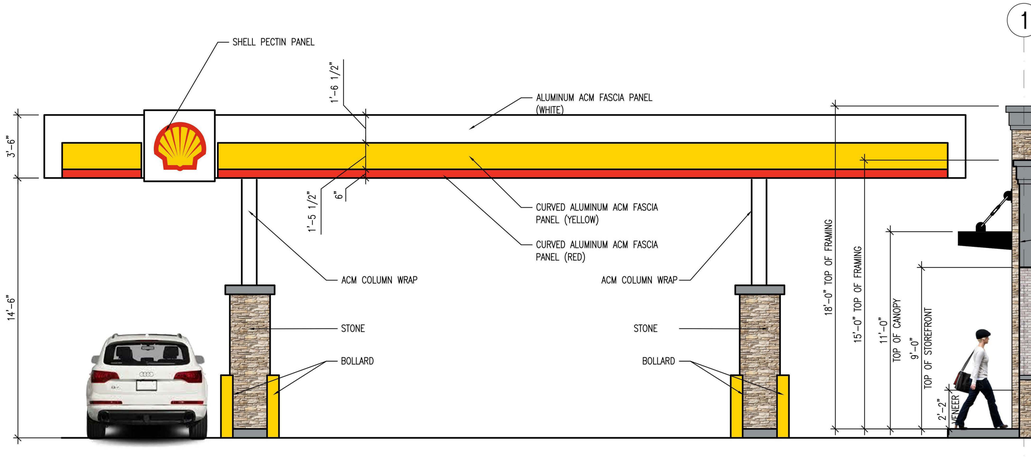

4 WEST ELEVATION
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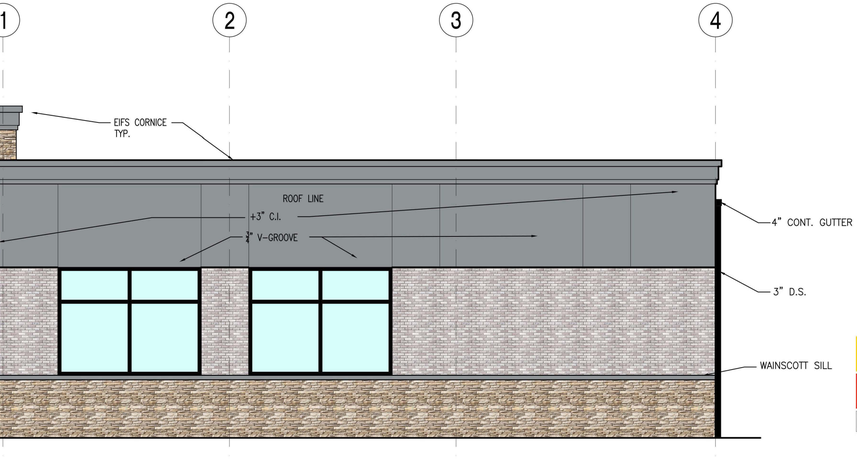

MATERIAL AND COLOR LEGEND

- CLIFFSTONE – MESQUITE
- WAINSCOTT SILL – SAND
- TUNDRA BRICK – LATIGO
- EIFS – SHELL GRAY (PANTONE SHL001)
- BUILDING CANOPY – GUNMETAL POWDER COAT
- GUTTER, DOWNSPOUT, COPING – BLACK
- ALUMIMUM WINDOWS AND DOORS – BLACK

CANOPY COLORS:

- **Shell Yellow** Pantone® SH1003 (If unavailable, use PMS 116C)
- **Shell Red** Pantone® SH1005 (If unavailable, use PMS 485C)
- **Shell Warm White** RAL 9016
- **Shell Warm Silver** Pantone® 8002
- **Shell Gray** Pantone® SH1001 (If unavailable, use PMS 431C)
- **Shell (Diesel) Green** Pantone® 3435C

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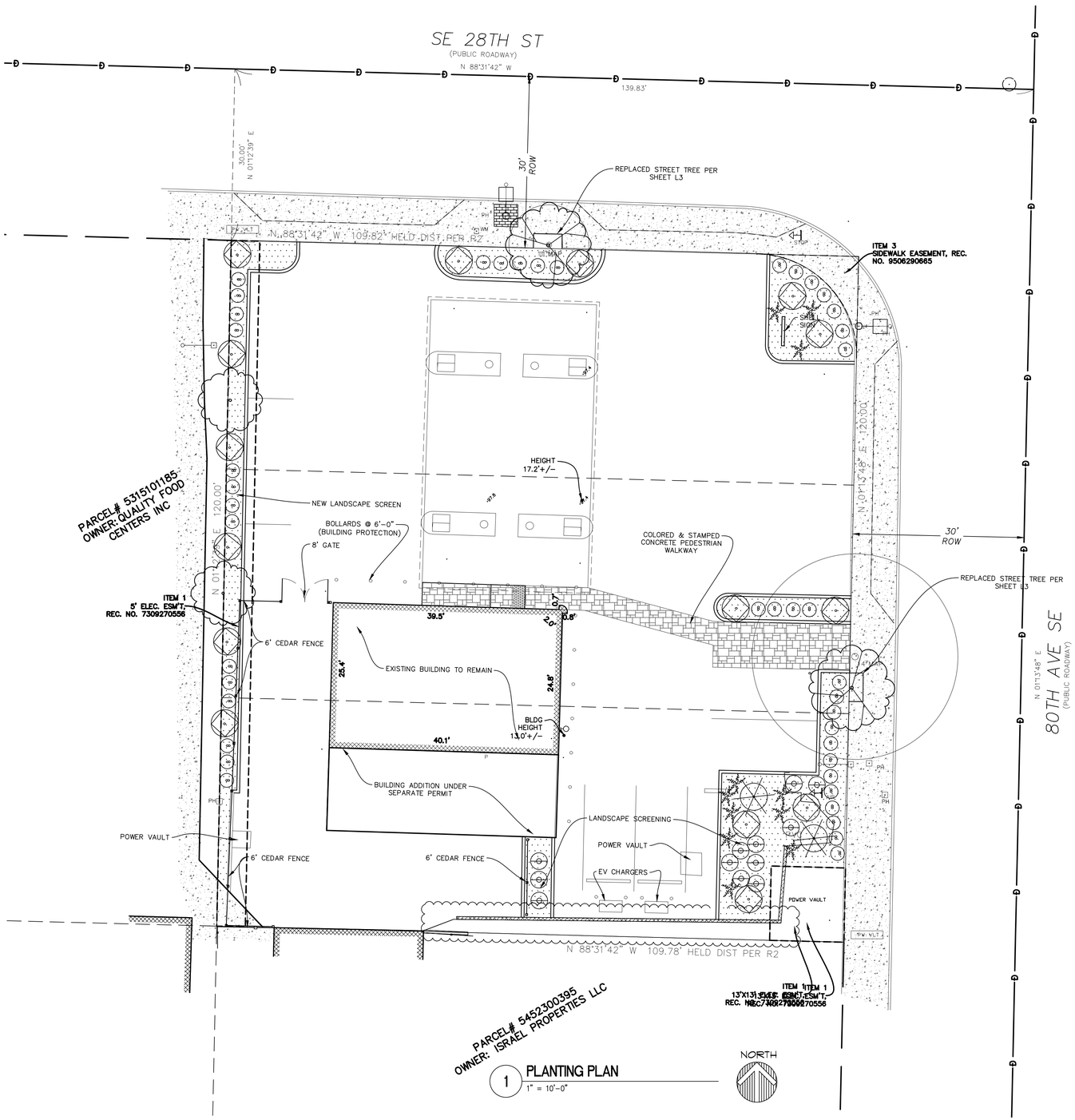
5	4-14-22	SITE DEVELOP REVS

Sheet Title
EXTERIOR ELEVATIONS

Print Date
3/12/2020

Sheet No.
A2.1 - C



1 PLANTING PLAN
1" = 10'-0"

NORTH

PLANT SCHEDULE

Qty.	Symbol	Botanical/Common Name	Size/Remarks
	TREES:		
TBD		*Prunus x hillieri 'Spire'* / Spire Cherry	min. 2" cal. DROUGHT TOLERANT
TBD		Red maple (Acer rubrum)	min. 2" cal. DROUGHT TOLERANT
	SHRUBS/ PERRENIALS:		
44		Buxus "Winter Gem"/ KOREAN BOXWOOD	min. 12" spr., 15" hgt.
15		Rhododendron y. "Ken Janeck"/ RHODODENDRON	min. 18" spr.
2		Viburnum p. t. "Mariesetti"/ DBLEFILE VIBURNUM	min. 6'0" hgt.
11		Polystichum munitum/ SWORD FERN	min. 5 fronds @ 12" o.c.
	GROUND COVER:		
TBD		Kinnikinnik Arctostaphylos uva-ursi	1 gal. @ 24" O.C., tri-spacing DROUGHT TOLERANT

* Plant sizes are specified per the American Standard for Nursery Stock, Publication- May 2, 1986 sponsored by the American Association of Nurserymen, Inc.

* If plant quantity shown on schedule conflicts with what is represented by symbol on Plan, the quantity represented by symbol shall be used.

* Plant names shown in **`bold'** are native/ drought tolerant.

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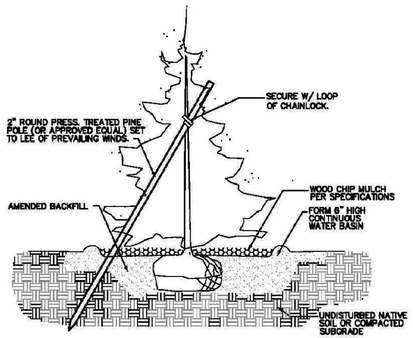
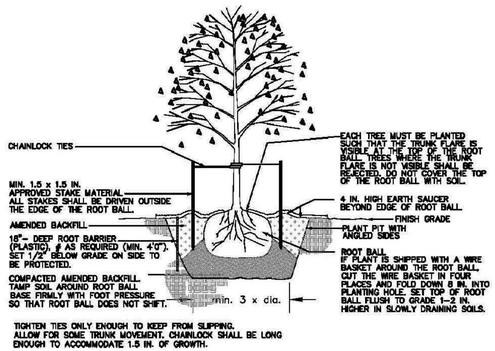
Sheet Title
PLANTING PLAN

Print Date
3/12/2020

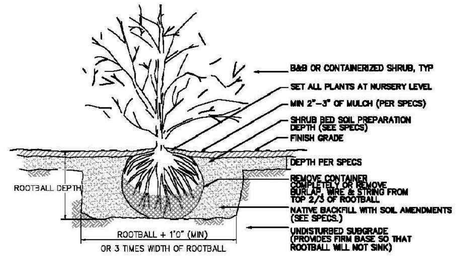
Sheet No.
L1



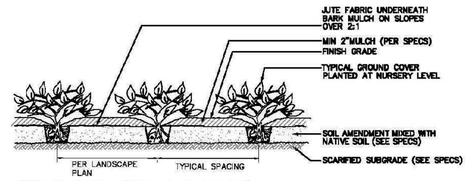
1 CONIFEROUS TREE PLANTING
NOT TO SCALE



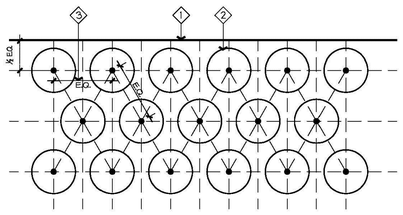
1 DECIDUOUS TREE PLANTING
NOT TO SCALE



2 SHRUB PLANTING
NOT TO SCALE



3 GROUND COVER PLANTING
NOT TO SCALE



GENERAL NOTES

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

GENERAL NOTES:

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

PLANTING NOTES:

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

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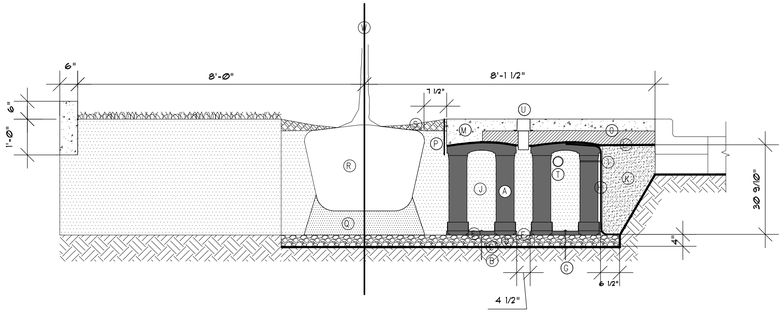
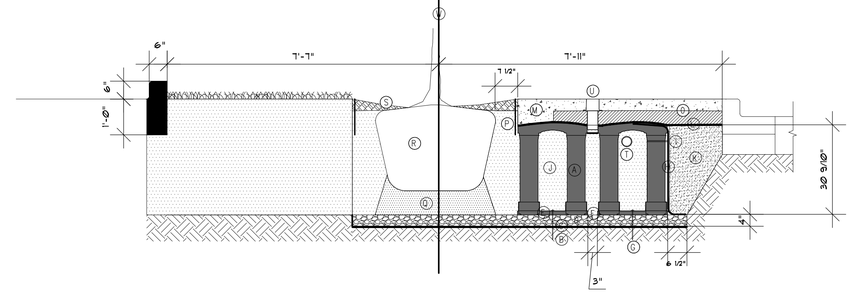
PLANTING DETAILS

Print Date
3/12/2020

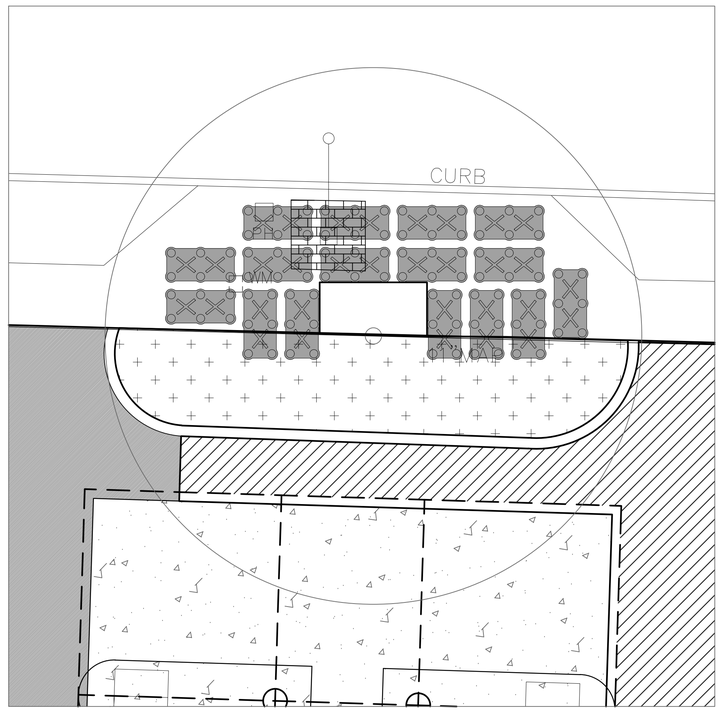
Sheet No.
L2



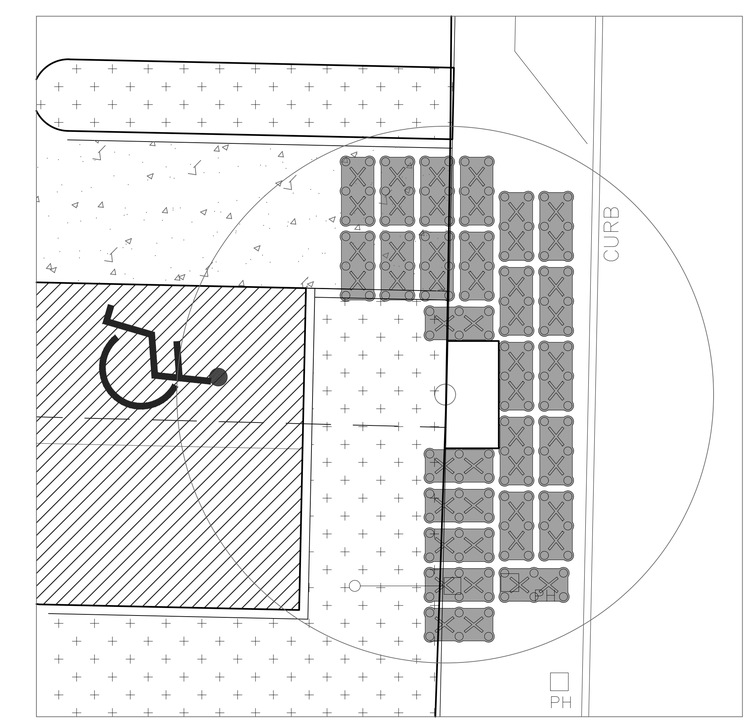
1 N STREE TREE SILVA CELL
1/2"=1'-0"



2 E STREE TREE SILVA CELL
1/2" = 1'-0"



3 N STREE TREE SILVA CELL
1/4"=1'-0"



4 E STREE TREE SILVA CELL
1/4" = 1'-0"

SILVA CELL SYSTEM 2X

KEY PLAN

- (A) SILVA CELL SYSTEM (DECK, BASE, AND POSTS)
- (B) SUBGRADE, COMPACTED
- (C) GEOTEXTILE FABRIC, PLACED ABOVE SUBGRADE
- (D) 4" MIN AGGREGATE SUB BASE, COMPACTED TO 95% PROCTOR
- (E) SILVA CELL BASE SLOPE, 10% MAX
- (F) 1" TO 6" SPACING BETWEEN SILVA CELLS AT BASE
- (G) ANCHORING SPIKES, CONTACT DEEPROOT FOR ALTERNATIVE
- (H) GEOGRID, WRAPPED AROUND PERIMETER OF SYSTEM, WITH 6" TOE (OUTWARD FROM BASE) AND 12" EXCESS (OVER TOP OF DECK)
- (I) CABLE TIE, ATTACHING GEOGRID TO SILVA CELL AT BASE OF UPPER LEG FLARE, AS NEEDED
- (J) PLANTING SOIL, PER PROJECT SPECIFICATIONS, PLACED IN LIFTS AND WALK-IN COMPACTED TO 75-85% PROCTOR
- (K) COMPACTED BACKFILL, PER PROJECT SPECIFICATIONS
- (L) GEOTEXTILE FABRIC TO EDGE OF EXCAVATION
- (M) RIBBON CURB AT TREE OPENING (TO BE USED WITH PAVERS OR ASPHALT)
- (N) THICKENED EDGE AT TREE OPENING (TO BE USED WITH CONCRETE)
- (O) PAVEMENT AND AGGREGATE BASE PER PROJECT *
- (P) DEEPROOT ROOT BARRIER, 12" OR 18", DEPTH DETERMINED BY THICKNESS OF PAVEMENT SECTION, INSTALL DIRECTLY ADJACENT TO CONCRETE EDGE RESTRAINT
- (Q) PLANTING SOIL BELOW ROOT BALL, COMPACTED WELL TO PREVENT SETTLING
- (R) ROOT BALL
- (S) TREE OPENING TREATMENT, PER PROJECT SPECIFICATIONS
- (T) DEEPROOT WATER AND AIR VENT, ROOTBALL, WHEN REQUIRED
- (U) DEEPROOT WATER AND AIR VENT, WHEN REQUIRED
- (V) UNDERDRAIN SYSTEM, WHEN REQUIRED (LOCATION AND DETAILS BY OTHERS)
- (W) PROPERTY LINE

NOTES

1. EXCAVATION SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE HEALTH AND SAFETY REGULATIONS
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS
3. PROVIDE SUPPLEMENTAL IRRIGATION
4. DO NOT SCALE DRAWINGS

*MINIMUM PAVEMENT PROFILE OPTIONS TO MEET H-20 LOADING

PAVEMENT	AGGREGATE BASE COURSE
4" CONCRETE	+4" AGGREGATE
3" PAVEMENT	+12" AGGREGATE
4" ASPHALT	+12" AGGREGATE
2 3/8" PAVER	+5" CONCRETE

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Sheet Title
STREET TREES

Print Date
3/12/2020

Sheet No.
L3

SECTION 32 94 51

SOIL CELLS

("SILVA CELL SYSTEM")

PART 1 - GENERAL

1.01 SUMMARY

A. Section Includes:

1. Silva Cell system for planting and paving, including Silva Cell assemblies and related accessories.
2. Other materials including, but not limited to, geotextile, geogrid, aggregate, subbase material, backfill, root barrier, Water + Air System, and planting soil.

B. Materials Installed But Not Furnished Under This Section:

1. Planting soils are furnished in Section 32 94 56 - Planting Soil for Silva Cells.

C. Related Requirements:

1. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.03 ADMINISTRATIVE REQUIREMENTS

A. Preinstallation Conference: Prior to installation of the Silva Cell system and associated Work, meet with the Contractor, Silva Cell system installer and their field supervisor, manufacturer's technical representative, the [**Engineer**], the Owner at the Owner's discretion, and other entities concerned with the Silva Cell system performance.

1. Provide at least 72 hours advance notice to participants prior to convening preinstallation conference.

2. Introduce and provide a roster of individuals in attendance with contact information.

3. The preinstallation conference agenda will include, but is not limited to the review of:

a. Required submittals both completed and yet to be completed.

b. The sequence of installation and the construction schedule.

c. Coordination with other trades.

d. Details, materials and methods of installation.

1) Review requirements for substrate conditions, special details, if any, installation procedures.

2) Installation layout, procedures, means and methods.

e. Mock-up requirements.

B. Sequencing and Scheduling:

1. General: Prior to beginning Work of this Section, prepare a detailed schedule of the Work involved for coordination with other trades.

2. Schedule utility installations prior to beginning Work of this Section.

3. Where possible, schedule the installation of the Silva Cell system after the area is no longer required for use by other trades and Work. Where necessary to prevent damage, protect installed system if Work must occur over or adjacent to the installed Silva Cell system.

1.04 Soil Specifications

Imported topsoil: Fertile, friable soil loam topsoil suitable for the germination of seeds and the support of vegetative growth meeting the following criteria:

1. Soil texture: USDA loam, sandy clay loam or sandy loam with clay content between 15 and 35 percent; a combined clay/silt content of no more than 60 percent; and sand between 35 and 65 percent.
2. Except where noted, imported topsoil shall NOT have been screened and shall retain soil peds (clumps/clods) larger than 2 inches (50 mm) in diameter throughout the stockpile after harvesting.
   a. Light screening through a 2-inch (50 mm) square or larger opening will be permissible in soils with clay content of 20 percent or greater if required to break up large peds (clumps/clods) or remove coarse roots and stones.
   b. Retained soil peds (clumps/clods) shall be the same color on the inside as is visible on the outside surface of the ped.
3. Soil objects larger than 1/4 inch (6.24 mm) in diameter: Imported topsoil shall contain less than 5 percent total volume of the combination of all objects 1 to 8 inch (25 mm to 200 mm) in their largest dimension including clumps/clods of heavy clay, sandy clay or silty clay subsoil, debris, refuse, roots, stones, sticks, brush, and or litter. The soil shall contain less than 8 percent by volume total of the above objects 1/4 inch to 1 inch (6.24 mm to 25 mm) in diameter. Remove all objects larger than 8 inch (200 mm) in its longest dimension.
   a. Meet the above requirement by utilizing acceptable soils sources rather than soil screening.
4. Imported topsoil may be a harvested soil from fields or development sites or purchased from suppliers who collect and process soil. The organic content and particle size distribution shall be the result of natural soil formation. Manufactured soils where sand, composted organic material or other additives have been added to the soil to meet the requirements of imported topsoil shall not be acceptable.
5. pH value shall be between 5.5 and 7.5.
6. Percent Organic Matter (OM): 3 to 5 percent, by dry weight.
7. Soluble Salt Level: Less than 2 mmho/cm.
8. Soil nutrient chemistry suitable for growing the plants specified or after modification.
9. Germinating seedlings from seeds in the soil shall be removed within one month of germination whether during the period the soil is being stored or after installation, including during the warranty period of the plants.

3.05 SUBGRADE COMPACTION

A. Compact subgrade to a minimum of 95 percent of maximum dry density at optimum moisture content in accordance with ASTM D698, Standard Proctor Method, or as approved by the Owner's geotechnical representative.

B. Do not exceed 10 percent slope for subgrade profile in any one direction. If the 10 percent slope is exceeded, contact manufacturer's representative for directions on how to proceed

3.06 INSTALLATION OF GEOTEXTILE OVER SUBGRADE

A. Install geotextile over compacted subgrade.

1. Lay geotextile flat with no folds or creases.

2. Install the geotextile with a minimum joint overlap of 18 inches (450 mm).

3.07 INSTALLATION OF AGGREGATE SUBBASE BELOW SILVA CELL BASES

A. Install aggregate subbase to the depths indicated on the Drawings.

B. Extend subbase aggregate a minimum of 6 inches (150 mm) beyond the base of the Silva Cell layout.

C. Compact aggregate subbase to a minimum of 95 percent of maximum dry density at optimum moisture content in accordance with ASTM D698, Standard Proctor Method.

D. Do not exceed 10 percent slope on the surface of the subbase. Where proposed grades are greater than 10 percent, step the Silva Cells to maintain proper relation to the finished grade.

3.08 INSTALLATION OF SILVA CELL BASE

A. Install the Silva Cell system in strict accordance with manufacturer's instructions and as specified herein; where requirements conflict or are contradictory, follow the more stringent requirements.

B. Layout and Elevation Control:

1. Provide layout and elevation control during installation of the Silva Cell system to ensure that layout and elevations are in accordance with the Drawings.C. Establish the location of the tree openings in accordance with the Drawings. Once the trees are located, mark the inside dimensions of the tree openings on the prepared subbase.

D. Locate and mark other Project features located within the Silva Cell layout (e.g. light pole bases, utility pipes). Apply marking to identify the extent of the Silva Cell layout around these features. Follow the layout as shown on the Drawings to ensure proper spacing of the Silva Cell bases. Refer to the Drawings for offsets between these features and the Silva Cells.

E. Check each Silva Cell component for damage prior to placement. Reject cracked or chipped units.

F. Place the Silva Cell bases on the compacted aggregate subbase. Start at the tree opening and place Silva Cell bases around the tree openings as shown on the Drawings.

G. Working from tree opening to tree opening, place Silva Cell bases to fill in the area between tree openings.

1. Maintain spacing no less than 1 inch (25 mm) and no more than 6 inches (150 mm) apart, assuming geotextile covering the decks meets the specifications in section 2.04

paragraph C.

H. Follow the Silva Cell layout plan as shown on the Drawings.

I. Install Silva Cell bases around, over, or under existing or proposed utility lines, as indicated on the Drawings.

J. Level each Silva Cell base as needed to provide full contact with subbase. Adjust subbase material, including larger pieces of aggregate, so each base sits solidly on the surface of the subbase. Silva Cell bases that rock or bend over any stone or other obstruction protruding above the surface of the subbase material are not allowed. Silva Cell bases which bend into dips in the subbase material are not allowed. The maximum tolerance for deviations in the plane of the subbase material under the bottom of the horizontal beams of each Silva Cell base is 1/4 inch in 4 feet (6 mm in 1200 mm).

K. Anchor Silva Cell base with 2 anchoring spikes per base.

1. For applications where Silva Cells are installed over waterproofed structures, use wood blocking or similar spacing system consistent with requirements of the waterproofing system to maintain required spacing.

3.10 INSTALLATION OF STRONGBACKS, GEOGRID, BACKFILL AND PLANTING SOIL

B. Install strongbacks on top of the Silva Cell posts by snapping into place over installed posts prior to installing planting soil and backfill.

1. Strongbacks are required only during the placement and compaction of the planting soil and backfill.

2. Move strongbacks as the Work progresses across the installation.

3. Remove strongbacks prior to the installation of the Silva Cell decks.

C. Install geogrid around the perimeter of the Silva Cell system where the compacted backfill and planting soil interface.

1. Do not place geogrid between the edge of the Silva Cells and adjacent planting areas.

2. Cut the geogrid to allow for a 6-inch (150-mm) overlap at the Silva Cell base and a 12-inch (300-mm) overlap at the Silva Cell deck.

3. Provide a minimum 12-inch (300-mm) overlap between adjacent sheets of geogrid.

4. Secure geogrid with cable ties below the top of the posts, along the post ridges.

D. Place the first lift of backfill material loosely around the perimeter of the Silva Cell system, between the geogrid and the sides of the excavation. Place backfill to approximately the midpoint of the Silva Cell post. Do not compact.

E. Place the first lift of planting soil in the Silva Cell system to approximately the midpoint of the Silva Cell post.

1. Level the planting soil throughout the system.

2. Walk-through the placed planting soil to remove air pockets and settle the soil.

a. Lightly compact soils by walking through the soil following placement.

b. Walk through compaction shall result in 75-85 percent of maximum dry density in accordance with ASTM D698, Standard Proctor Method. Do not exceed root limiting compaction for the given soil type.

F. Compact the first lift of backfill material, previously spread, to 95 percent of maximum dry density in accordance with ASTM D698, Standard Proctor Method or in accordance with Project Specifications for hardscape areas, whichever is greater.

G. Add and compact additional backfill material so that the final finished elevation is at approximately the same level of the placed planting soil within the Silva Cells.

1. Maintain the geogrid between the Silva Cell system and the backfill material at all times.

H. Place the second lift of backfill material loosely around the perimeter of the Silva Cell system, between the geogrid and the sides of the excavation so that the material is 2 to 3 inches below the top of the posts. Do not compact.

I. Place the second lift of planting soil inside of the Silva Cell to the bottom of the strongbacks. Walk through compact.

3.12 INSTALLATION OF SILVA CELL DECK

A. Obtain final approval by the [**Engineer**] of planting soil installation prior to installation of the Silva Cell decks.

B. Remove strongbacks, level out the planting soil, and immediately install decks over the posts below. Place deck over the top of the posts. Push decks down until the deck clips lock into the posts, snapping the deck into place.

C. Fold the 12 inches (300 mm) of geogrid onto the top of the decks.

3.13 FINAL BACKFILL PLACEMENT AND COMPACTION

A. Place and compact final lift of backfill material to 95 percent of maximum dry density in accordance with ASTM D698, Standard Proctor Method, such that the backfill is flush with the top of the installed deck. Do not allow compacting equipment to come in contact with the decks.

3.14 INSTALLATION OF GEOTEXTILE AND AGGREGATE BASE COURSE OVER THE DECK

A. Ensure geotextile meets the specifications in section 2.04 paragraph C.

B. Place geotextile over the top of the deck and extend to the edge of the excavation. Overlap joints a minimum of 18 inches (450 mm). Leave enough slack in the geotextile for the aggregate base course to push the geotextile down in the gaps in between the decks.

C. Install the aggregate base course (including aggregate setting bed if installing unit pavers) over the geotextile immediately after completing the installation of the fabrics. Work the aggregate from one side of the layout to the other so that the fabric and aggregate conform to the Silva Cell deck contours.

D. Maintain equipment used to place aggregate base course completely outside the limits of the Silva Cell excavation area to prevent damage to the installed system.

E. For large or confined areas, where aggregate cannot easily be placed from the edges of the excavated area, obtain approval for the installation procedure and types of equipment to be used in the installation from the Silva Cell manufacturer.

F. Compact aggregate base course(s) to 95 percent of maximum dry density in accordance with ASTM D698, Standard Proctor Method. Utilize a vibration or plate compactor with a maximum weight of 800 lbs (362.87 kg).

G Do not drive vehicles or operate equipment over the completed aggregate base course.

3.15 INSTALLATION OF CONCRETE CURBS AT TREE OPENINGS, AGGREGATE SUBBASE AND PAVEMENT ABOVE THE SILVA CELL SYSTEM

A. Place concrete curbs along planting areas and tree openings as shown on the Drawings to retain the aggregate base course from migrating into the planting soil.

B. When staking concrete forms (e.g. curbs around the tree openings), prevent stakes from penetrating the Silva Cell decks.

C. Turn down edge of concrete paving to the Silva Cell deck along the edges of tree openings or planting areas to retain the aggregate base course material.

D. When paving type is a unit paver or other flexible material, provide a concrete curb under the paving at the edge of the Silva Cell deck to retain the aggregate base course material at the tree opening.

E. Place paving material over Silva Cell system in accordance with the Drawings.

1. The Silva Cell system does not fully meet loading strength until the final paving is installed. Do not operate construction equipment on top of the Silva Cell system until paving installation has been completed.

F. Use care when placing paving or other backfill on top of Silva Cell system to prevent damage to the Silva Cell system or its components.

3.16 INSTALLATION OF ROOT BARRIERS

A. Install root barrier in accordance with manufacturer's installation instructions.

3.17 INSTALLATION OF PLANTING SOIL WITHIN THE TREE PLANTING AREA

A. Remove rubble, debris, dust and silt from the top of the planting soil within the tree opening that may have accumulated after the initial installation of the planting soil within the Silva Cells.

B. Install additional planting soil within the tree openings, to the depths indicated on the Drawings.

1. Use the same soil used within the Silva Cells for planting soil within the tree openings.

C. Compact planting soil under the tree root ball as needed to prevent settlement of the root ball.

D. Place trees in accordance with the Drawings.

3.18 PROTECTION

A. Keep construction traffic away from the limits of the Silva Cells until the final pavement profile is in place. The Silva Cell system does not fully meet loading strength until the final paving is installed.

1. Do not operate equipment directly on top of the Silva Cell system until paving installation has been completed.

2. Provide fencing and other barriers to prevent vehicles from entering into the Silva Cell area.

B. When the Silva Cell installation is completed and the permanent pavement is in place, limit traffic and construction related activities to only loads less than the design loads.

3.19 CLEAN UP

A. Perform clean up during installation and upon completion of the Work. Maintain the site free of soil, sediment, trash and debris. Remove excess soil materials, debris, and equipment from the site following completion of the Work of this Section.

B. Repair damage to adjacent materials and surfaces resulting from installation of this Work using mechanics skilled in remedial work of the construction type and trades affected.

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8037 REGISTERED ARCHITECT
BRAD R. KAUL
STATE OF WASHINGTON

Design Team
KDA

Design
BK

Drawn
BK

Client Project No.
–

KDA Project No.
GSA-01

Owner
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Project
Mercer Island Shell Addition/Alteration
–
–

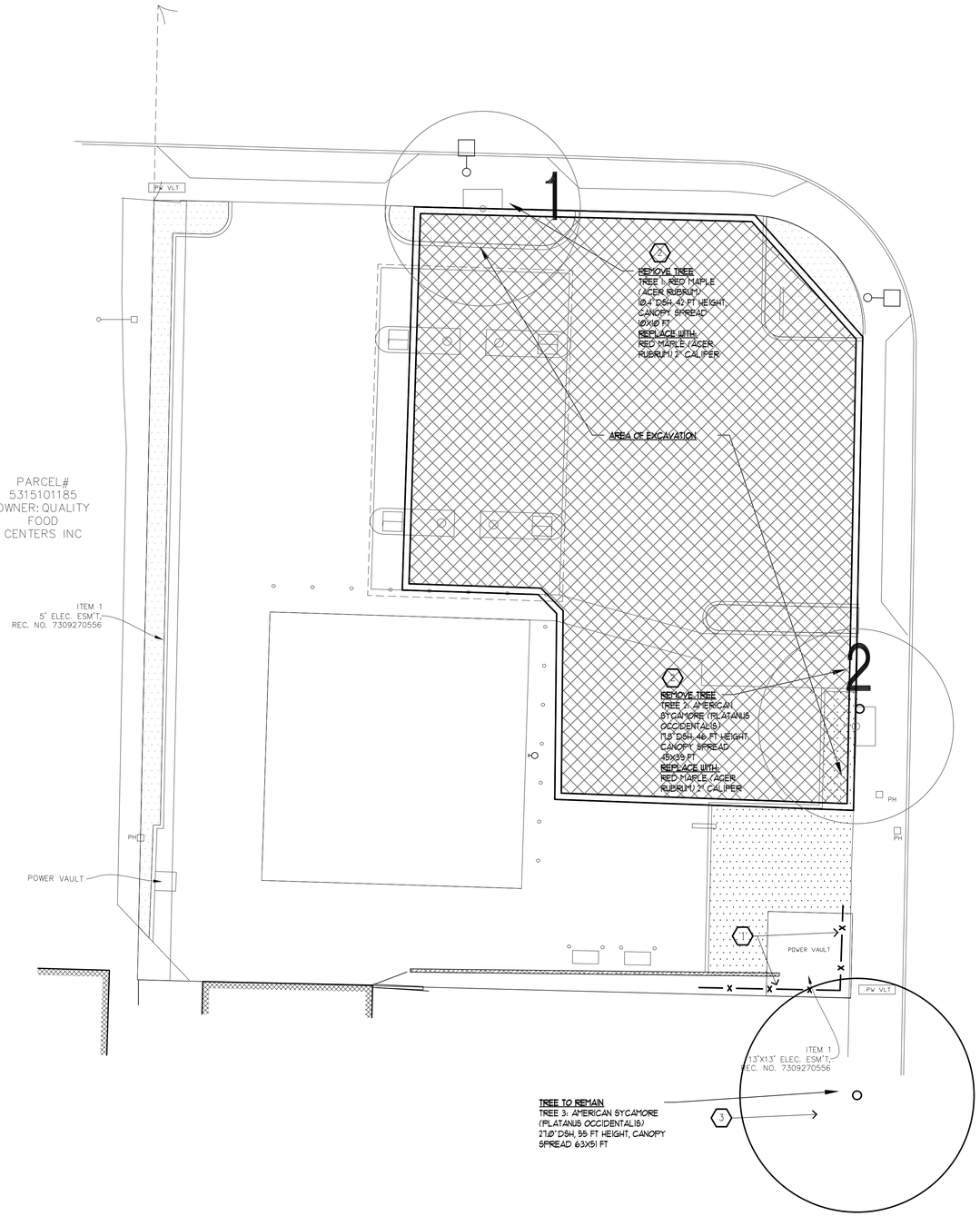
Issue/Revision

No.	Date	Description
1	3-12-20	SCHEMATIC
2	5-11-20	SCHEMATIC REV
3	2-25-21	DESIGN REVIEW
R1	06/10/21	HEALTH PERMIT REVISIONS
4	8-5-21	SITE DEVELOP PERMIT
5	4-14-22	SITE DEVELOP REVS

Sheet Title
SILVA CELL SPEC'S

Print Date
3/12/2020

Sheet No.
L4



1 TREE PROTECTION PLAN
1" = 10'-0"

NORTH

KEYED NOTES

1. TREE PROTECTION FENCE PER DETAIL 2/TP-1
2. REMOVE EXISTING TREE AND REPLACE PER PLAN
3. NO WORK SHALL BE ALLOWED WITHIN THE EXISTING ROOT PROTECTION ZONES. CONTACT:

ARBORIST
CRAIG BACHMANN
LEAD ARBORIST & MANAGER
TREE133 LLC
CERTIFIED ARBORIST # RM-7652AT
ISA QUALIFIED TREE RISK ASSESSOR
206-475-1924 (DIRECT)
CRAIG@TREE133.COM

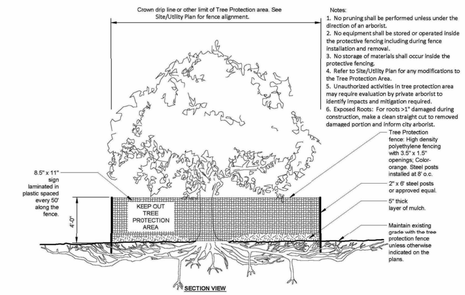
TREE PROTECTION LEGEND

TREE PROTECTION FENCE PER DETAIL 2/TP-1

ROOT PROTECTION ZONE SHOWN SHADED

Detail of tree protection required by the City of Mercer Island

Source: https://www.mercerisland.gov/sites/default/files/fileattachments/community_planning_amp_development/page/21988/treeprotectionfencingdetail.pdf



2 TREE PROTECTION DETAIL
NTS

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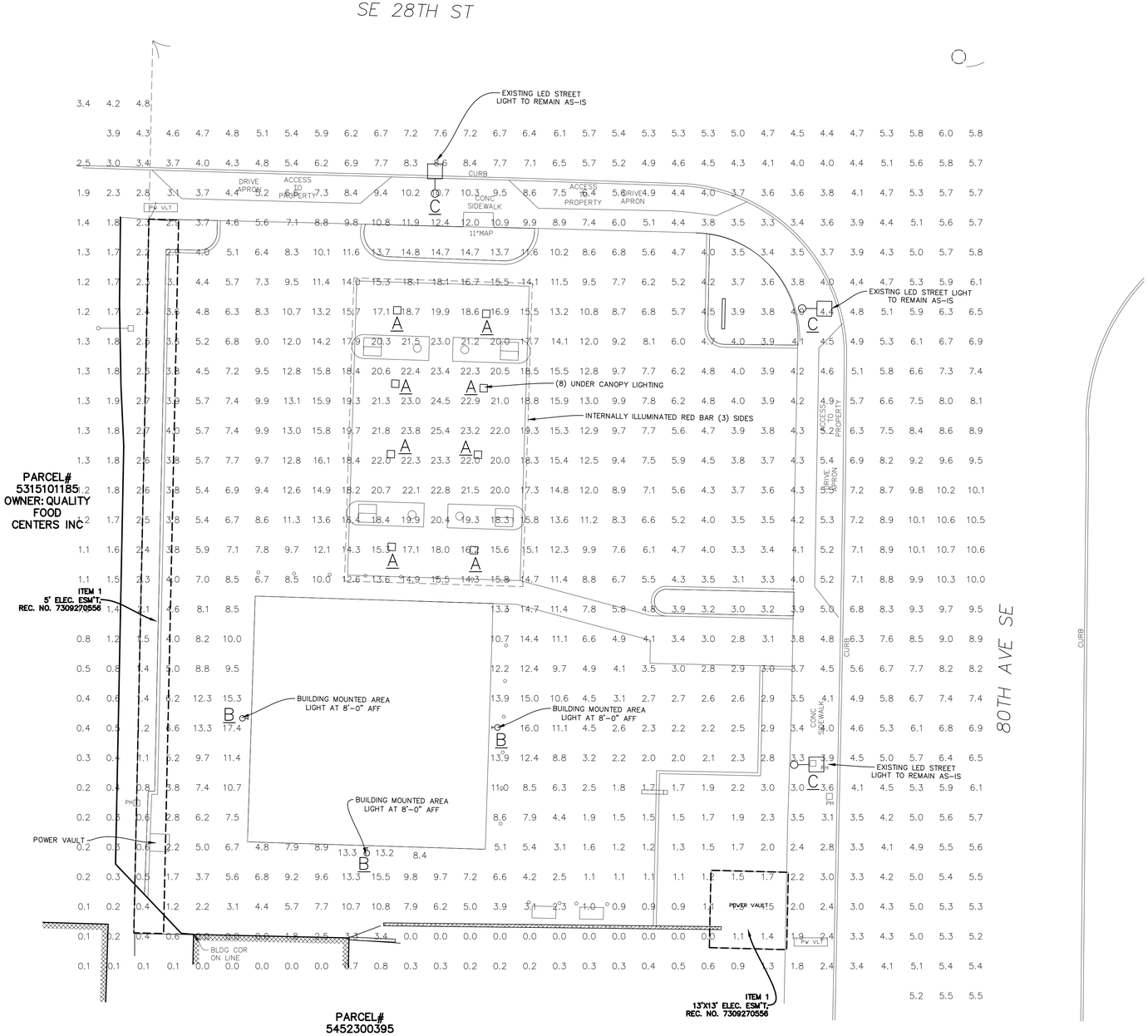
Sheet Title
TREE PROTECTION (EXISTING CONDITIONS)

Print Date
3/12/2020

Sheet No.
TP-1

LUMINAIRE SCHEDULE

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



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

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Sheet Title
SITE LIGHTING PLAN

Print Date
3/12/2020

Sheet No.
E1.0

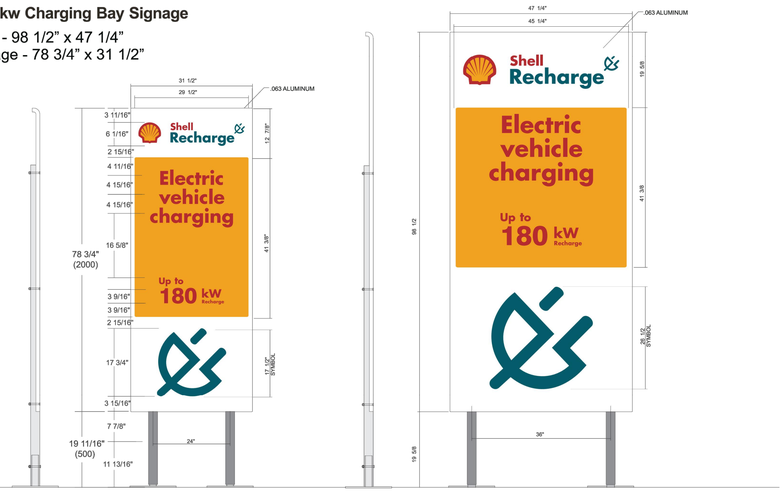
Shell Recharge Station | 180kw Charging Bay Signage

Charging Bay Main Signage - 98 1/2" x 47 1/4"
Charging Bay Support Signage - 78 3/4" x 31 1/2"

.080 Aluminum Panels
- Single Face Signs - Paint Face Shell RVIe White w/ 1st Surface Opaque Vinyl
- Paint back Shell RVIe White

2" x 2" Aluminum Tube Support
- Direct Bury - Allow 3ft. embedment
- Paint Shell RVIe Silver

Font: Futura Standard Bold



CHARGING BAY MAI SIGN

Pantone colors:
Pantone 116 C | Pantone 485 C | Pantone 122-13 C

FEDERAL HEATH
VISUAL COMMUNICATIONS
www.FederalHeath.com
1500 North Bolton Jacksonville, Tx75766
(903) 589-2100 (800) 888-1327 Fax (903) 589-2101

Revisions:

THIS DRAWING IS YOUR FINAL PROOF: IT SUPERSEDES ALL VERBAL AND WRITTEN COMMUNICATION BY SIGNING BELOW YOU ARE AUTHORIZING US TO MANUFACTURE TO THE ABOVE SPECIFICATION

Client Approval/Date: _____

Colors Depicted In This Rendering May Not Match Actual Finished Materials. Refer To Product Samples For Exact Color Match.

Account Rep:
Project Manager: Vicky Hernandez
Drawn By: Gda
Underwriters Laboratories Inc. — ELECTRICAL TO USE UL LISTED COMPONENTS AND SHALL MEET ALL ELECTRICAL CODES AND BE CERTIFIED TO THE N.E.C. STANDARDS - INCLUDING THE PROPER GROUNDING AND BONDING OF ALL SIGNS

Project / Location:
Shell Recharge
Charging Bay Signs

Job Number:
Date: 05.01.22
Sheet Number: 1 Of 1
Design Number: Se221961.180bay

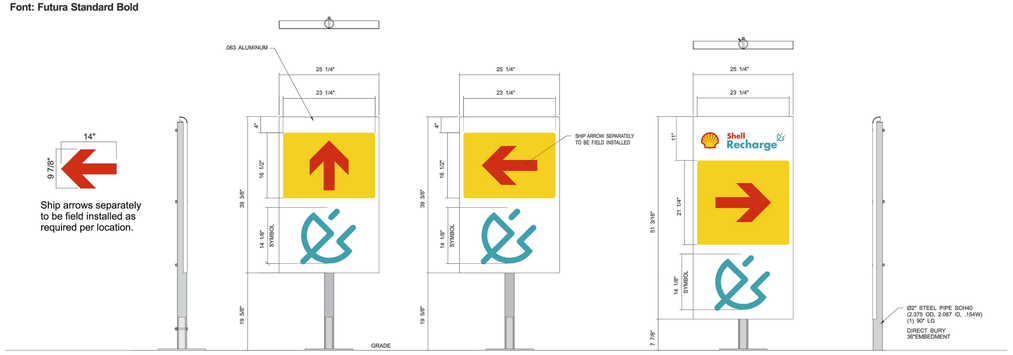
Shell Recharge Station | Directional Signage

Sm Directional Signage - 39 3/8" x 25 1/4"
Lg Directional Signage - 51 3/16" x 25 1/4"

.063 Aluminum Panels
- Single Face Signs - Paint Face Shell RVIe White w/ 1st Surface Opaque Vinyl
- Paint back Shell RVIe White

Ø2" Sch 40 Pipe Support
- Direct Bury - Allow 3ft. embedment
- Paint Shell RVIe Silver

Font: Futura Standard Bold



Ship arrows separately to be field installed as required per location.

Pantone colors:
Pantone 116 C | Pantone 485 C | Pantone 122-13 C

FEDERAL HEATH
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www.FederalHeath.com
1500 North Bolton Jacksonville, Tx75766
(903) 589-2100 (800) 888-1327 Fax (903) 589-2101

Revisions:
R1: Chg mounting....03.07.22.gda

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Client Approval/Date: _____

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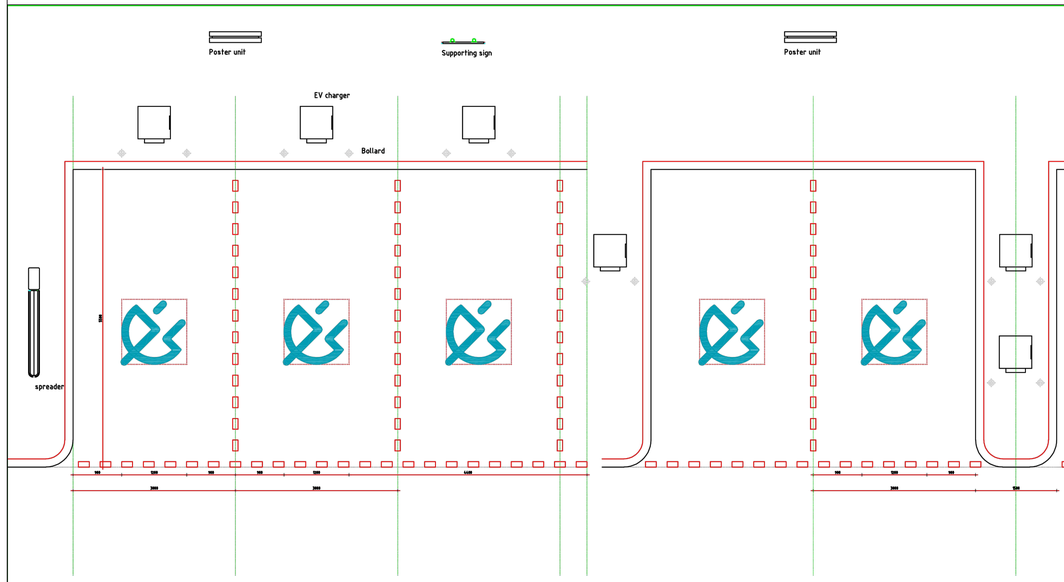
Account Rep:
Project Manager: Amanda Stanton
Drawn By: Gda
Underwriters Laboratories Inc. — ELECTRICAL TO USE UL LISTED COMPONENTS AND SHALL MEET ALL ELECTRICAL CODES AND BE CERTIFIED TO THE N.E.C. STANDARDS - INCLUDING THE PROPER GROUNDING AND BONDING OF ALL SIGNS

Project / Location:
Shell Recharge
Directional Signs

Job Number:
Date: 05.03.20
Sheet Number: 1 Of 1
Design Number: Se196933.dir



Shell Retail Network Engineering

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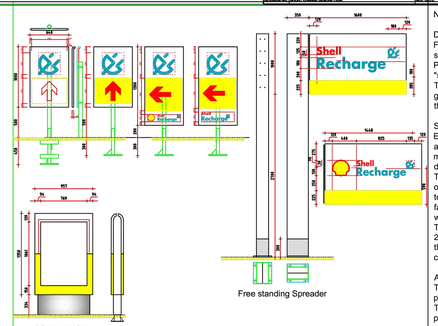
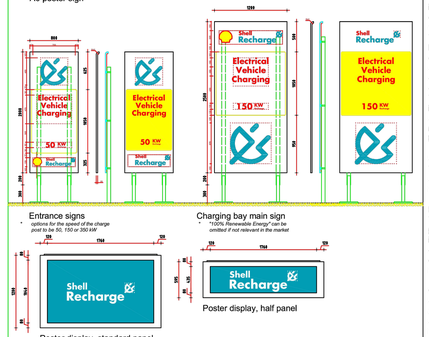
REVISION NR.	SHORT CHANGE DESCRIPTION:	REV. DATE:	AUTHORISED:

DOCUMENT TITLE:	07.007 RVIe DRAWINGS FOR TENDER PACK
DESCRIPTION: (TITLE AND SCALE)	EV Road Sign
REFERENCE NUMBER:	07.007-31

CAD SOURCE FILE:	07.007.dwg	ISSUE DATE:	2020-06-15
REVISION ELEMENT:	07 RETAIL VISUAL IDENTITY	REVIEW DATE:	—-"-—"—
DISCIPLINE:	07_RETAIL VISUAL IDENTITY	VOID DATE:	—-"-—"—
LEVEL OF STANDARDISATION:	TECHNICAL SPECIFICATION	REVISION NUMBER:	2.0
AUTHOR:	JURGEN VAN DER WINDEN		
CONTENT OWNER:	DESIGN & STANDARDS CoE	AREA OF VALIDITY:	GLOBAL
GOVERNING SUPERIOR DOCUMENT:	07.001 RVI EVOLUTION FUNCTIONAL SPECIFICATIONS	STANDARDISATION AREA:	DESIGN
KEYWORDS:	RVIe, RETAIL, TRIDUS, IDENTITY, SIGNAGE, EVOLUTION	STANDARDISATION CONTROL:	STANDARD





Notes

Directional sign; refer to 07.007-9
Face panel(s) may be formed as a single piece of sheet material. Panels fix to post via back fixed "sign fix" channels or equivalent. The post is circular section with a galvanize finish, the open top of the post is permanently closed off.

Spreader; refer to 07.007-7
Each face panel may be formed as a single fabrication from sheet material. The panels are to be designed to be the same shape. The free standing column is made of suitable material with a closed top cap. The anchoring to be fabricated of suitable material to withstand the wind load.
The spacer needs to give a gap of 20mm between the spreader and the column. Both spacer and column will be corrosion resistant

A0 Poster sign; refer to 07.007-8
The units accommodates posters printed to the industry standard, The part of the unit containing the posters and electrics is to be constructed to prevent water ingress, insect penetration, and condensation occurring at the windows.
The units shall be free from any light leaks, and the access to electrics for maintenance shall be such as not to disturb the poster display / positioning when carrying out electrical maintenance.
The electrical circuit within the illumination enclosure shall be supplied with power via a suitable mains earth leakage / RCD circuit breaker.

Supporting signs, refer to 07.007-9
The principle of these signs is similar to the directional signs, only the size will differ.

Poster panels; refer to 07.007-6
These panels are monolith poster panels, back illuminated. The glass is covered from the back with cut out Shell Blue translucent foil. The cut out text covered with translucent Shell White foil.

General; all panels are finished in Shell White to gloss level 60%. Applied vinyl to Shell graphic standards. The red vinyl on directional signs is reflective. Shell sites will not have a pecten.

Shell Retail Network Engineering

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REVISION NR.	SHORT CHANGE DESCRIPTION:	REV. DATE:	AUTHORISED:

DOCUMENT TITLE:	07.007 RVIe DRAWINGS FOR TENDER PACK
DESCRIPTION: (TITLE AND SCALE)	EV signage
REFERENCE NUMBER:	07.007-30

CAD SOURCE FILE:	07.007.dwg	ISSUE DATE:	2020-06-15
REVISION ELEMENT:	07 RETAIL VISUAL IDENTITY	REVIEW DATE:	—-"-—"—
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Mercer Island Shell Addition/Alteration
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Sheet Title
SIGNAGE

Print Date
3/12/2020

Sheet No.
SG–1

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(E) 34 SQ FT TO REMAIN

HEIGHT REMAINS AS IS

REFURBISH WITH NEW FACES AND LED PRICE DISPLAY

CABINETS AND COLUMNS REMAIN AS IS

Shell Yellow
Pantone® SHE003
[If unavailable, use PMS 116C]

Shell Red
Pantone® SHE005
[If unavailable, use PMS 485C]

Shell Warm White
RAL 9016

Shell Warm Silver
Pantone® 8002

Shell Gray
Pantone® SHE001
[If unavailable, use PMS 431C]

Shell (Diesel) Green
Pantone® 348C

Project
Mercer Island Shell Addition/Alteration
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Sheet Title
SIGNAGE

Print Date
3/12/2020

Sheet No.
SG–2

PROJECT NARRATIVE

Shell Gas Station
Tenant Improvement and Addition
Parcel 545230-0380

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

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

RE: Shell Gas Station

LOCATION: 7833 Se 28th St, Mercer Island, WA 98040

PARCEL NUMBERS: 545230-0380

SCOPE OF WORK: Removal and replacement of existing fuel tanks. Restoration of existing site as required. Site restoration will include new asphalt, new concrete pathing, new landscaping, new EV charging stations, new accessible parking stalls, new stormwater system, new oil water separator, and replacement of street trees.

Existing convenience store and fuel canopy will remain as is. Redevelopment of preexisting convenience store and canopy apart of separate submittal. New signage also apart of separate submittal.

EXISTING CONDITIONS:

- The existing site has a convenience store of 1,013 sf and canopy with fuel pumps.
- The site is relatively flat.
- Existing street trees will be removed and replaced, due to extent of fuel cleanup and temporary shoring requirements.

APPLICABLE DESIGN STANDARDS:

- **Bulk Regulations**
  - *TC-3 Subarea*. The purpose of the TC-3 subarea is to create an area of transition between the Town Center and adjacent residential neighborhoods. A broad mix of land uses is allowed.
  - Base Building Height Allowed - 27 feet > (18'-0" proposed)
  - Base Building Stories Allowed – 2 > (1 story proposed)
  - Ground Floor Height Adjacent to Streets (N/A in TC-3)

- Setback from Property Lines - No minimum setback required
- Required Upper Story Setback – No upper story proposed
- 5. Rooftop Appurtenances.
- a. Screening of Rooftop Appurtenances. Appurtenances shall not be located on the roof of a structure unless they are hidden or camouflaged by building elements that were designed for that purpose as an integral part of the building design. All appurtenances located on the roof should be grouped together and incorporated into the roof design and thoroughly screened. The screening should be sight-obscuring, located at least 10 feet from the exterior edge of any building; and effective in obscuring the view of the appurtenances from public streets or sidewalks or residential areas located on the hillside surrounding the Town Center.
- It's our intent to screen roof top mechanical units with parapets. The roof top mechanical system will consist of two exhaust fans and a small satellite dish.
- The condensers for the refrigerated cooler boxes and mechanical system will be ground mounted behind the building.

- **Site Design**
  - Minor Site Features. All major new construction regardless of its height shall have at least three minor site features that contribute to a well-balanced mix of features in that subarea as determined by the design commission. Minor site features may include, but are not limited to, the following:

- **Lighting**
  - A. *Objectives.* Lighting shall be an integral part of any new or existing development. Lighting shall contribute to the individuality, security and safety of the site design without having overpowering effects on the adjacent areas. Lighting is viewed as an important feature, for functional and security purposes, as well as to enhance the streetscape and public spaces. The design of light fixtures and their structural support should be integrated with the architectural theme and style of the main structures on the site.
  - 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.

- **Building Design**
  - A. Objectives. Building facades should be designed with a variety of architectural elements that suggest the building's use and how it relates to other development in the area.
    - Architectural elements: Fuel Canopy is the most prominent element that signifies this as a gas station. The ample transparent storefront windows and Entry door signify that a convenience store is attached and all elements make the building's use obvious.
  - Buildings should be oriented to the street frontage to enliven the street edge as well as to maximize access from the public sidewalk.
    - The building edge (canopy) is on the street edge. Albeit an existing structure, we have attempted to maximize access from the public sidewalk through the addition of a pedestrian walkway from 78th ave to the building. This walkway will be a new stamped concrete walkway.
  - Building facades should provide visual interest to pedestrians. Special care should be given to landscaping, mass and roof forms of buildings to provide visual interest from residential areas located on the hillside surrounding the Town Center as well as from public streets or sidewalks.
    - Through the use of varied siding materials, storefront windows, steel canopies and varied roof lines we have created a visually appealing building.
  - Street level windows, minimum building setbacks, on-street entrances, landscaping and articulated walls should be encouraged. Building facades should be designed to achieve the purpose of the development and design standards and the Town Center vision described in MICC 19.11.010. Architectural features and other amenities should be used to highlight buildings, site features and entries and add visual interest. Within the Town Center, all development shall provide elements that attract the interest of residents, shoppers and workers.
    - We believe we comply with the standards applicable to this type of redevelopment.
  - B. *Development and Design Standards.*
  - 1. *Fenestration.*
  - a. Transparent Facades. Articulated, transparent facades should be created along pedestrian rights-of-way. Highly tinted or mirrored glass windows shall not be allowed. Shades, blinds or screens that prevent pedestrian view into building spaces shall not be allowed, except where required or desired for privacy in dwelling units, hotel rooms and similar residential uses.
    - Transparency is provided along both rights-of-way.
  - b. Ground Floor Windows and Doors. Major new construction along 77th Avenue SE, 78th Avenue SE and SE 27th Street, within the TC-5, TC-4 and TC-4 Plus subareas, shall have at least 75 percent of the length of the

ground floor facade between the height of two feet and seven feet devoted to windows and doors affording views into retail, office, or lobby space.

- N/A

- c. Upper Story Facades. Upper stories of buildings above two stories should maintain an expression line along the facade such as a setback, change of material, or a projection to reduce the perceived building mass.
  Upper story windows should be divided into individual units and not consist of a "ribbon" of glass. Upper story features such as balconies, roof decks, bay windows or upper story commercial activities should be used to visually connect upper story activity with the street.
  - N/A

- 2. Street-Facing Facade Elements. **All major new construction** shall include at least seven of the following elements on the street- facing facades, both on the ground floor level and on other levels, as may be deemed desirable by the design commission taking into account the nature of the development and the site.
  - a. Window and door treatments which embellish the facade.
  - b. Decorative light fixtures.
  - c. Unique facade treatment, such as decorative materials and design elements.
  - d. Decorative paving.
  - e. Trellises, railings, gates, grill work, or unique landscaping.
  - f. Flower baskets supported by ornamental brackets.
  - g. Recessed entrances.
  - h. Balconies.
  - i. Medallions.
  - j. Belt courses.
  - k. Decorative masonry and/or tilework.
  - l. Unique, handcrafted pedestrian-scaled designs.
  - m. Planter boxes with seasonal color.
  - n. Projecting metal and glass canopy.
  - o. Clerestories over storefront windows.
  - p. Other elements as approved by the design commission.

- 3. Major Facade Modulation. Block frontages shall include at least one of the following features (subsection (B)(3)(a), (b) or (c) of this section) at intervals no greater than 120 feet to break up the massing of the block and add visual interest. The design commission may approve modifications or alternatives to the following features if the proposed modulation is at least as aesthetically acceptable as one of the following features:
  - a. Vertical building modulation at least 20 feet deep and 30 feet wide. For multi-story buildings, the modulation must extend through more than one-half of the building stories.

- b. Use of a significant contrasting vertical modulated design component featuring all of the following:
  - i. An extension through all stories above the first story fronting on the street. Exception: upper stories that are set back more than 10 feet horizontally from the facade are exempt.
  - ii. A change in building materials that effectively contrast from the rest of the facade.
  - iii. A modulation horizontally from the rest of the facade by an average of 24 inches.
  - iv. A design to provide roofline modulation.
- c. Building walls with contrasting articulation and roofline modulation that make it appear like two or more distinct buildings. To qualify for this option, these contrasting facades shall employ all of the following:
  - i. Different building materials and/or configuration of building materials; and
  - ii. Contrasting window design (sizes or configurations).

- N/A this building is 40' x 40'. Major Façade Modulation is not applicable.

- 4. Minor Facade Modulation. All buildings shall include articulation features to reduce the perceived scale of large buildings and add visual interest to facades. See examples on Figure 13. At least three of the following features shall be employed at intervals no greater than 50 feet subject to design commission approval taking into account the nature of the development and the site:
  - a. Window fenestration patterns and/or entries;
  - b. Use of vertical piers/columns;
  - c. Change in roofline;
  - d. Change in building material or siding style;
  - e. Vertical elements such as a trellis with plants, green wall, art element;
  - f. Vertical building modulation of at least 12 inches in depth if tied to a change in roofline modulation or a change in building material, siding style, or color; or
  - g. Other design techniques approved by the design commission that reinforce a pattern of small storefronts (or residences, if residential uses are used).

- 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. Methods to treat blank walls can include but are not limited to:
  - a. Display windows at least 16 inches of depth to allow for changeable displays. Tack on display cases shall not qualify as a blank wall treatment.

- b. A landscape planting bed at least five feet wide or a raised planter bed at least two feet high and three feet wide in front of the wall with planting materials that are sufficient to obscure or screen at least 60 percent of the wall's surface within three years.
- c. A vertical trellis in front of the wall with climbing vines or plant materials.
- d. A mural as approved by the design commission.
- e. Special building detailing that adds visual interest at a pedestrian scale as approved by the design commission. Such detailing must use a variety of surfaces; monotonous designs will not meet the purpose of the standards.

- 6. Entrances. 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.
- These are the elements we have added to this existing building in relation to the Entrance requirements:
  - Decorative concrete walkway
  - Canopy cover over the entry door
  - New double storefront doors. While not recessed, are covered by new awning.
  - New wheel chair ramp access to the front door (constraints at the pumps do no allow for 8' width but we do allow for an accessible code compliant arrangement)
  - The entry is visible from one right of way and a new pedestrian walkway constructed from the other.

- 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.
  - The parapets heights are varied.

- 8. *Residential Uses on Ground Floor.* Where permitted, residential uses on the ground floor shall comply with the standards in MICC 19.11.060(E)(2)(e).
  - N/A

- 9. *Identity Emphasis.* Public buildings, unique community structures and corner structures should have a prominent scale, emphasizing their identity.
  - Existing canopy and building, not sure what to say here.

- 10. Corner Lots. Buildings on corner lots should be oriented to the corner. Corner entries and/or architectural treatment should be used to emphasize the corner.
  - Existing canopy and building, not sure what to say here.

- 11. *Franchise Design.* Prototype design for franchises should use customized components consistent with the design requirements for the Town Center that achieve the purpose, intent and vision set forth in MICC 19.11.010.
  - No franchise prototypical design used

- 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.
  - We believe this has a harmonious design that fits in with the surrounding buildings.

- 13. *Weather Protection.* Specially designed all-weather features that integrate weather protection systems at the sidewalk level of buildings to protect pedestrians from the effects of rain, wind, glare, shadow, reflection and sunlight and to make spending time outdoors feasible in all seasons.
- All major new construction shall have awnings, canopies, trellises, pergolas, covered arcades or all-weather features along 80 percent of a building's frontage along the retail frontages shown on Figure 2.
  - a. Any canopy or awning over a public sidewalk should be a permanent architectural element.
  - b. Any canopy or awning over a public sidewalk should project out from the building facade a minimum horizontal width of six feet and be between eight to 12 feet above grade.
  - c. Architectural details should not be concealed by awnings or canopies.
  - d. Awning shapes should relate to the shape of the facade's architectural elements. The use of traditionally shaped awnings is encouraged.
  - e. Vinyl or plastic awnings or canopies are prohibited.
  - f. All awnings or canopies shall function to protect pedestrians from rain and other weather conditions.
- No a major new construction, however we do have generous weather protection as is typical of gas stations.
- 14. *Courtyards.* Courtyards are an outdoor covered or uncovered area easily accessible to the public at the same level as the public sidewalk or pedestrian connections. If a courtyard is being provided for purposes of meeting the public open space requirement in MICC 19.11.060(B), then the courtyard shall comply with the design standards for public open space in MICC 19.11.060(D). Other courtyards should:
  - N/A

- **Materials**
    - A. Objectives. Textured high quality materials and colors should bring a visually interesting experience into the streetscape. Color should be carefully considered in relation to the overall design of the building and surrounding buildings. Color and materials should highlight architectural elements such as doors, windows, fascias, cornices, lintels, and sills. Variations in materials and colors should be generally limited to what is required for contrast or to accentuate architectural features. Piecemeal embellishment and frequent changes in materials should be avoided. The materials and colors selected should be consistent with the intent, purpose and vision set forth in MICC 19.11.010.
    - B. Development and Design Standards.
    - 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. (Ord. 16C-06 § 2 (Exh. A)).

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

Yours Truly,
Brad Kaul

CITY OF MERCER ISLAND
COMMUNITY PLANNING & DEVELOPMENT
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ENVIRONMENTAL CHECKLIST

PURPOSE OF CHECKLIST

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

PRE-APPLICATON MEETING

A pre-application meeting is used to determine whether a land use project is ready for review, to review the land use application process, and to provide an opportunity for initial feedback on a proposed application. Some land use applications require a pre-application – in particular: short and long subdivisions, lot line revisions, shoreline permits, variances, and critical area determinations. The City strongly recommends that all land use applications use the pre-application process to allow for feedback by City staff.
Please note: pre-application meetings are held on Tuesdays, by appointment. To schedule a meeting, submit the meeting request form and the pre-application meeting fee (see fee schedule). Meetings must be scheduled at least one week in advance. Applicants are required to upload a project narrative, a list of questions/discussion points, and preliminary plans to the Mercer Island File Transfer Site one week ahead of the scheduled meeting date.

SUBMITTAL REQUREMENTS

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

A. **Completed pre-application.**
B. **Development Application Sheet.** Application form must be fully filled out and signed.
C. **Development Plan Set.** Please refer to the Land Use Application- Plan Set Guide in preparing plans.
D. **Title Report.** Less than 30 days old.
E. **SEPA checklist.**

INSTRUCTIONS FOR APPLICANTS

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later. Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you. The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

USE OF CHECKLIST FOR NONPROJECT PROPOSALS

For nonproject proposals complete this checklist and the supplemental sheet for nonproject actions (Part D). The lead agency may exclude any question for the environmental elements (Part B) which they determine do not contribute meaningfully to the analysis of the proposal. For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A. BACKGROUND

1. Name of proposed project, if applicable:
   Mercer Island Shell. Remove and replace fuel system and fuel canopy

2. Name of applicant:
   John H. Tyron Pacific Environmental Service Company (PESCO)
   Robert R. Hanford, LHG Aspect Consulting, LLC (Aspect)

3. Address and phone number of applicant and contact person:
   PESCO - 8585 Highway 20 PO. Box 2049, Port Townsend, WA 98368
   Aspect - 350 Madison Ave. North, Bainbridge Island, WA 98110

4. Date checklist prepared:
   7/9/2020 revised 3/5/2021

5. Agency requesting checklist:
   City of Mercer Island

6. Proposed timing or schedule (including phasing, if applicable):
   Spring/summer 2021

7. Do you have any plans for future additions, expansions, or further activity related to or connected with this proposal? If yes, explain:

No

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal:

Remedial Investigation and Feasibility Study Report, Mercer Island Shell Service Station, Puget Environmental 1/20/2020

PLIA Letter concurrence with RI/FS prepared by Puget Environmental 4/20/2020

Interim Remedial Action Workplan to be prepared by Aspect.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain:

No

10. List any government approvals or permits that will be needed for your proposal, if known:

Permit from City of Mercer Island

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

Remove and replace fuel system and canopy. Perform an independent interim remedial action to excavate petroleum impacted soil which may include dewatering activities and treatment of impacted water. Estimate of contaminated soil is approximately 1,500 cubic yards.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

7833 SE 28th St. Mercer Island, WA 98040 Parcel # 545230-0380

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (check one):

Flat ☐ Rolling ☐ Hilly ☐ Steep slopes ☐ Mountainous ☐ Other ☐

b. What is the steepest slope on the site (approximate percent slope)?

2% slope

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Silty Sand to Sandy Silt with Gravel

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

2,000 square feet, reuse of existing soil if reuse criteria is met and imported pea gravel. Imported fill TBD for remedial excavation.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

No

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

No change

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

N/A

2. Air

a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, and industrial wood smoke) during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

3. Water

a. Surface:

i. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

No

ii. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No

iii. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

N/A

iv. Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No

v. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No

vi. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No

b. Ground

i. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well? Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

Dewatering may be required during excavation. Dewatering will likely make use of a temporary sump at the bottom of the excavation.

Water from dewatering operations will be stored in temporary tanks and treated as required.

ii. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, [containing the following chemicals…]; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

N/A

c. Water runoff (including stormwater):

i. Describe the source of runoff (including stormwater) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

NO

ii. Could waste materials enter ground or surface waters? If so, generally describe.

No

d. Proposed measures to reduce or control surface, ground, runoff water, and drainage pattern impacts, if any:

Included in Stormwater Pollution and Protection Plan

4. Plants

a. Check types of vegetation found on the site

☐ Deciduous tree: Alder, Maple, Aspen, other

☐ Evergreen tree: Fir, Cedar, Pine, other

■ Shrubs

☐ Grass

- ☐ Pasture
- ☐ Crop or grain
- ☐ Wet soil plants: Cattail, buttercup, bulrush, skunk cabbage, other
- ☐ Water plants: Water lily, eelgrass, milfoil, other
- ☐ Other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

None

c. List threatened or endangered species known to be on or near the site.

N/A

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

None

e. List all noxious weeds and invasive species known to be on or near the site.

None

5. Animals

a. State any birds and animals which have been observed on or near the site or are known to be on or near the site. Examples include:

Birds: hawk, heron, eagle, songbirds, other:
Mammals: deer, bear, elk, beaver, other:
Fish: bass, salmon, trout, herring, shellfish, other:

Birds have been observed

b. List any threatened or endangered species known to be on or near the site.

N/A

c. Is the site part of a migration route? If so, explain.

No

d. Proposed measure to preserve or enhance wildlife, if any:

N/A

e. List any invasive animal species known to be on or near the site.

None

6. Energy and natural resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

N/A

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

N/A

7. Environmental health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe.

Environmental health hazards exist in soil and groundwater from petroleum hydrocarbons and gasoline additives. Risk of fire, explosion,or spills are considered very low.

i. Describe any known or possible contamination at the site from present or past uses.

Gasoline-diesel-and oil-range petroleum hydrocarbons from service station activities.

ii. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

Current underground gasoline and diesel storage tanks to be removed following UST decommissioning guidelines. All utilities will be located and protected or removed and replaced as necessary.

iii. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

Diesel fuel for construction equipment to be serviced daily

iv. Describe special emergency services that might be required.

None anticipated

v. Proposed measures to reduce or control environmental health hazards, if any:

Cover any temporary soil stockpiles following the Stormwater Pollution and Protection Plan to contain any stormwater.

Dust control as required.State regulations regarding safety and the handling of hazardous material would be enforced during the construction process.

b. Noise

i. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Sources of noise would be from traffic and the noise produced from equipment and trucks during the construction

ii. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Excavator operation and dump trucks. Work hours to be in line with permit requiremments

iii. Proposed measures to reduce or control noise impacts, if any:

None proposed. Shut down equipment when not in use.

8. Land and shoreline use

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

Gas station and repair shop. Will not affect adjacent properties.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

NO

c. Describe any structures on the site.

Office with repair shop and fueling canopy.

d. Will any structures be demolished? If so, what?

Existing fuel canopy

e. What is the current zoning classification of the site?

Commercial City of Mercer Island.

f. What is the current comprehensive plan designation of the site?

High intensity

g. If applicable, what is the current shoreline master program designation of the site?

N/A

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

No

i. Approximately how many people would reside or work in the completed project?

Six employees

j. Approximately how many people would the completed project displace?

None

k. Proposed measures to avoid or reduce displacement impacts, if any:

N/A

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

N/A

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

None

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None.

c. Proposed measures to reduce or control housing impacts, if any:

None.

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas? What is the principal exterior material(s) proposed?

Fuel canopy with brand facia 18-feet in hieght

b. What views in the immediate vicinity would be altered or obstructed?

None.

c. Proposed measures to reduce or control aesthetics impacts, if any:

N/A

11. Light and glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

None

b. Could light or glare from the finished project be a safety hazard or interfere with views?

No

c. What existing off-site sources of light or glare may affect your proposal?

None.

d. Proposed measures to reduce or control light and glare impacts, if any:

N/A

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?

Boating, biking, and walking trails.

b. Would the proposed project displace any existing recreational uses? If so, describe.

No.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

N/A

13. Historic and cultural preservation

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

No.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

No.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

N/A

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

N/A

14. Transportation

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

SE 28th Street is the serving street on the corner of SE 28th St. and 80th Ave SE, Mercer Island, WA

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

No public transportation will be affected.

c. How many additional parking spaces would the completed project or nonproject proposal have? How many would the project or proposal eliminate?

None.

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

No.

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No.

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?

N/A

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No.

h. Proposed measures to reduce or control transportation impacts, if any:

N/A

15. Public services

a. Would the project result in an increased need for public services (for example; fire protection, police protection, health care, schools, other)? If so, generally describe.

No.

b. Proposed measures to reduce or control direct impacts on public services, if any.

16. Utilities

a. Check utilities currently available at the site:

Electricity ■	Natural Gas ☐	Water ■	Refuse Service ■
Telephone ■	Sanitary sewer ■	Septic system ☐	Other ☐

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

None.

C. SIGNATURE

I certify (or declare) under penalty of perjury under the laws of the State of Washington that the answers to the attached SEPA Checklist are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: Robert Hanford Digitally signed by Robert Hanford Date: 2021.03.05 14:07:28 -08'00'

Date Submitted: 3/5/2021

SEPA RULES

SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(do not use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; productions, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Proposed measures to protect such resources or to avoid or reduce impacts are:

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

[Statutory Authority: RCW 43.21C.110. WSR 16-13-012 (Order 15-09), § 197-11-960, filed 6/2/16, effective 7/3/16. Statutory Authority: RCW 43.21C.110 and 43.21C.100 [43.21C.170]. WSR 14-09-026 (Order 13-01), § 197-11-960, filed 4/9/14, effective 5/10/14. Statutory Authority: RCW 43.21C.110. WSR 13-02-065 (Order 12-01), § 197-11-960, filed 12/28/12, effective 1/28/13; WSR 84-05-020 (Order DE 83-39), § 197-11-960, filed 2/10/84, effective 4/4/84.]

CITY OF MERCER ISLAND

COMMUNITY PLANNING & DEVELOPMENT
9611 SE 36TH STREET | MERCER ISLAND, WA 98040
PHONE: 206.275.7605 |www.mercerisland.gov

MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS)

NOTICE IS HEREBY GIVEN for the application described below:

Application Nos.:	SEP20-025
Description of proposal:	A request for Design Commission Design Review and SEPA review to upgrade an existing convenience store, add 580 sq ft of sales area, replace the existing fuel canopy and fuel system. The project includes removal of leaking underground fuel tanks and removal of contaminated soil.
Proponent:	Brad Kaul (Kaul Design Architecture)
Location of proposal:	7833 SE 28th St / Mercer Island WA 98040 Identified by King County Assessor tax parcel number: 545230-0380
Lead agency:	**City of Mercer Island**

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of all the project documents. Please follow this file path to access the associated documents for this project: https://mieplan.mercergov.org/public/DSR20-010/SEP20-025

_____ There is no comment period for this DNS.

X This MDNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.

_____ This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below.

Responsible Official: Lauren Anderson, Planner
City of Mercer Island
9611 SE 36th Street
Mercer Island, WA 98040
Email: lauren.anderson@mercerisland.gov

Date: 9/27/2021 Signature: Lauren Anderson

APPEAL INFORMATION

This decision to issue a Mitigated Determination of Non-significance (MDNS) rather than to require an EIS may be appealed pursuant to Section 19.21.200 of the Mercer Island Unified Land Development Code, Environmental procedures.

Any party of record may appeal this determination to the City Clerk at 9611 SE 36th Street Mercer Island, WA 98040 no later than **5:00 PM on Monday, October 11, 2021** by filing a timely and complete appeal application and paying the appeal fee. You should be prepared to make specific factual objections. Contact the City Clerk to read or ask about the procedures for SEPA appeals. To reverse, modify, or remand this decision, the appeal hearing body must find that there has been substantial error, the proceedings were materially affected by irregularities in procedure, the decision was unsupported by material and substantial evidence in view of the entire record, or the decision is in conflict with the city's

X applicable decision criteria.

_____ There is no agency appeal.

MITIGATION CONDITIONS

The following conditions are required pursuant to RCW 43.21C.060 and WAC 197-11-350 to mitigate probable and unavoidable impacts identified for this proposal. All conditions of mitigation must be completed prior to building permit final approval.

1. This determination is conditioned on the Applicant's keeping the City apprised of and regularly reporting to the City on the Applicant's environmental compliance efforts with the State Pollution Liability Insurance Agency (PLIA) and/or Washington Department of Ecology. This reporting shall include updates on specific actions the Applicant has taken and plans to implement to achieve such compliance as set forth in: PLIA's opinion letter dated April 20, 2020; the Mercer Island Shell Interim Action Cleanup Plan dated March 19, 2021; and representations in the letter from the Applicant's consultant, Aspect Consulting, to the City, dated June 22, 2021. Applicant shall make such reports to the City at least once quarterly, which shall include the results of all monitoring done in conjunction with the project to evaluate environmental effects, including those related to soil and/or groundwater contamination.

Arborist Report

~ Tree Inventory & Protection Zones ~

Client
Brad Kaul
Kaul Design Architecture PLLC
1733 Ferndale Ave S
Renton, WA 98058
206-200-0015

Arborist
Craig Bachmann
Lead Arborist & Manager
Tree133 LLC
Certified Arborist # RM-7652AT
ISA Qualified Tree Risk Assessor
206-475-1924 (direct)
craig@tree133.com

October 20, 2020

To Whom it May Concern:

Tree133 LLC was hired to perform a pre-construction tree inventory and recommend appropriate tree protection for street trees adjacent to the Mercer Island Shell Station, 7833 SE 28th St. The site visit for this project was completed on October 12, 2020.

The following report describes my findings, conclusions and recommendations.

Please review Limitations & Assumptions at the end of this report.

Scope of Work

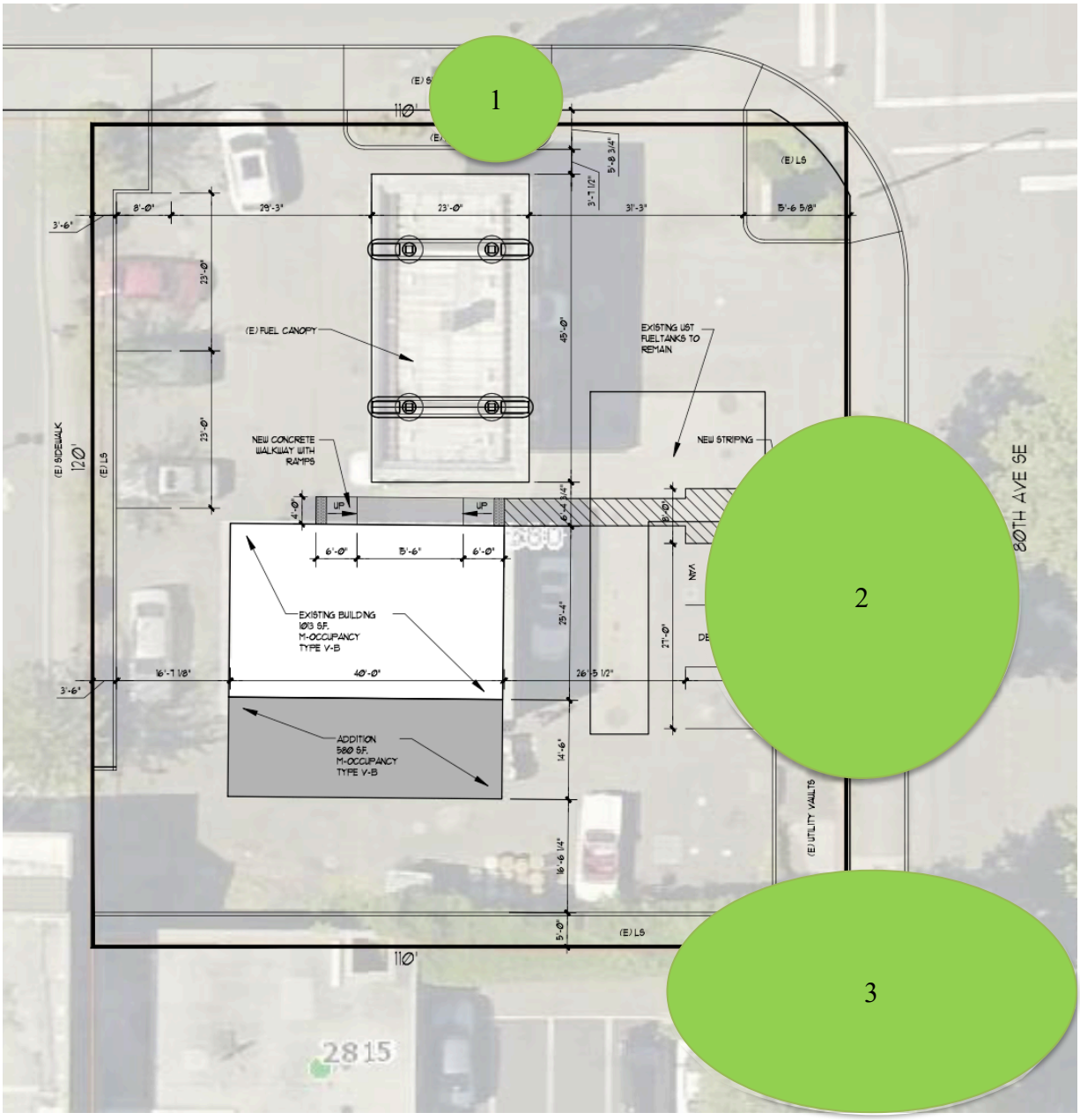
During the site visit, I compiled relevant data for the tree inventory including species, trunk diameter and canopy area. Based on my visual assessment and data collection, I have prepared recommendations for each tree regarding tree projection during construction, including definition of an appropriate tree protection zone (TPZ). These recommendations are described below.

Tree(s) included in this project were measured using industry-standard guidelines. Single-stem trees were measured at 4.5 feet above grade (referred to as dsh, diameter at standard height). Trees with unions or swelling that interferes with the measurement were measured at the narrowest point below 4.5 feet. Multi-stem trees were measured using the "square root of the sum of the squares" method. Please note; diameter measurements for some trees are estimated due to access limitations. All tree heights are approximations.

Site Description & Map

The site at 7833 SE 28th St is a commercial property developed as a gas station. The terrain is flat with impermeable surfaces, concrete/asphalt paving and roofing, covering the vast majority of the property. Each street tree is surrounded by a planting bed with concrete curbing.

The image below identifies the approximate location of all trees inspected for this project.



Findings & Recommendations

The following provides a summary of my findings and recommendations for each tree. Tree numbers reference the attached site map (above).

Tree 1: Red maple *(Acer rubrum)*
10.4" dsh, 42 ft height, canopy spread 10x10 ft

This street tree is located at the north end of the property along SE 28th St, near the canopy structure. Overall, the tree is in fair condition with visible mechanical damage along with minor canopy dieback on the west aspect of the trunk.

Based on species, size and condition, the recommended tree protection zone (TPZ) radius for this tree is 8x trunk diameter (ie. 83" or approx. 7 ft). As described by Brad Kaul, project architect, the client anticipates excavation will extend to the property line adjacent to/including this tree. If significant excavation (greater than 15% of protected area) is required within the TPZ, proactive removal and replacement is recommended due to anticipated severe impacts to health and/or stability.

Considering all input received, it appears that tree removal and replacement will be necessary. Therefore, site plans should include appropriate space for appropriate replacement as directed by the City of Mercer Island.

If the tree will be retained, tree protection fencing should be installed in accordance with City of Mercer Island guidelines. Please note the defined tree protection zone includes paved areas on the site, and they should be fenced appropriately. Excavation within the tree's dripline area will require supervision by a Qualified Arborist, per city code.

See References section below for tree images and details on required tree protection.

Tree 2: American sycamore *(Platanus occidentalis)*
17.8" dsh, 46 ft height, canopy spread 45x39 ft

This street tree is located at the east edge of the property, along 80th Ave SE. The tree appears to be in excellent condition with no visible defects.

Based on species, size and condition, the recommended TPZ radius for this tree is 8x trunk diameter (ie. 142" or approx 12 ft). Similar to Tree 1 (above), the client anticipates excavation will extend to the property line adjacent to/including Tree 2. Several access points for underground fuel infrastructure are located approximately 9 ft northwest of the trunk. We understand these structures will be removed and replaced during the project.

If significant excavation (greater than 15% of protected area) is required within the TPZ, proactive removal and replacement is recommended due to anticipated severe impacts to health and/or stability.

Considering the input received, it appears that removal and replacement will be necessary for this tree. Therefore, site plans should include appropriate space for appropriate replacement as directed by the City of Mercer Island.

If the tree will be retained, tree protection fencing should be installed in accordance with City of Mercer Island guidelines, including paved areas. Excavation within the tree's dripline area will require supervision by a Qualified Arborist.

Tree 3: American sycamore *(Platanus occidentalis)*
27.0" dsh, 55 ft height, canopy spread 63x51 ft

This street tree along 80th Ave SE overhangs the southeast corner of property. The tree appears to be in excellent condition with no visible defects. The trunk is located approximately 15 feet from the property corner.

Based on species, size and condition, the recommended TPZ radius for this tree is 8x diameter (ie. 216" or approx 18 ft). Due to the limited canopy overhang, it is recommended to establish the TPZ at the property boundary.

Based on available information, and the understanding that excavation is limited to within the property boundary, no significant impact to health or stability are anticipated for this tree.

Tree protection fencing should be installed in accordance with City of Mercer Island guidelines. Excavation within the tree's dripline area will require supervision by a Qualified Arborist.

References

The following images show designated trees and recommended tree protection zones.

Tree 1- North View	*Tree 1 - Recommended Protection Zone (East View)*
	

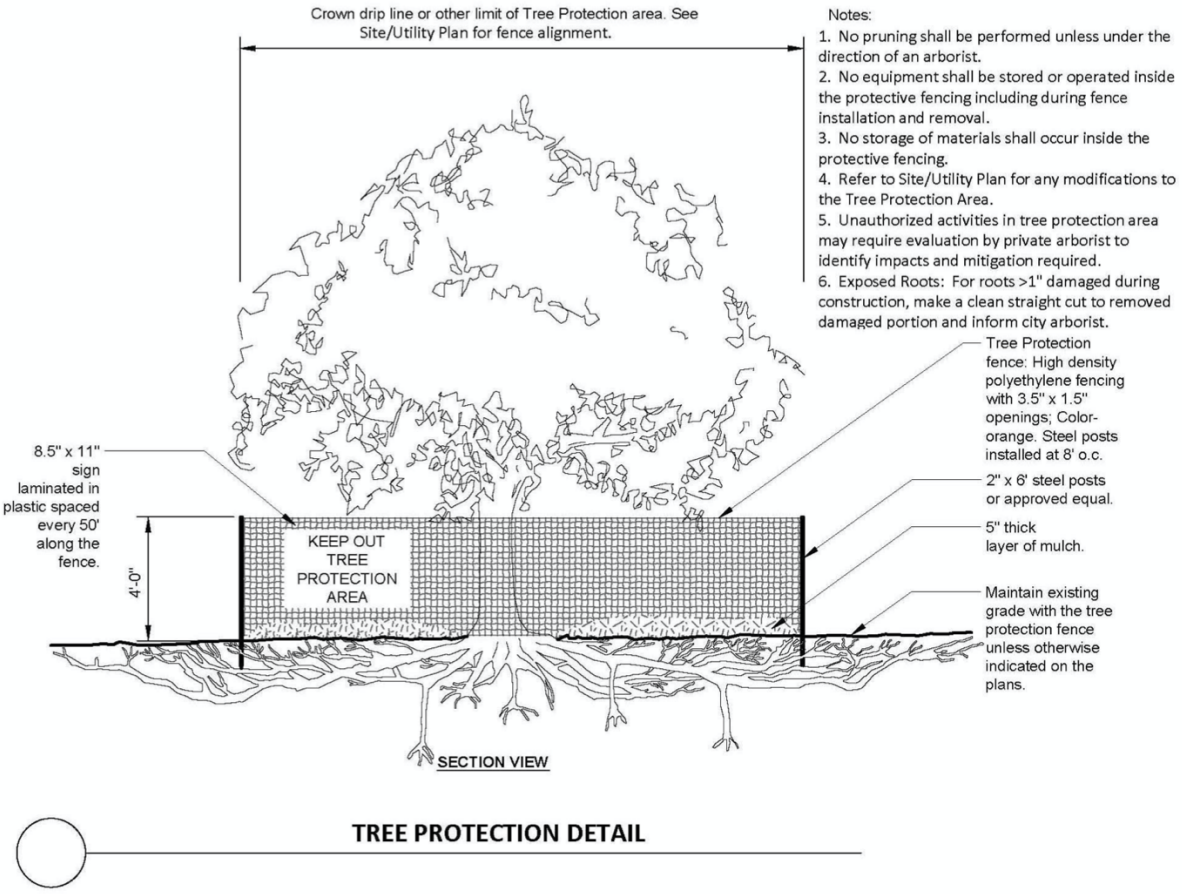
Tree 2 - West View

Tree 2 - Recommended Protection Zone
(North View)

Tree 3 - Northeast View	*Tree 3 - Recommended Protection Zone (Northeast View)*
	

Detail of tree protection required by the City of Mercer Island

Source: https://www.mercerisland.gov/sites/default/files/fileattachments/community_planning_amp_development/page/21988/treeprotectionfencingdetail.pdf



Assumptions & Limitations

1. Consultant has agreed to undertake Services on the subject Site. Consultant assumes that the Client owns or is the agent for the owner of the Site and that the legal description of the site provided by the Client is accurate. Consultant assumes that Client has granted license for Site access for the limited purpose of providing Services.
2. Consultant assumes that the Site and its use do not violate and is in compliance with all applicable codes, ordinances, statutes or regulations.
3. The Client is responsible for making all relevant records and related information available to the Consultant in a timely manner and for the accuracy and completeness of that information. Consultant may also obtain information from other sources that it considers reliable. Nonetheless, Client is responsible for the accuracy and completeness of that additional information and Consultant assumes no obligation for the accuracy and completeness of that additional information.
4. Consultant may provide report or recommendations based on published municipal regulations. The Consultant assumes that the municipal regulations published on the date of the report/recommendation are current and assumes no obligation related to unpublished city regulation information.
5. Any reports and the analysis and recommendations included represent the opinion of Consultant. Our fee is in no way contingent upon any specified result or occurrence of a subsequent event, nor upon any finding to be reported.
6. Consultant assessments are made in conformity with acceptable evaluation, diagnostic and reporting techniques and procedures as recommended by the International Society of Arboriculture.
7. All Services and reports consider only known targets and visible/accessible tree conditions without dissection, excavation, probing, climbing or coring. Measurements are subject to typical margins of error, considering the oval or asymmetrical cross-section of most trunks and canopies.
8. All observations and conclusions reflect the condition of the tree(s) and Site at the time of inspection, based on observable factors at the day and time of inspection. The timeframe for risk categorization should not be considered a guarantee period for the tree or level of risk. Only those tree(s) specified in the scope of work were assessed. Please keep in mind; any tree, whether it has visible weaknesses or not, will fail if the forces applied exceed the strength of the tree of its parts.
9. Tree(s) included in this project are evaluated as though under responsible ownership and competent management.
10. Consultant shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services.
11. Any documentation/reporting resulting from this project shall be used for intended purposes only and by the parties to whom they are addressed. Possession of this report does not include the right of publication. Loss or alteration of any part of this report invalidates the entire report.
12. Neither all or any part of the contents of resulting documentation/reporting, nor copy thereof, shall be conveyed by anyone, including the client, to the public through advertising, public relations, news, sales, or other media, without prior expressed written consent of Consultant.

13. Sketches, diagrams, graphs and images in this report are intended as visual aids. They are not necessarily to scale and should be not construed as engineering or architectural reports or surveys.
14. Consultant reserves the right to amend conclusions or recommendations if additional relevant information is made available.
15. Consultant makes no warranty or guarantee, express or implied, that problems or deficiencies of the tree(s) or Site in question may not arise in the future. Any report is based on the opinions of the authoring arborist and does not provide guarantees regarding the future performance, health, vitality, structural stability or safety of the tree(s) described or assessed. Neither the arborist nor Tree133 LLC has assumed any responsibility for liability associated with the trees on or adjacent to this project Site, their future demise and/or any damage which may result therefrom. Changes to an established tree's environment can cause decline, death and/or structural failure.

END OF REPORT

October 15, 2020

Bradley Kaul
Kaul Design Architecture, PLLC
1733 Ferndale Avenue SE
Renton, WA 98058

Subject – Shell Convenience Store Addition Trip Generation

The intent of this memo is to provide the City of Mercer Island with a trip generation summary and traffic information as it relates to the proposed Shell Convenience Store Addition development.

PROJECT DESCRIPTION

An existing 8-fueling position Shell station proposes for an addition to their 1,013 square foot convenience market. The subject site is located within the city of Mercer Island with a site address of 7833 SE 28th Street. The proposed addition is to be constructed at the south end of the building occupying an additional 580 square feet and is intended to expand area for storage and additional purchase selections for on-site customers. A proposed site plan is illustrated on the following page.

TRIP GENERATION

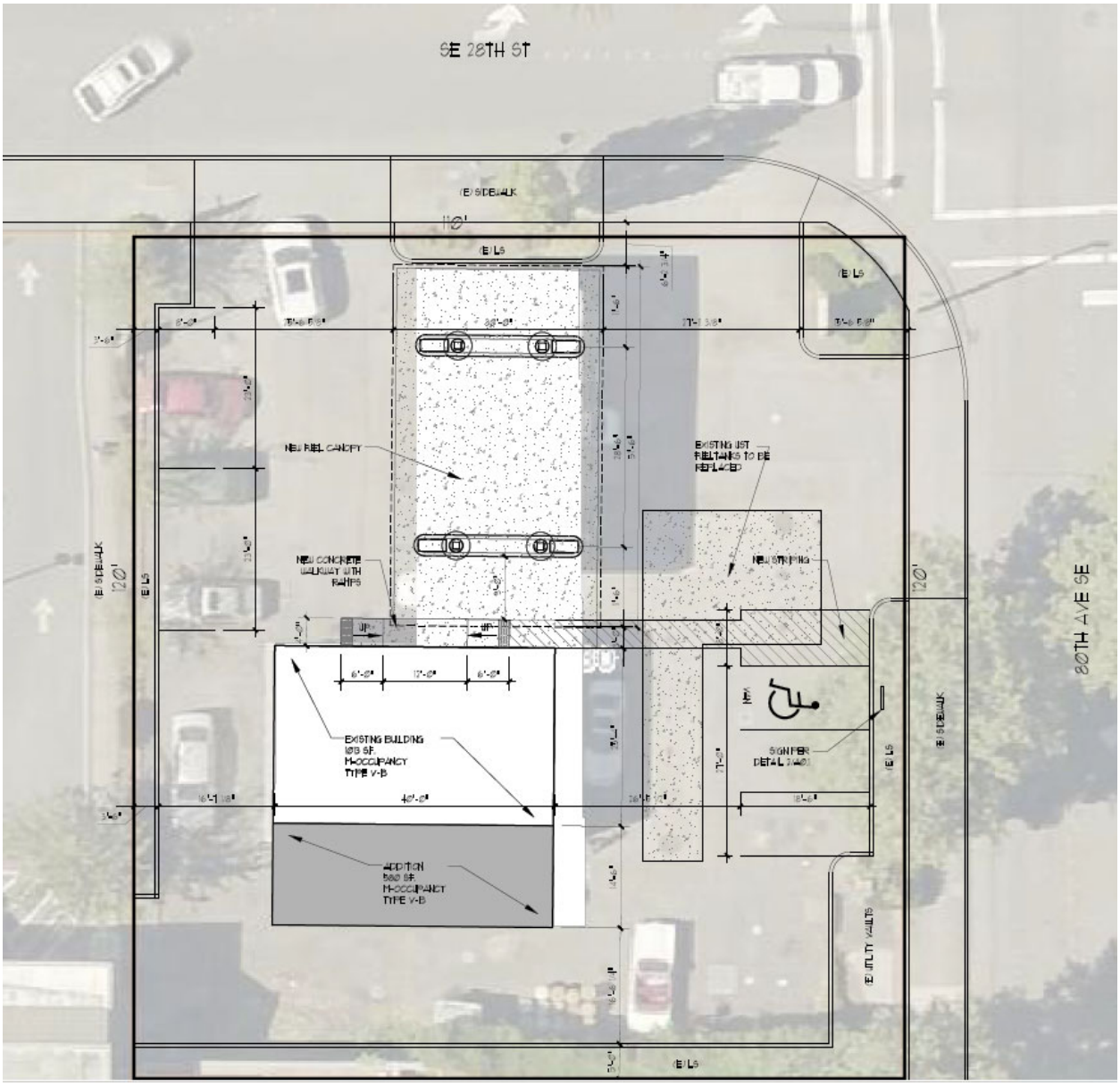
Trip generation is defined as the number of vehicle movements that enter or exit a respective project site during a designated time period such as the PM peak hour or an entire day. As the subject gas station is a preexisting establishment, this assessment focuses only on the net increase in estimated activity as a result of the proposed development.

The primary attraction and trip-generating determinant for gas stations is the ability for drivers to fuel their motor vehicles. As such, the common practice for trip forecasting is to use fueling positions as the independent variable. Other on-site amenities may augment a customer's trip such as a convenience market or car wash, which are generally considered as a secondary, or non-primary activity. As the proposal is not increasing the fueling capacity (i.e., additional fueling positions), trip generation to and from the existing site is anticipated to remain similar to current operations. The ancillary convenience market will enhance experience for customers already captured on-site with more purchase options, not necessarily translating into new trips.

Exhibit 8

2214 Tacoma Road Puyallup WA 98371 (253) 770 1401 Fax (253) 770 1473 heathtraffic.com

Figure 1 – Site Plan



TRAFFIC IMPACT FEE MITIGATION

Consistent with the City of Mercer Island's Commercial Fee Schedule, transportation impact fees are assessed for gas stations per new fuel pump. As no new pumps are proposed, no impact fees would be calculated. Furthermore, the fee schedule states that retail uses are exempt from transportation impact fee payment.

2214 Tacoma Road Puyallup WA 98371 (253) 770 1401 Fax (253) 770 1473 heathtraffic.com

CONCLUSION

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

The primary trip generating factor for gas stations is the ability and available capacity for drivers to fuel their motor vehicles. With no additional fueling positions proposed, vehicular activity is anticipated to remain unchanged to and from the site. The increased convenience market is an auxiliary use for customers already captured on-site and is not anticipated to result in new trips but rather enhance on-site operations for drivers fueling their vehicle. The City of Mercer Island's fee schedule exempts retail use from transportation impact fees.

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

Aaron Van Aken, P.E.

2214 Tacoma Road Puyallup WA 98371 (253) 770 1401 Fax (253) 770 1473 heathtraffic.com

Shell gas station Design Commission- work session:

5/13/2021 6pm

Applicant Summary

1. Trees:
    a. removal permit will be a part of DC approval at future Hearing: excavation will require tree removal with tree replacement (remove 2 and replace with 2);
        i. We have worked with the City arborist to provide proper tree re-planting. See the submitted tree replanting plan with the Silva Cell Technology.
2. Need to research contamination
    a. Proposing soldier pile wall – will excavate and collect soil samples; clean up soil & site; contracting with Aspect to look into contamination; there may be a environmental covenant under the street;
        i. OK, thank you.
        ii. The SEPA review with the City has been completed, resulting in a Mitigated Determination of Non Significance (MDNS) for the proposed interim cleanup action. The final remedy (covenants or other actions) for the Site will be dependent on the results of confirmation soil and groundwater sampling following the interim cleanup action.
3. Signage:
    a. Proposing new sign above the entrance doors. Need to see proposed wall signage.
        i. No signage proposed. The client does not intend on adding signage at the front door.
    b. No sign is allowed on the Western façade.
        i. Sign removed
    c. Lighting: red internal LED illuminated light string along the entire canopy except facing the building
        i. Correct. That is what is provided.
4. Parking:
    a. 4.8 stalls required per code
    b. 6 total proposed with 2 EV charging stations
    c. Want to designate 1 as EV only and the other EV as open to all vehicles to satisfy the 4.8 (5) stall requirement
        i. Correct, that what is proposed.
5. Façade:
    a. West façade revision: proposed glazing/windows 19 feet
        i. There is an existing window that we were going to remove. However, we will replace this window with a new energy efficient storefront window to match the existing windows. This will satisfy the requirements. See updated elevation.
    b. South façade – blank wall; screening to the south and cedar fence
        i. The updated site plan shows the added landscaping and cedar fence screening as suggested by the design review committee.
    c. North: entrance door
        i. Want to see the interior layout to see why the door location was chosen

1. See attached interior plan.

d. East: window location – by the bathroom & prep area
   i. Façade modulates by ~10 inches
      1. We have no problem keeping or removing these windows. We placed them to meet the letter of the code for blank walls. We do have modulation of 10" so we would prefer to remove those windows as they are odd and not practical. We have removed them from the current exterior elevations.

6. Screening:
   a. Landscaping SE side by EV stations
      i. Landscaping provided on SE side of the EV stations
   b. Cedar wood fence: mechanical equipment
      i. The cedar wood fence has been added to the recent submittal to screen the mechanical equipment
   c. Truck staging: side by QFC
      i. Added landscaping is provided the length of the west side of the property along with cedar fence from the building to the south property line. A gate is provided to allow a truck to pull into the cedar fence screened area for staging and material drop offs.
   d. Coolers & compressors: ground by the southside
      i. The cedar fence provided will screen those areas
7. Materials:
   a. Present materials: photos or in-person
      i. We have the materials ready to be dropped off at the city. We have built a mockup panel that has the materials.
   b. View materials in the lobby
      i. Let us know when we can drop off the material panel. It is 30" wide and 8' tall. Pretty heavy.
8. Color:
   a. PNW color
   b. Need to see photos and colors in person
      i. The material mock-up will show colors
   c. Need photos of recent projects they've done
9. Suggest matching the building to the canopy:
   a. Efface/fascia
      i. Not sure what this comment was concerning. Below are elements we will provide to make the building canopy blend together in more unity and harmony
   b. Wrap columns with stone to match building?
      i. Yes, we will wrap the canopy columns with stone.
   c. Match grey to building
      i. The mockup provides the grey color from the canopy to the stucco/eifs of the building. Tying those elements together as suggested by the committee.


Item (4)
D3
FED FROM: B1
240/120V
186
Exhibit 10


Item (4)


Item (4)


Item (4)
189

CITY OF MERCER ISLAND

COMMUNITY PLANNING & DEVELOPMENT
9611 SE 36TH STREET | MERCER ISLAND, WA 98040
PHONE: 206.275.7605 | www.mercerisland.gov

PUBLIC NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City of Mercer Island Design Commission will hold a public hearing at 6:00pm on November 2, 2022 for the design review application described below:

File No: DSR21-012

Permit Type: Type IV

Description: A request for Design Commission Design Review to renovate an existing convenience store, add 580 sq ft of sales area to the convenience store, and replace the existing fuel canopy and fuel system. The project includes removal and replacement of leaking underground fuel tanks and removal and replacement of contaminated soil. The proposed project has been designed to serve as an independent remedial action under Model Toxics Control Act (MTCA) and will follow the guidance as laid out in the State of Washington Pollution Liability insurance Agency's (PLIA) opinion letter dated April 20, 2020.

Applicant" Brad Kaul (Kaul Design Architecture, PLLC) / Matt Randish

Location of Property: 7833 SE 28th St, Mercer Island, WA 98040, identified by King County Assessor tax parcel number 5452300380

SEPA Compliance: A SEPA Mitigated Determination of Nonsignifigance was issued for the proposed development on September 27, 2021.

Project Documents: Please follow this file path to access the associated documents for this project: https://mieplan.mercergov.org/public/DSR21-012
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 November 2, 2022 at 6:00pm.

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 Administrative Coordinator/Deputy City Clerk at 206-275-7791 or email at deb.estrada@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.

Exhibit 11

Public Comment by Video: Notify the Administrative Coordinator/Deputy City Clerk 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 ryan.harriman@mercerisland.gov.

To attend the hearing, 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 Meeting ID 868 5272 2624 and Passcode 249365 when prompted.
Press *6 to mute and unmute.

OR

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

1. Click this Link https://us02web.zoom.us/j/86852722624?pwd=NXJiekQ2MXdqU3h3UmhxdkoyUi9LZz09
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 868 5272 2624
4. Enter Passcode 249365

The Design Commission meeting will be held in a hybrid format using Zoom, and the public will have the opportunity to comment during the public hearing in-person at the Mercer Island Community and Event Center or by calling in or logging onto the meeting as a Zoom attendee. City Staff will also accept written comments until such time that the public hearing is adjourned. The hybrid meeting is scheduled to begin at 6pm.

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 in Chapter 19.11 MICC –Town Center Development and Design Standards.

Other Associated Permits:

SEP20-025, 2108-245 site development and shoring permit, and future building permits are anticipated.

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

Project Contact:
Ryan Harriman, EMPA, AICP – Planning Manager
Community Planning & Development
City of Mercer Island
9611 SE 36th Street
Mercer Island, WA 98040
(206) 275-7717
ryan.harriman@mercerisland.gov

Pursuant to MICC 19.15.100(C)(5) only those persons who submit written comments or testify at the open record hearing will be parties of record; and only parties of record will receive a notice of the decision and have the right to appeal.

VICINITY MAP