



DESIGN COMMISSION REGULAR HYBRID MEETING AGENDA

Wednesday, July 3, 2024, at 6:00 PM

DESIGN COMMISSIONERS

Chair: Suzanne Zahr

Vice Chair: Vacant

Commissioners: Megan Atkinson, Traci Granbois,
Catherine Lategan, Christopher Patano, Laura Uskevich
and John Xu

LOCATION

Mercer Island Community & Event Center and Zoom

8236 SE 24th Street | Mercer Island, WA 98040
(206) 275-7706 | www.mercerisland.gov

We strive to create an inclusive and accessible experience. Those requiring accommodation for Design Commission meetings should notify the Deputy City Clerk's Office 3 days prior to the meeting at (206) 275-7791 or by emailing cityclerk@mercerisland.gov.

Individuals wishing to speak live during Public Appearances (public comment period) must register with the Deputy City Clerk at (206) 858-3150 or cityclerk@mercerisland.gov by 4pm on the day of the Design Commission meeting. Each speaker will be allowed three (3) minutes to speak.

Join the meeting at 6:00 pm (Public Appearances will start sometime after 6:00 PM) by:

- 1) **Telephone:** Call 253.215.8782 and enter Webinar ID **848 7717 6032**, Passcode **849168**.
- 2) **Zoom:** Click this [Link](#) Webinar ID **848 7717 6032**, Passcode **849168**
- 3) **In person:** Mercer Island Community & Event Center -8236 SE 24th Street, Mercer Island, WA 98040

CALL TO ORDER & ROLL CALL, 6 PM

PUBLIC APPEARANCES

This is the opportunity for anyone to speak to the Commission about issues of concern.

REGULAR BUSINESS

1. **Design Commission Meeting Minutes for May 16, 2024**
Recommended Action: Approve the minutes.
2. **Election of Chair and Vice Chair**
Recommended Action: Elect the Design Commission Chair and Vice Chair.
3. **Public Hearing - Design Standard Review (DSR) 24-013 – Island Square Apartments**
Recommended Actions:
 - 1) Conduct Public Hearing
 - 2) Adopt the staff findings and conclusions contained within the staff report and approve the proposed development subject to the recommended conditions of approval also contained within the staff report.
4. **Design Standard Review (DSR) 24-012 Study Session – Covenant Shores**
Recommended Action: No recommended action at this time; review and discuss a new common building, which includes on-site dining venues, resident activities, administration and marketing offices as well as all the facilities and maintenance-related spaces.

OTHER BUSINESS

5. **Next Scheduled Meeting**

ADJOURNMENT



DESIGN COMMISSION HYBRID MEETING MINUTES

Thursday, May 16, 2024

Item (1)

CALL TO ORDER

Chair Suzanne Zahr called the virtual meeting to order at 6:02 PM from a remote location.

ROLL CALL

Chair Suzanne Zahr, Vice Chair Anthony Perez, Commissioners Megan Atkinson, and Catherin Lategan

Absent: Commissioners Traci Granbois, Claire McPherson, and Christopher Patano were absent.

STAFF PRESENT

Ryan Harriman, Planning Manager
Molly McGuire, Senior Planner
Grace Manahan, Assistant Planner
Deb Estrada, Deputy City Clerk

APPEARANCES – There were no public appearances.

REGULAR BUSINESS

1. Design Commission Meeting Minutes for January 3, 2024

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

Approve the January 3, 2024, minutes.

Approved 4-0

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

Molly McGuire, Senior Planner, introduced the applicants, Dustin Miller and Karen Short, to discuss the repainting of five separate existing buildings that are suffering from discoloration, peeling, flaking, and general aging.

The Commission discussed the color palette and requested the following changes to the exterior paint colors:

Replacing color (C) “SW 7050 Useful Gray” on Building C with color (A) “SW 9164 Illusive Green” to create an overall darker palette for this building in relation to the surrounding buildings.

Ryan Harriman, Planning Manager, explained that a Design Commission meeting would be required once the applicant submits a formal Design Commission Design Review application.

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

The Public Hearing opened at 6:25 PM

There were no requests to address the Commission.

The Public Hearing was closed at 6:26 PM

Grace Manahan, Assistant Planner, introduced the applicant, James Ramil with Evolution Architecture, to discuss an application for the Islandian Condominiums to repaint the building, remove all existing siding at the north, south, west, and partial east elevations where marked on the plans and replace with new fiber cement siding.

The project also includes the installation of new windows, exterior sliding glass doors, and exterior storage doors in current locations to match the current operation.

Commission members discussed the transition of materials and colors.

A motion was made by Perez; seconded by Atkinson to:
Accept the proposal as submitted.

A motion was made by Zahr; seconded by Lategan to:
Condition approval of the proposal that the transition material colors to the inside corners.
 Approved 4-0

Main motion Approved 4-0

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

The Public Hearing opened at 7:39 PM

There were no requests to address the Commission.

The Public Hearing was closed at 7:40 PM

Molly McGuire, Senior Planner, introduced the applicants, James Ramil and Tessa Cleary with Evolution Architecture, to discuss an application for the Monaco Villa Condominiums to repair and remediate the Monaco Villa Condominiums. The scope also includes the removal of all damaged and failing existing siding at the north, east, and south elevations.

A motion was made by Perez; seconded by Atkinson to:
Accept the proposal as submitted.

A motion was made by Lategan; seconded by Atkinson to:
Amend the submittal so that the body of the building color (Mt. Etna) be continued down the columns to the grade level on all sides of the buildings and that the base band where it meets the grade be Mt. Etna.
 Approved 4-0

Main motion Approved 4-0

OTHER BUSINESS

Planning Manager Ryan Harriman, other staff, and Commissioners thanked Commissioner McPherson and Vice Chair Perez for their service to the Design Commission.

Harriman reminded Commissioners that a special June meeting will be scheduled to discuss DSR24-005.

Harriman briefly discussed legislative mandates that will impact future design review, which will require considerable code review.

ADJOURNED

The meeting adjourned at 8:35 pm

Deborah Estrada, MMC, Deputy City Clerk



DESIGN COMMISSION CITY OF MERCER ISLAND

July 3, 2024
Regular Business

AGENDA BILL INFORMATION

TITLE:	Election of Chair and Vice Chair	<input type="checkbox"/> Discussion Only <input checked="" type="checkbox"/> Action Needed: <input checked="" type="checkbox"/> Motion <input type="checkbox"/> Recommendation
RECOMMENDED ACTION:	Elect the Design Commission Chair and Vice Chair.	

STAFF:	Deborah Estrada, Deputy City Clerk
EXHIBITS:	n/a

EXECUTIVE SUMMARY

The purpose of this item is to elect a chair and vice chair.

ISSUE/DISCUSSION

Election

The [Design Commission Bylaws](#) are silent on the Commission’s election process. Therefore, in the absence of a defined process, the election process defined in Section 3.1 of the [Planning Commission Bylaws](#), which is consistent with the City Council process, will be used.

The Commission must elect a Chair and Vice-Chair at its June meeting, or as soon as possible thereafter. The process for the election dictates that the Staff Liaison shall conduct the elections for Chair as follows:

- A. Any Commissioner may nominate a candidate for Chair; no second is needed.
- B. Nominees may accept or decline the nomination.
- C. If only one (1) nomination is made, it is appropriate to make a motion and obtain a second to instruct the Staff Liaison to cast a unanimous ballot for that nomination for Chair. Approval is by majority vote of Commissioners present.
- D. If more than one (1) nomination is made, an open election is conducted by roll call vote.
- E. To be elected, the nominee needs a majority vote of the Design Commission.
- F. Elections will continue until a Chair is elected by a majority vote of the Design Commission.
- G. The Staff Liaison shall declare the nominee receiving the majority vote as the new Chair.

This process is repeated for the election of the Vice Chair.

NEXT STEPS

The Design Commission Chair and Vice chair elected on July 3 will serve for the coming year. A new election will be held in June 2025 or as soon as possible thereafter.

RECOMMENDED ACTIONS

Elect the Design Commission Chair and Vice Chair

COMMUNITY PLANNING & DEVELOPMENT

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



DESIGN COMMISSION FINDINGS OF FACT AND CONCLUSIONS OF LAW

Project No:	DSR24-013
Description:	A Public Hearing with the Design Commission to discuss the repainting of five separate existing buildings that are suffering from discoloration, peeling, flaking, and general aging.
Applicant/ Owner:	Dustin Miller (United Dominion Realty, Inc.)
Site Address:	2758 78th Avenue SE, Mercer Island WA 98040 King County Assessor tax parcel number: 531510124
Zoning District	Town Center, Subarea 4 (TC-4)
Staff Contact:	Molly McGuire, Planner
Exhibits:	1. Project Narrative 2. Plan Set

I. INTRODUCTION

On May 23, 2024, the applicant applied for a Design Commission Design Review application to review a proposal to paint the Island Square Apartments, which are comprised of five separate buildings connected by a street level and subterranean parking garage, and a second level podium deck. The scope includes the removal of all discolored, peeling, flaking, and aging paint. The existing materials on the five subject buildings would not be modified or altered. The proposal would enhance the property's external appearance by painting and changing the color on significant portions of the elevations.

Applicants for Design Commission Design Review are required to take part in a study session with the Design Commission prior to public hearing pursuant to MICC 19.15.220(C)(2)(a). The applicant took part in a study session with the Design Commission on May 16, 2024. During the study session, the applicant received the following recommendation:

Replace color (C) "SW 7050 Useful Gray" on Building C with color (A) "SW 9164 Illusive Green" to create an overall darker palette for this building in relation to the surrounding buildings.

The subject property is located at 2758 78th Avenue SE, in the Town Center, Subarea 4 (TC-4) zone. The neighboring properties are also within the Town Center zone.

The subject property is developed with the existing Island Square Apartments. Neighboring developments include Chase Bank to the east, and mixed use to the west.

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

II. FINDINGS OF FACT

MICC 19.15.220 – Design review and the design commission.

The code official has determined that this application shall require design commission review and approval pursuant to MICC 19.15.220(C)(1)(c)(ii).

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

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

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

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

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

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

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

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

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

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

3. **MICC 19.11.100(B)(12), Building Design Development and Design Standards: 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 proposed color scheme would be consistent across the five existing buildings. The applicant received feedback from the Design Commission during the Study Session regarding the color of Building C. The feedback has been applied to the proposed design.

4. **MICC 19.11.110(B), Materials and Color:**

- i. 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 the building exteriors need minimal maintenance.

Staff Finding: The proposed paint is high quality and durable. The color will weather well and needs minimal maintenance.

- ii. Regional focus. Materials and colors should reflect the city's regional setting.

Staff Finding: The proposed colors are greens and blues that reflect the city's regional setting.

- iii. Attention to all sides. Materials and colors should be used with cohesiveness and compatibility on all sides of a building.

Staff Finding: The proposed colors are cohesive and compatible on all sides of the buildings.

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

Staff Finding: The proposed scope of work does not include changes to the existing materials.

- v. Harmonious range of colors. A harmonious range of colors should be used within the Town Center. Neon or very bright colors, which have the effects of unreasonably setting the building apart from other adjacent buildings on the street should not be used.

Staff Finding: The proposed range of colors are harmonious within the Town Center. The proposal does not include neon or very bright colors.

- vi. Bright colors. Bright colors should be only used for trim and accents if the use is consistent with the building design and other design requirements.

Staff Finding: The proposal does not include bright colors.

- vii. 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.

Staff Finding: The proposed scope of work does not include changes to the existing materials.

- viii. 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 scope of work does not include changes to the existing materials.

III. CONCLUSIONS OF LAW

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

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

IV. CONDITIONS OF APPROVAL

The City of Mercer Island Design Commission hereby grants the applicant design approval for the repainting of the five existing Island Square Apartment buildings located at 2758 78th Avenue SE, as shown in **Exhibit 1**.

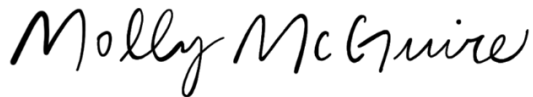
The Design Commission Chair is authorized to sign the Findings of Fact and Conclusions of Law on behalf of the Commission. The Design Commission conditions the approval as follows:

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

V. RECOMMENDATION

Based upon the above noted Findings of Fact and Conclusions of Law, design review application DSR24-013, as depicted in **Exhibit 1**, staff recommends the Design Commission adopts the staff findings and conclusions contained within this staff report and **APPROVE** the proposed development subject to the recommended conditions of approval also contained within this staff report. This decision is final, unless appealed in writing consistent with adopted appeal procedures, MICC 19.15.130, and all other applicable appeal regulations.

Recommended this 3rd day of July, 2024



Molly McGuire
Senior Planner

To whom this may concern,

United Dominion Realty L.P., the owner of Island Square Apartments located at 2758 78th Avenue, is seeking approval to paint the property's exterior in 2024. Island Square Apartments is comprised of five separate buildings connected by a street level and subterranean parking garage, and a second level podium deck. The property was painted in 2014, but has started to suffer discoloration, peeling, flaking, and general aging. As part of the proposed scope, Ownership will not alter or modify any existing materials to the five buildings, but rather look to enhance the property's external appearance by painting and changing the color on significant portions of the elevations.

In partnership with MFID, a local Interior Design firm, and Sherwin Williams, the project team has strategically identified which materials will be repainted on each elevation to not only maintain the property's original architectural design but ensure proper application and industry standard longevity of the paint. Further, the proposed color palette was selected to modernize the appearance, while complimenting existing elements of the building and the surrounding Town Center.

Please refer to the Island Square Exterior Paint Scheme Presentation for additional detail on the proposed color palette, with example imagery of one elevation from each impacted building. Please note that while only one elevation from each structure has been presented, the entire building will be painted in a consistent manner. Lastly, Building E has been intentionally omitted from the presentation as the building's exterior is constructed with materials that are not conducive to paint, i.e., finished concrete, brick, and storefront glass.

Sincerely,

Dustin Miller
UDR, Inc. – Lead Project Manager
dumiller@udr.com
(415) 246-8992

ISLAND SQUARE

EXTERIOR PAINT SCHEME PRESENTATION

05.21.2024



EXTERIOR - South elevation A

EXHIBIT 2

Item (3)



Referenced Elevation

No Work; Finishes to remain, repair as required



EXISTING

PROPOSED COLORS:

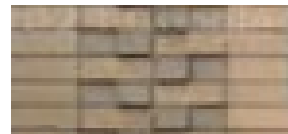


(C) SW 7050 Useful Gray

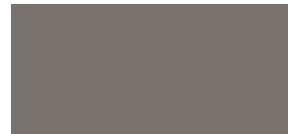


(E) SW 0031 Dutch Tile Blue

EXISTING TO REMAIN:



(1) Brick A



(2) Balconies and railings



(3) Corrugated Metal



(4) Window Frames



(5) Awnings



EXTERIOR - West elevation B

EXHIBIT 2

Item (3)



Referenced Elevation

No Work; Finishes to remain, repair as required



EXISTING

PROPOSED COLORS:

EXISTING TO REMAIN:



(A) SW 9164 Illusive Green



(1) Brick A



(B) SW 7020 Black Fox



(2) Railings



(C) SW 7050 Useful Gray



(3) Window Frames



(4) Awning



EXTERIOR - West elevation C

EXHIBIT 2

Item (3)



Referenced Elevation

No Work; Finishes to remain, repair as required



EXISTING

PROPOSED COLORS:

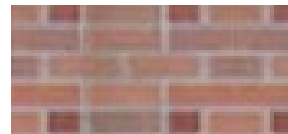


(A) SW 9164 Illusive Green

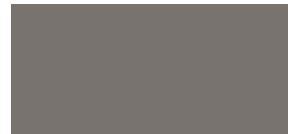


(D) SW 7605 Gale Force

EXISTING TO REMAIN:



(1) Brick C



(2) Balconies and railings



(3) Window Frames



(4) Tile



(5) Storefront



EXTERIOR - West elevation D

EXHIBIT 2

Item (3)



Referenced Elevation

No Work; Finishes to remain, repair as required



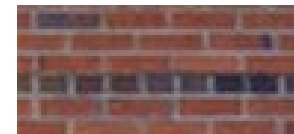
EXISTING

PROPOSED COLORS:

EXISTING TO REMAIN:



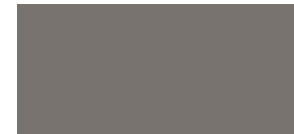
(A) SW 9164 Illusive Green



(1) Brick D



(B), SW 7020 Black Fox



(2) Balconies and railings



(C) SW 7050 Useful Gray



(3) Window Frames



(4) Storefront



(5) Awning



EXTERIOR - Elevations

EXHIBIT 2

Item (3)



- Referenced Elevations
- No Work; Finishes to remain, repair as required



Building A



Building D



Building C



Building B

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STAFF REPORT

DESIGN COMMISSION STUDY SESSION DSR24-012

Project No:	DSR24-012
Description:	A Study Session with the Design Commission to discuss a proposal to construct a new building.
Applicant/ Owner:	Randy Gross / Covenant Living Communities and Services 5700 Old Orchard Road Skokie, IL 60077 Email: regross@covliving.org Phone: 847-302-3976
Site Address:	9150 Fortuna Dr, Mercer Island WA 98040 King County Assessor tax parcel numbers: 4139300225, 4139300230, 0724059016, 1402850050
Zoning:	Multi-Family, MF-3
Staff Contact:	Ryan Harriman, EMPA, AICP – Planning Manager
Exhibits:	1. Application 2. Drawings

I. INTRODUCTION:

On May 23, 2024, the Applicant applied for a study session with the Design Commission to review a new common building, which includes on-site dining venues, resident activities, administration and marketing offices as well as all the facilities and maintenance-related spaces. The proposed development also includes a new multi-level structured under-building parking deck to replace the current impacted existing parking that will be displaced because of the new building and provides the required new parking to support 16 new Independent Living residences and additional visitors to the Commons Building. The residences are planned to be distributed over the upper floors and terrace level. The proposed development is located at 9150 Fortuna Drive within the Multi-Family (MF-3) zone.

The primary functions of the proposed Commons Building include all on-site dining venues, resident activities, administration & marketing offices as well as all the facilities and maintenance-related spaces. The proposed development also includes a new multi-level structured under-building parking deck to replace the current impacted existing parking that will be displaced as a result of the new building and provides the required new parking to support the new Independent Living residences and additional visitors to the Commons Building. The project scope includes 16 new Independent Living residences as part of the construction which are planned to be distributed over the upper floors and terrace level.

The purpose of the study session is for the applicant to interact with the Design Commission and receive recommendations. The applicant's main review points are the allowed building height and the materials. The remaining items will be managed through a possible second study session or at formal application.

II. STAFF ANALYSIS AND CRITERIA FOR REVIEW

Building Height limit.

- a. No building shall exceed 36 feet or three stories in height, whichever is less, except appurtenances may extend to a maximum of five feet above the height allowed for the main structure.
- b. Building height for buildings within the MF-3 zone shall be calculated using the method described in MICC 19.11.030(A)(3).

Staff Analysis: It appears the proposed development may be consistent with MICC 19.11.030(A)(3); however, the Design Commission will want to review the plans to determine if the proposed development is consistent with the height requirements.

A. Chapter 19.12 MICC – Design Standards for Zones Outside Town Center

Chapter 19.12 MICC establishes design standards for regulated improvements in all zones established by MICC 19.01.040, except Town Center. These standards are in addition to any other standards that may be applicable to development in the zone in which the development occurs.

Design Vision:

- **Site and Context.** Non-Town Center areas are largely characterized by residential settings that are heavily vegetated, topographically diverse and enhanced with short and long-range views that are often territorial in nature. The design of new and remodeled structures should respond to this strong environmental context. Site design should maintain the natural character of the island and preserve vegetation concentrations, topography and the view opportunities that make Mercer Island special. Additional information will be needed in the formal application to demonstrate compliance with site and context requirements. View opportunities for the subject property will be maintained and may increase.

Staff Analysis: The proposed development is on a sloped site that contains an existing building, that will be removed and replaced. The subject property is designed to maintain the natural character of the island and preserve vegetation concentrations, topography and the view opportunities that make Mercer Island special. A portion of the proposed development is located within the shoreline environment and will require shoreline permitting.

- **Building Design.** Development of new and remodeled structures should conserve Mercer Island's special environmental characteristics, such as steep slopes, watercourses, and large concentrations of mature trees. Buildings shall be designed to be architecturally compatible with other structures in the neighborhood with respect to human scale, form and massing, and relationship to natural site features. High quality and durable materials, complementary colors, texture, and architectural detail should be incorporated into the design. Use of materials such as natural wood and stone, and design elements such as large building overhangs and window exposure to natural light, are encouraged.

Staff Analysis: The proposed development conserves Mercer Island's special environmental characteristics, the building is designed to be architecturally compatible with other structures in the neighborhood with respect to human scale, form and massing, and relationship to natural site features, and the proposed development utilizes high quality and durable materials, complementary colors, texture, and architectural detail should be incorporated into the design. The proposed development blends the new building into the site as much as possible. The Applicant intends on incorporating a stone base to ground the new structure to the sloped site.

The Applicant's goal is to visually lighten the overall building mass by incorporating expanses of glazing at many of the resident activity spaces throughout the Commons levels and at all resident living rooms on the upper and terrace levels, incorporating lap siding, trim, and residential-style windows to reinforce a residential appearance overall.

- Landscaping and amenities. Landscaping should reflect the natural wooded character of Mercer Island and provide visual separation between different land uses. Amenities such as street trees, plantings, and other landscape design elements, including fountains or water features, and art features should be integrated into new and remodeled structures and their sites.

Staff Analysis: A refined landscape plan will be required for the formal application. There are no art features shown in the conceptual design plans. It should be noted that the site plan shows landscaping on properties to the north and to the west. Landscaping requirements will need to be met on-site.

Site features and context.

MICC 19.12.020 contains the standards for site features and context.

Staff Analysis: The Applicant shall provide a code compliance matrix analysis at the time of formal application to demonstrate how the proposed development is consistent with the provisions of MICC 19.12.020 and Chapter 19.13 MICC.

Building design and visual interest.

MICC 19.12.030 contains standards for building design and visual interest. The purpose of the standards is to:

- ensure high quality materials and finishes are used to bring a visually interesting experience to the streetscape.
- ensure that building design is based on a strong, unified, coherent, and aesthetically pleasing architectural concept.
- not restrict the design to a particular style.
- ensure that new buildings are appropriately designed for the site, maintain human scale, and enhance the architectural character of the neighborhood.
- ensure buildings are detailed, provide visual interest, do not have blank walls and that large buildings are modulated and articulated to reduce their apparent mass and scale.
- ensure high quality and durable buildings which will help to maintain and protect property values.

The following standards are applicable to the proposed development:

Scale, form and mass. Scale, form, massing, building proportions, spacing of windows and doorways, roof silhouette, facade orientations, and style of architecture shall have a unified character and, as to commercial, regulated residential and regulated public facilities, recognize pedestrian needs.

- Scale. Building scale should be proportional to other adjacent buildings, the street edge and, as to commercial, regulated residential and regulated public facilities, to the pedestrian environment.
- Form and mass. Building forms should not present visual mass or bulk impacts that are out of proportion to adjacent structures, or that appear from the public way or surrounding properties as having unmodulated visual bulk.

Building facades—Visual interest.

- Facade modulation. Building facade modulation shall break up the overall bulk and mass of the exterior of buildings and structures. Such modulation should always be addressed on the horizontal plane and the vertical plane. Large or massive buildings should integrate features along their facades that are visible from the public right-of-way, pedestrian routes and nearby structures to reduce the apparent building mass and achieve an architectural scale consonant with other nearby structures.
- Modulation guidelines.
 - Horizontal building facade modulation should occur at no less than every 50 feet of wall length. Forms of both vertical and horizontal building modulation may include but are not limited to: facade indentations and extrusions; actual building separation; connecting atriums, courtyards and plazas; variable roof forms and overhangs; and decks and balconies.
 - Building facades visible from public ways and public spaces should be stepped back or projected forward at intervals to provide a minimum of 40 percent overall facade modulation.
- Ground level facades. Blank walls at the ground level that may be visible from the public view should be avoided. Ground level facades should create visual interest by utilizing features such as windows, wall articulation, arcades, trellises or other plant features.
- Fenestration. Fenestration should be integrated in the overall building design and should provide variety in facade treatment.
- Horizontal variation and emphasis. Building facades should be made more visually interesting through the use of reveals, medallions, belt courses, decorative tile work, clerestory windows, or other design features. The scale of the detail should reflect the scale of the building.
- Signs. Building design should allow space for a wall sign, consistent with the provisions of MICC 19.12.080, Signs, if it is anticipated that a wall sign will be used.

Building articulation. Design shall articulate building facades by use of variations of color, materials or patterns, or arrangement of facade elements that are proportional to the scale of the building. Architectural details that are used to articulate the structure may include reveals, battens, and other three-dimensional details that create shadow lines and break up the flat surfaces of the facade.

- Tripartite articulation. Tripartite building articulation (building top, middle, and base) should be used to create human scale and architectural interest.
- Fenestration. Fenestration should be used in facades visible from public ways and public spaces visible from public ways for architectural interest and human scale. Windows should be articulated with treatments such as mullions or recesses and complementary articulation around doorways and balconies should be used.
- Architectural elements. The mass of long or large-scale buildings should be made more visually interesting by incorporating architectural elements, such as arcades, balconies, bay windows, dormers, and/or columns.
- Upper story setback. Upper stories should be set back to reduce the apparent bulk of a building and promote human scale. When buildings are adjacent to single-family residential dwellings, upper story setbacks shall be provided from property lines.

Materials and color.

- Durable building exteriors. Building exteriors should be constructed from high quality and durable materials that will weather well and need minimal maintenance.
- Consistency and continuity of design. Materials and colors generally should be used with consistency on all sides of a building.
- Material and color variation. Color and materials should highlight architectural elements such as doors, windows, fascias, cornices, lintels, sills and changes in building planes. Variations in materials

and colors should generally be limited to what is required for contrast or to accentuate architectural features.

- Concrete walls. Concrete walls should be architecturally treated. The enhancement may include textured concrete such as exposed aggregate, sand blasting, stamping or color coating.
- Bright colors. Bright colors should be used only for trim and accents. Bright colors may be approved if the use is consistent with the building design and other design requirements. Fluorescent colors are prohibited.

Building entrances.

- Architectural features and design. Special design attention should be given to the primary building entrance(s). A primary entrance should be consistent with overall building design, but made visually distinct from the rest of the building facade through architectural features. Examples include recessed entrances, entrances which roof forms that protrude from the building facade, and decorative awnings, canopies, porte-cocheres, and covered walkways.
- Entrance connections. The primary entrance to a building should be easy to recognize and should be visible from the public way and/or physically connected to the public way with walkways. Landscaping should reinforce the importance of the entrance as a gathering place and create visual and physical connections to other portions of the site and to vehicular and pedestrian access points.

Rooflines.

- Roofline variation, interest, and detail. Roofline variation, interest, and detail shall be used to reduce perceived building height and mass and increase compatibility with smaller scale and/or residential development. Roofline variation, interest and detail may be achieved through use of roofline features such as dormers, stepped roofs, and gables that reinforce a modulation or articulation interval, incorporation of a variety of vertical dimensions, such as multiplaned and intersecting rooflines, or flat-roofed designs that include architectural details such as cornices and decorative facings.
- Roofline variation, numeric standard. Roof line variation shall occur on all multifamily structures with roof lines which exceed 50 feet in length, and on all commercial, office or public structures which exceed 70 feet in length. Roof line variation shall be achieved using one or more of the following methods:
 - Vertical off-set ridge or cornice line;
 - Horizontal off-set ridge or cornice line;
 - Variations of roof pitch between 5:12 and 12:12; or
 - Any other approved technique which achieves the intent of this section.

Additional standards for buildings containing residential units. Buildings containing residential units should incorporate the following additional design elements to make them residential in character:

- Bay windows, dormers, patios or decks;
- Base articulation such as plinths; or
- Other techniques approved by the design commission which make the building residential in character.

Corporate design. Building and site design for chain or franchise businesses should use customized components consistent with the objectives and standards of this chapter. Specific icons or trademarks of a company may be used, but the overall design of the building and site must represent a development compatible with the neighborhood including its colors, materials, textures and treatment of design.

All-weather features. All-weather features at the sidewalk, courtyard or public gathering space areas of commercial and regulated public facilities, such as awnings, canopies, covered walkways, trellises, or covered patios, should be provided to make spending time outdoors feasible in all seasons.

Staff Analysis: The various floor plates of the building are tiered back from the water to create outdoor terrace opportunities while also lessening the visual impact of the overall structure on site. The portion of the new building that in essence sits atop the former/current footprint of the commons or “lodge” building is intended to remain a two-story structure and support many of the Dining & Wellness program spaces. The taller portions of the building, primarily where the new residences occur on the upper levels are set back away from the water and designed as a single-loaded plan to assure each of the new residences is focused on the water views. The additional single-story wing of residences at the terrace level is intended to be set into the slope whereas it would be exposed as a single-story at the water side but merged into the grade so that the impact to the existing to remain apartments on site would not be compromised. Roof terraces and areas to be treated as “green roof” would blend into the surrounding landscape and walk system to lessen the footprint visually.

Staff Analysis: The Applicant lists the following exterior materials to be include (but not be limited to):

- Regional stone veneer
- Stucco accents
- Cementitious lap siding
- Accent plank cladding in wood tones
- Some exposed beams at feature locations
- Storefront glazing in commons & resident living rooms
- Some spandrel glazing at multi-story glazing floor transitions
- Operable punched windows at residences
- Metal coping/cladding at parapets, roof projections & eyebrows
- Railings primarily metal with some glass rail accents
- Decorative lighting at all primary access points
- Green roof/sedum tray system at specific locations

Staff Analysis: The Applicant shall provide a code compliance matrix analysis at the time of formal application to demonstrate how the proposed development is consistent with the provisions of MICC 19.12.030.

Landscape design and outdoor spaces.

MICC 19.12.040 contains standards for landscape design and outdoor spaces.

Staff Analysis: The standards listed in MICC 19.12.040 are very specific and require a high degree of design. The proposed development shall be designed to be consistent with the provisions of MICC 19.12.040 and the provisions of Chapter 19.13 MICC.

Staff Analysis: The proposed development application does not include a landscape design and outdoor spaces plan. The landscape design and outdoor spaces plan Vehicular and pedestrian circulation shall be consistent with MICC 19.12.040 and shall be reviewed during the formal design review process or through a second study session.

Staff Analysis: The Applicant shall provide a code compliance matrix analysis at the time of formal application to demonstrate how the proposed development is consistent with the provisions of MICC 19.12.040.

Vehicular and pedestrian circulation.

MICC 19.12.050 contains standards for vehicular and pedestrian circulation. The purpose of this section is to create an attractive street edge and unified streetscape, to encourage pedestrian activity in commercial areas, stimulate business, maintain adequate public safety, and create a sense of community, to provide for safe and efficient parking and loading areas while minimizing their visual and noise impacts, and to provide safe and efficient pedestrian connections within and between projects and the public way to enhance safety and circulation.

Staff Analysis: The proposed development application does not include a vehicular and pedestrian circulation plan. Vehicular and pedestrian circulation shall be consistent with MICC 19.12.050 and shall be reviewed during the formal design review process or through a second study session.

Screening of service and mechanical areas.

MICC 19.12.060 contains standards for screening of service and mechanical areas. The purpose of this section is to ensure that building and site appurtenances are properly integrated into the design concept, to properly screen mechanical equipment to reduce visual impacts, and to ensure service and truck loading areas, utility structures, and elevators are screened from public view in such a manner that they are not visible from public ways or residential areas.

Staff Analysis: The proposed development application does not include a screening plan. Screening of service and mechanical areas shall be consistent with MICC 19.12.060. Screening of service and mechanical areas shall be reviewed during the formal design review process or through a second study session.

Lighting.

Lighting standards are listed in MICC 19.12.070.

Staff Analysis: The proposed development application does not include a lighting plan. All lighting must be consistent with MICC 19.12.070. Lighting shall be reviewed during the formal design review process or through a second study session.

Signs.

Sign standards are contained in MICC 19.12.080(B).

Staff Analysis: The proposed development does not include signage. All signage will be reviewed during the formal design review process or through a second study session. All signs shall be consistent with MICC 19.12.080.

III. RECOMMENDATION

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

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 NO.	RECEIPT NO.	FEE
Date Received:		
Received By:		

DEVELOPMENT APPLICATION

A Development Application form is required to be completed for any land use project within the City of Mercer Island. Additional supplemental information for each specific land use permit requested is required. See below for land use permits and associated permit forms.

PROPERTY INFORMATION

Property Address:	9150 Fortuna Dr, Mercer Island, WA 98040
Parcel Number(s):	413930-0225, 413930-0230, 072405-9016, 140285-0050
Gross Lot Area(s):	541,964 sf
Net Lot Area(s):	
Zone:	MF-3
Shoreline Environment Designation: (if located within 200 feet of Lake Washington)	<input checked="" type="checkbox"/> Urban Residential <input type="checkbox"/> Urban Park

CRITICAL AREAS ON PROPERTY

GEOLOGICALLY HAZARDOUS AREAS

- Potential Landslide Hazard
- Erosion Hazard
- Seismic Hazard
- Steep Slope

WATERCOURSES

- Type F
- Type Np
- Type Ns
- Piped
- Unknown

WETLANDS

- Category I
- Category II
- Category III
- Category IV
- Unknown

PROPERTY OWNER INFORMATION

Name: Randal Gross	Company (if applicable): Covenant Living Communities and Services
Address: 5700 Old Orchard Road, Skokie, IL 60077	E-Mail: ReGross@covliving.org
Phone: 847-302-3976	

APPLICANT/REPRESENTATIVE INFORMATION Same as property owner

Name:	Company (if applicable):
Address:	E-Mail:
Phone:	

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 *Robert G. G... 1000* Date *5-22-2024*

PROPOSED APPLICATION(S) AND CLEAR DESCRIPTION OF PROPOSAL (please use additional paper if needed):

Requesting a Study Session with the Design Review Commission to review key design components that will need to be addressed in the full land use application.

This includes review of layout, design direction, building height and area as well as identifying other areas of concern of the reviewers.

INDICATE REQUESTED LAND USE APPROVALS

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

LAND USE APPLICATION SUBMITTAL REQUIREMENTS

Each Land Use Application requested above must be accompanied by the appropriate land use application form and required materials. Refer to the [City of Mercer Island Permit Forms](#) webpage for a complete list of all land use application forms and submittal requirements.

INDEX OF DESIGN REVIEW DOCUMENTS

Included Information:

- Page 1 – Index of Sheets
- Pages 2-5 – Proposed Project Architectural Narrative
- Page 6 – Aerial Photo for reference
- Page 7 – Conceptual Architectural Site Plan with shoreline environment indicated
- Page 8 – Aerial Conceptual Rendering of Proposed Building in relationship to current community
- Page 9 – Diagrammatic Building Stacking Diagrams
- Page 10 – Summary of Resident Commons program spaces
- Pages 11- 15 – Floor Plans & Roof Plan
- Page 16 – Site Grading Plan
- Pages 17 - 19 – Exterior Massing Model Views
- Page 20 – Examples of Architectural Vernacular on Mercer Island
- Pages 21 & 22 – Conceptual rendering of front and rear elevations
- Pages 23 & 24 – Conceptual Exterior Elevations
- Pages 25 & 26 – Scaled Site/Building Sections
- Page 27 – Aerial Photo with existing building heights for reference

PROPOSED PROJECT ARCHITECTURAL NARRATIVE

ARCHITECTURAL DESIGN:

The primary functions of the proposed Commons Building include all on-site dining venues, resident activities, administration & marketing offices as well as all the facilities and maintenance-related spaces. The project also includes a new multi-level structured under-building parking deck to replace the current impacted existing parking that will be displaced as a result of the new building and provides the required new parking to support the new Independent Living residences and additional visitors to the Commons Building. The project scope includes 16 new Independent Living residences as part of the construction which are planned to be distributed over the upper floors and terrace level.

Program Components

Resident Dining

A variety of dining venues will be located on the main level offering a wide range of choices for the residents, family members, staff, and visitors. Dining will be provided throughout the day in a variety of spaces and settings with varying menu choices; coffee, breakfast, and casual or formal dining will all be made available. A Coffee Shop, Casual Café & Bistro, as well as a Restaurant-style Fine Dining Room will all be included. Indoor & outdoor seating areas will be provided on both Commons levels for additional dining options, all connected to and serviced by a new central kitchen.

Multi-purpose room

The primary resident activity space would be a large flexible space to host a wide range of community needs such as resident gatherings, meetings, group activities, performances, and banquets. In addition to serving the needs of the residents inside the community, we will also continue to host events for the outside public/non-residents of Mercer Island. There will be a moveable partition for subdividing the space to allow additional flexibility in gathering size, as well as support multiple activities at the same time. Support spaces will include a serving pantry, chair & table storage, and audio/visual equipment.

Wellness Center

Program spaces on the terrace level will include a fitness room, aerobics studio, salon, and spa. Supporting spaces to include restrooms with lockers, training desk & office, consultation room, and storage. There will also be the opportunity to utilize the adjacent outdoor terraces for additional group exercise.

Resident Apartments

There are 16 new Independent Living apartments included in the scope for the new building. Four residences per floor on the upper three levels and six residences at grade on the terrace level. Sizes range from one-bedroom/1.5 bath with den to two-bedroom/2.5 bath with den. All upper-level units have exterior covered balconies while terrace-level units have walk-out patios at grade, all focused on the lake views.

Apartment Mix: (16 total units ranging from 1,200sf to 1,800sf each)

- One-bedroom / 1.5 bath/den – 3 total
- Two-bedroom / 2.5 bath/den – 13 total

Area Summary

Total square footage per level:

Garden Level

- Conditioned – 29,714sf
- Exterior Covered – 1,124sf
- Under-building Parking – 29,250sf

Terrace Level

- Conditioned – 22,498sf
- Exterior Covered – 4,468sf

First Floor Level

- Conditioned – 13,004sf
- Exterior Covered – 500sf

Second Floor Level

- Conditioned – 12,464sf
- Exterior Covered – 1,040sf

Totals by category:

- Conditioned – 77,680sf
- Exterior Covered – 7,132sf
- Under-building Parking – 29,250sf

Architecture

Building Massing

The Community Commons building has been conceptually designed and positioned to take advantage of the remarkable views of Lake Washington. Beyond the water views, the design of the building takes advantage of the internal views that the site has to offer and helps to define outdoor spaces which will be used to enhance the socialization opportunities for current and future residents. Though the site is sloped and the building tiered, incorporating sidewalks, terraces, and connectivity throughout the site will assure resident engagement in outdoor activities as well as support health & wellness.

Building Height

The various floor plates of the building are tiered back from the water to create outdoor terrace opportunities while also lessening the visual impact of the overall structure on site. The portion of the new building that in essence sits atop the former/current footprint of the commons or “lodge” building is intended to remain a two-story structure and support many of the Dining & Wellness program spaces. The taller portions of the building, primarily where the new residences occur on the upper levels are set back away from the water and designed as a single-loaded plan to assure each of the new residences is focused on the water views. The additional single-story wing of residences at the terrace level is intended to be set into the slope whereas it would be exposed as a single-story at the water side but merged into the grade so that the impact to the existing to remain apartments on site would not be compromised. Roof terraces and areas to be treated as “green roof” would blend into the surrounding landscape and walk system to lessen the footprint visually.

Architectural Style

The architectural team strived to use a palette of elegant, natural materials and finishes, yet low maintenance to bring warmth to this “northwest contemporary” structure. Through our vernacular study of the architecture on and around Mercer Island, we were able to take the approach that the architecture would complement the surrounding area rather than attempt to match what is currently on site.

Exterior materials

The goal was to blend the new building into the site as much as possible while creating a new iconic front door to the community. We are intending to incorporate a stone base to ground the new structure to the sloped site. By incorporating expanses of glazing at many of the resident activity spaces throughout the Commons levels and at all resident living rooms on the upper and terrace levels, we hope to visually lighten the overall building mass. Incorporating lap siding, trim, and residential-style windows hopes to reinforce a residential appearance overall.

Exterior materials to include (but not be limited to):

1. Regional stone veneer
2. Stucco accents
3. Cementitious lap siding
4. Accent plank cladding in wood tones
5. Some exposed beams at feature locations
6. Storefront glazing in commons & resident living rooms
7. Some spandrel glazing at multi-story glazing floor transitions
8. Operable punched windows at residences
9. Metal coping/cladding at parapets, roof projections & eyebrows
10. Railings primarily metal with some glass rail accents
11. Decorative lighting at all primary access points
12. Green roof/sedum tray system at specific locations



Proposed Platform for Replacement Commons

Site Diagram





Conceptual Aerial Perspective

Diagrammatic Plans

Area Summary by Level & Type of Space

Area Summary

Total square footage per level:

Garden Level Plan

- Conditioned – 29,714sf
- Exterior Covered – 1,124sf
- Under-building Parking – 29,250sf

Terrace Level Plan

- Conditioned – 22,498sf
- Exterior Covered – 4,468sf

First Resident Level Plan

- Conditioned – 13,004sf
- Exterior Covered – 500sf

Second Resident Level Plan

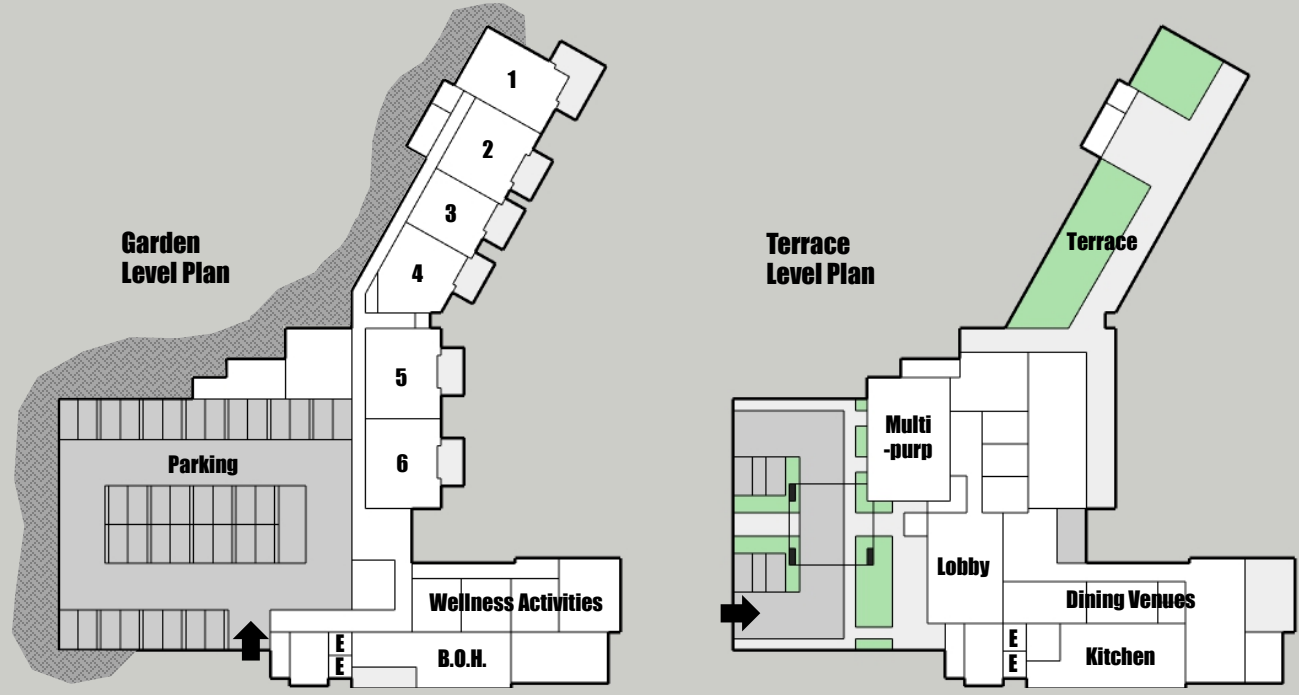
- Conditioned – 12,464sf
- Exterior Covered – 1,040sf

Totals by category:

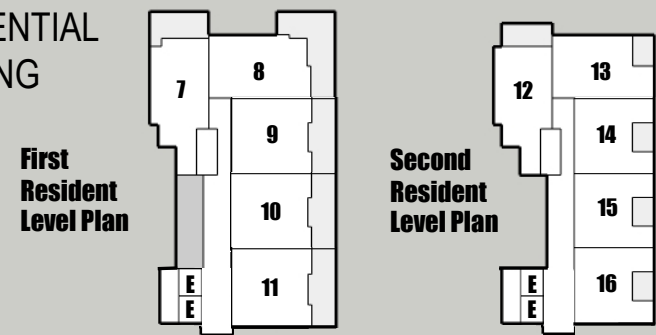
- Conditioned – 77,680sf
- Exterior Covered – 7,132sf (3,566sf @ 50%)
- Under-building Parking – 29,250sf

TERRACE
RESIDENTIAL

TERRACE BUILDING

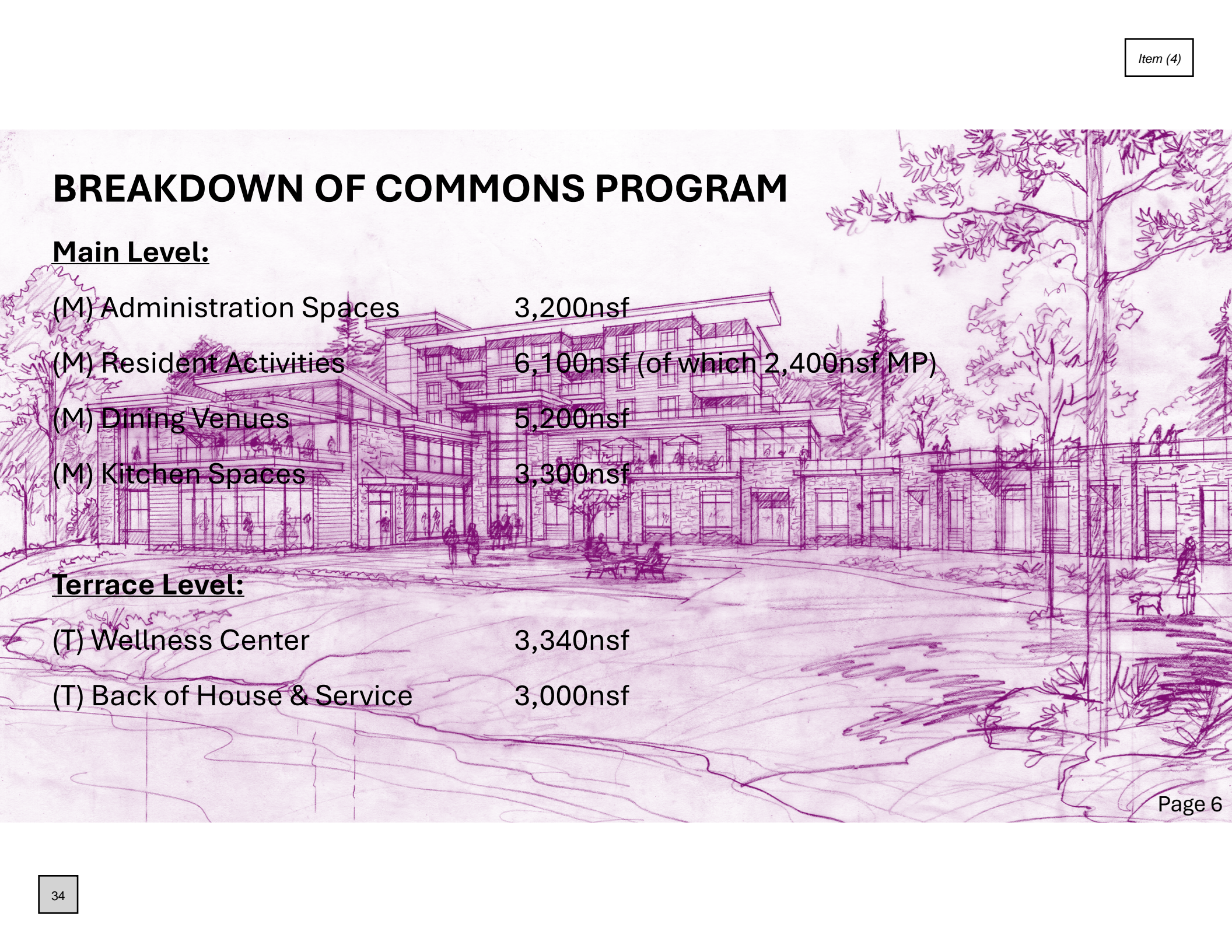


RESIDENTIAL BUILDING



BREAKDOWN OF COMMONS PROGRAM

Main Level:



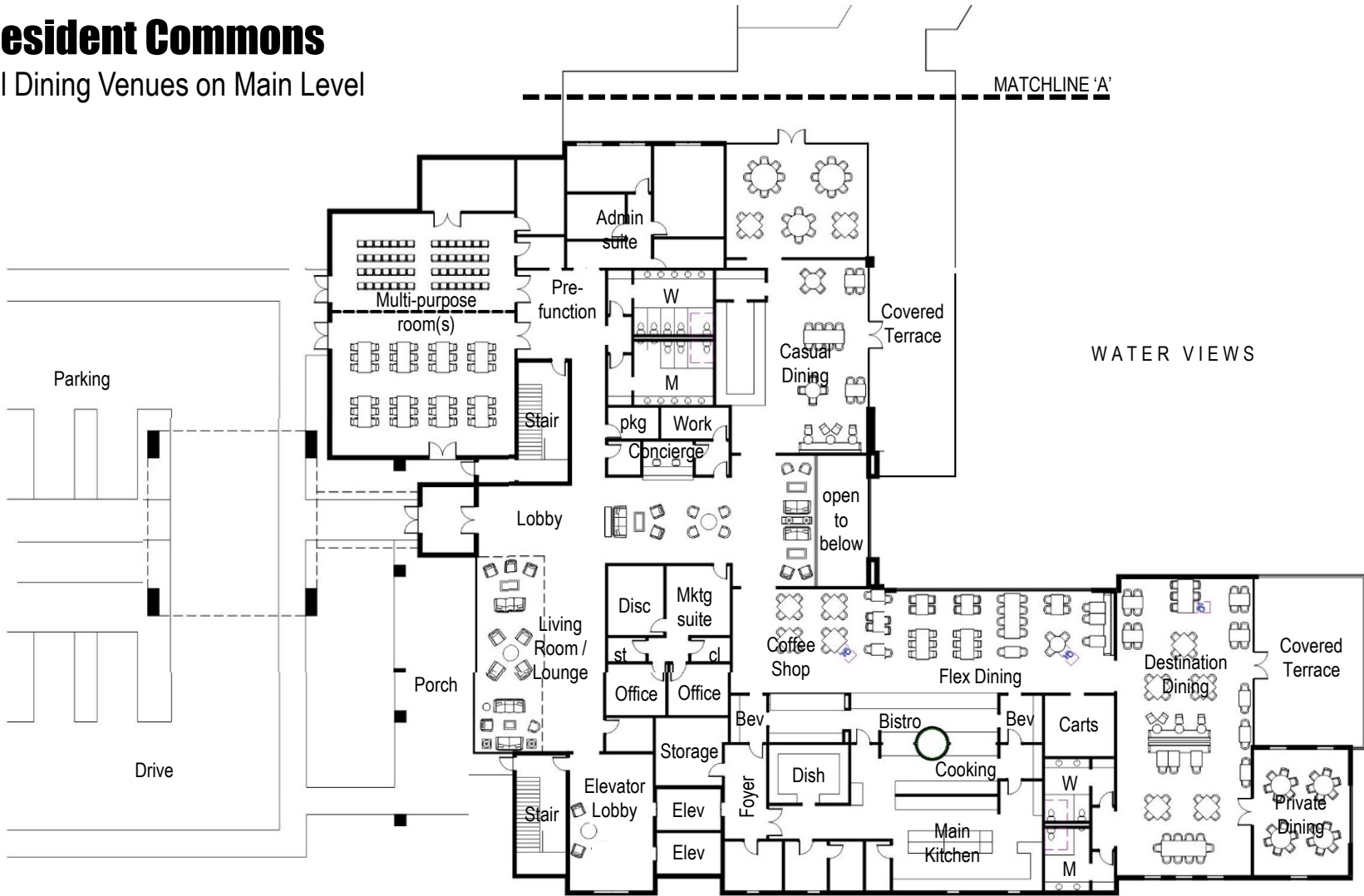
(M) Administration Spaces	3,200nsf
(M) Resident Activities	6,100nsf (of which 2,400nsf MP)
(M) Dining Venues	5,200nsf
(M) Kitchen Spaces	3,300nsf

Terrace Level:

(T) Wellness Center	3,340nsf
(T) Back of House & Service	3,000nsf

Resident Commons

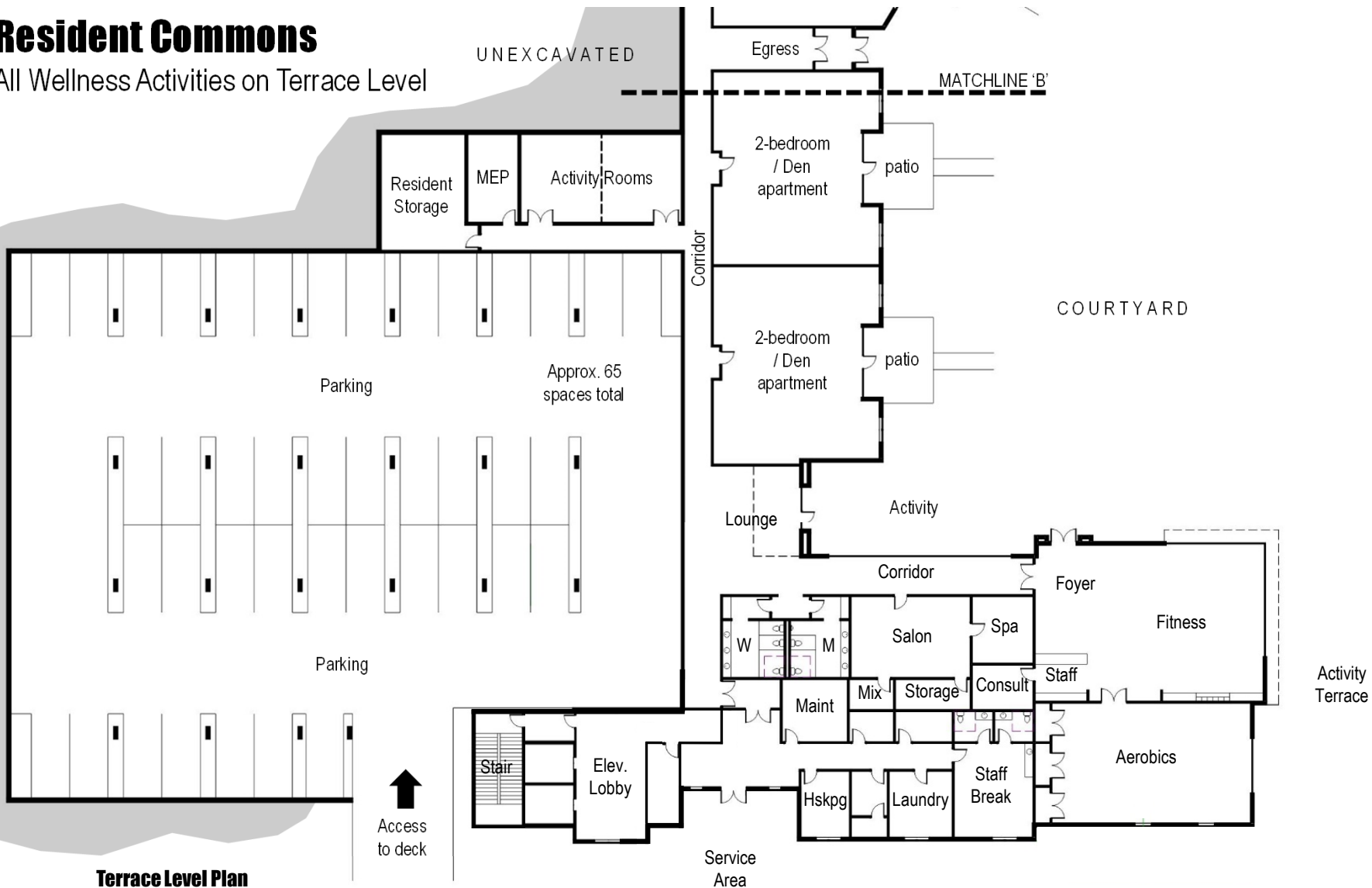
All Dining Venues on Main Level



Ground Level Plan

Resident Commons

All Wellness Activities on Terrace Level

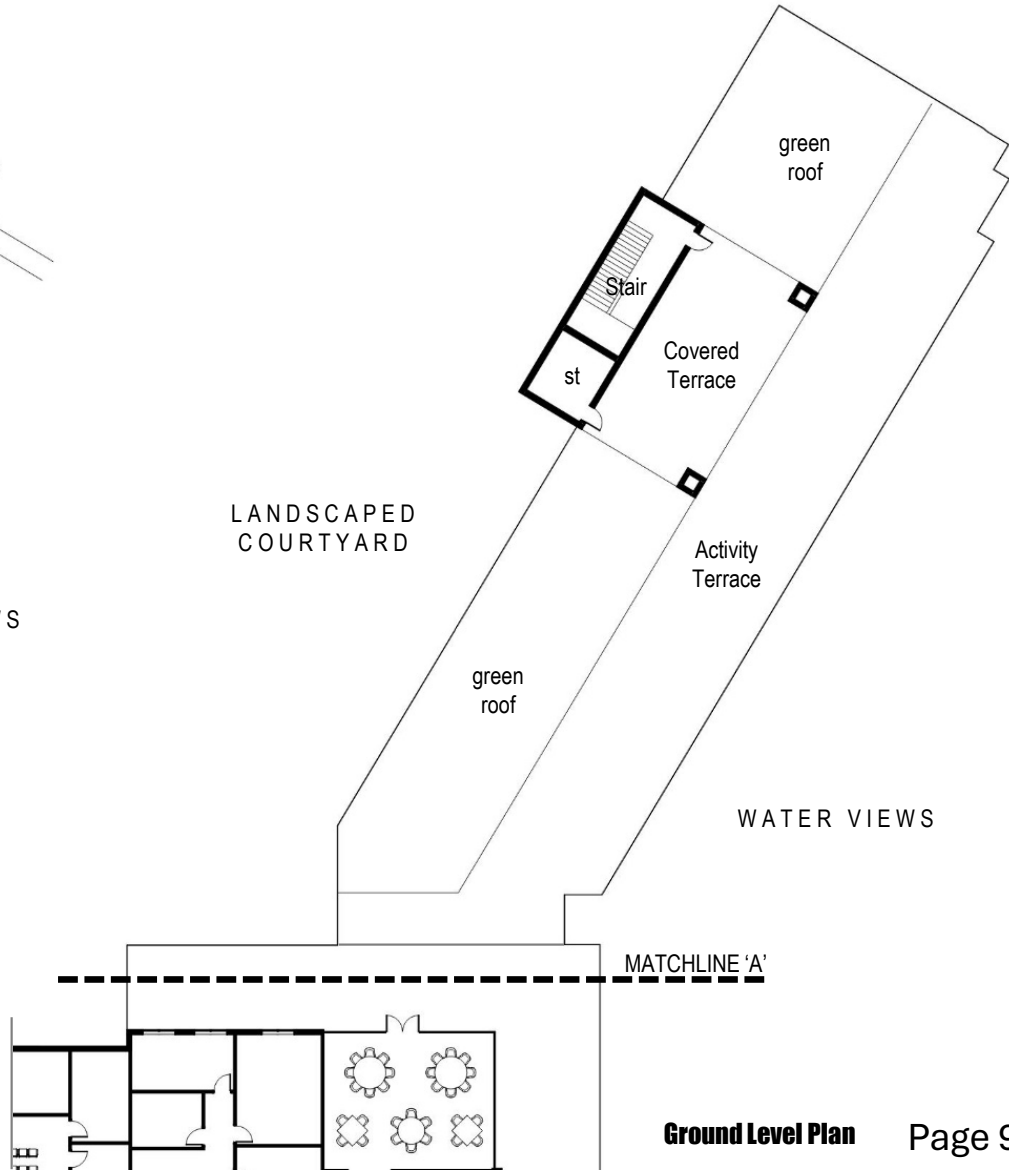
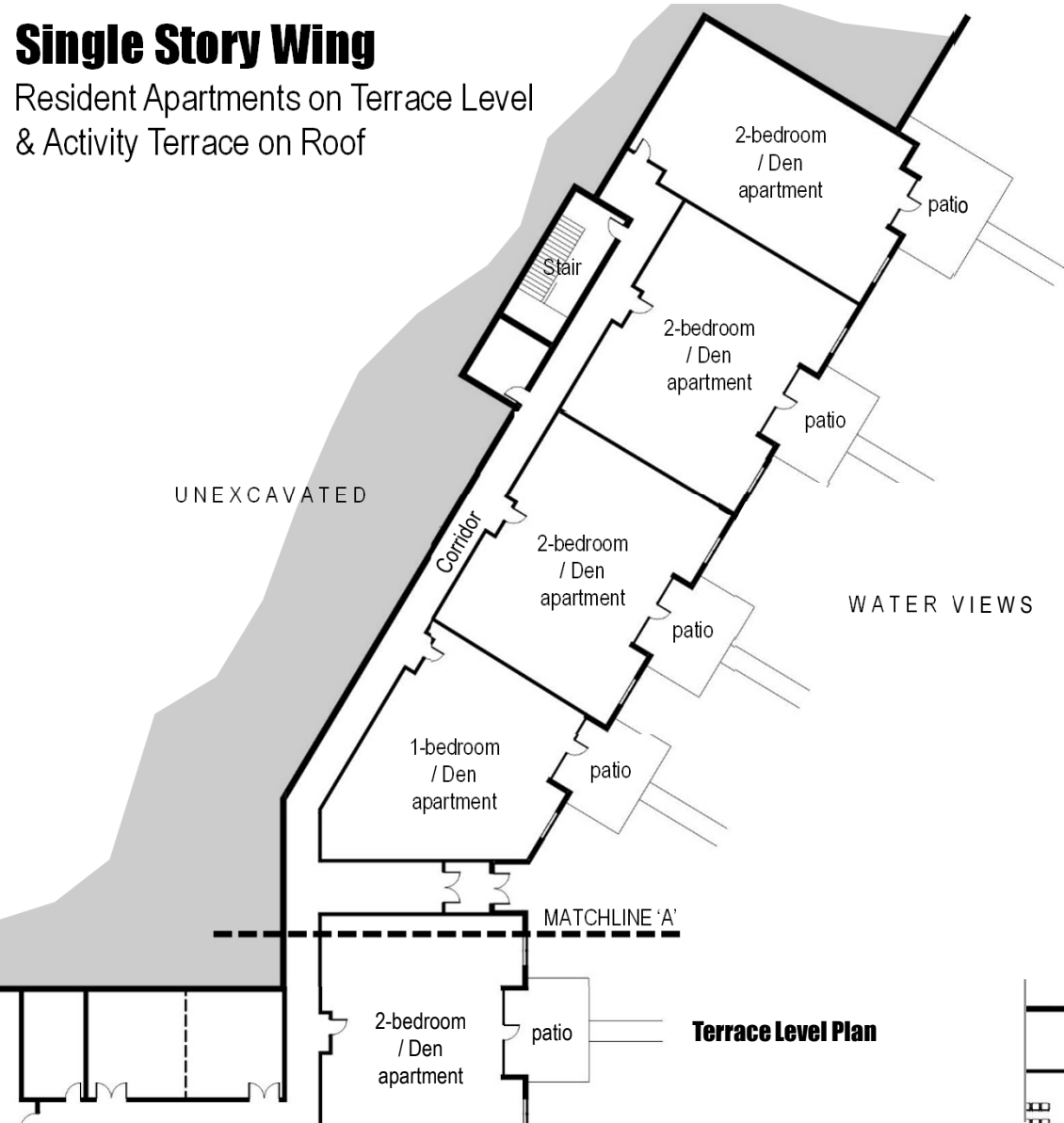


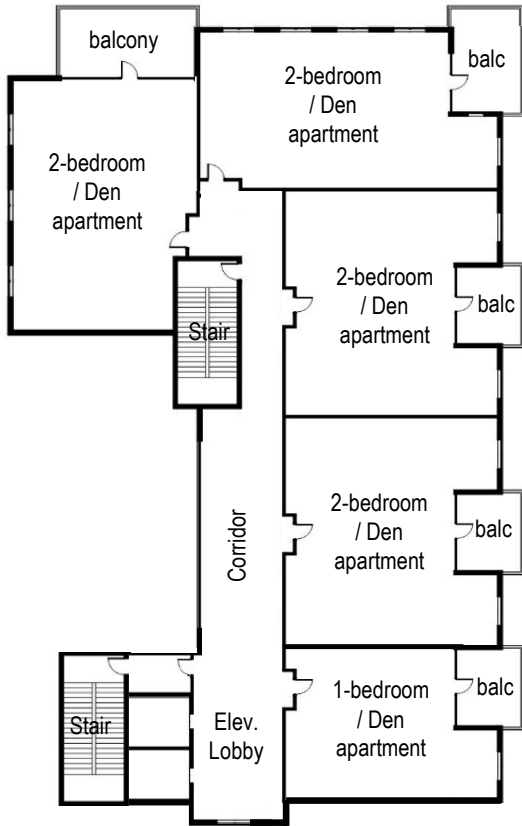
Terrace Level Plan



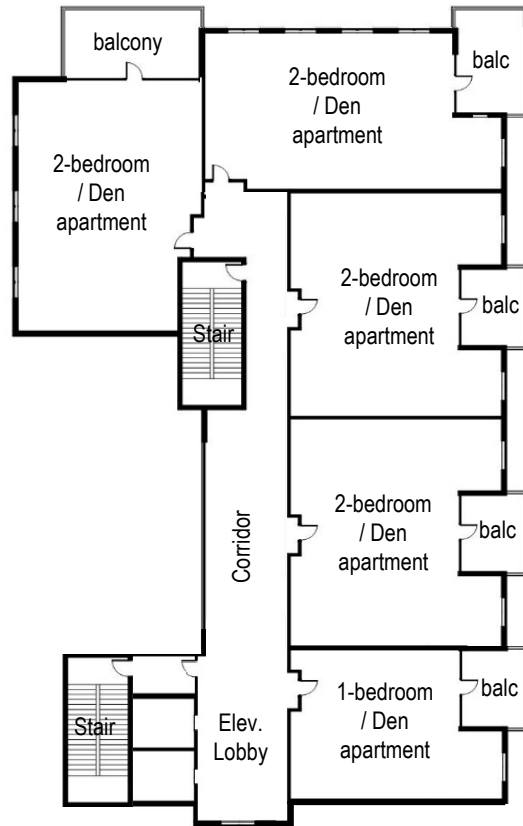
Single Story Wing

Resident Apartments on Terrace Level
& Activity Terrace on Roof





Second Level Plan



Third Level Plan

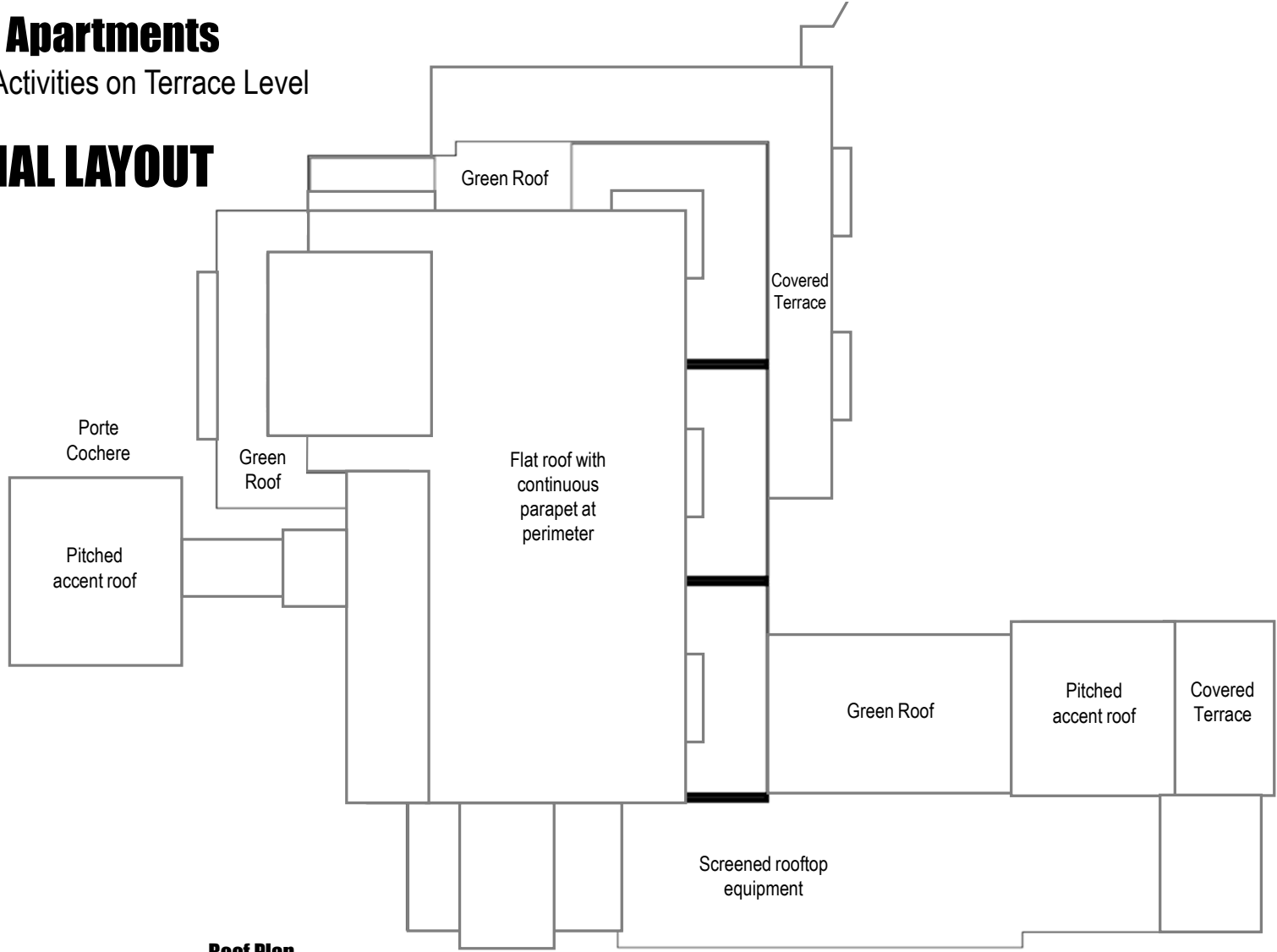
Mix:
One-bed/Den
Unit A – 3

Two-bed/Den
Unit B – 8
Unit C – 3
Unit D – 2
Total = 16 units

Resident Apartments

All Wellness Activities on Terrace Level

ORIGINAL LAYOUT

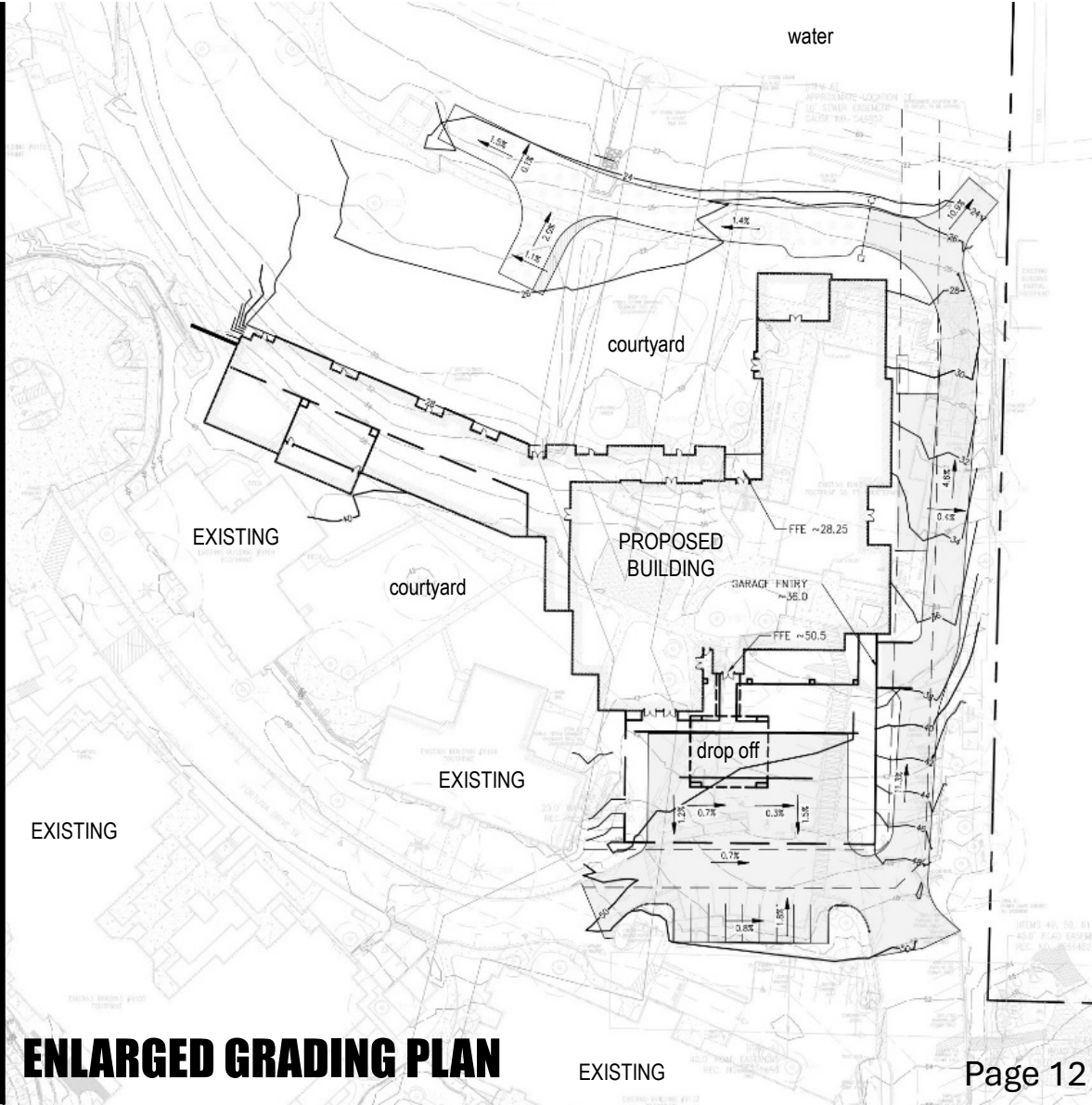


Roof Plan

**COVENANT LIVING
AT THE SHORES**

9150 FORTUNA DRIVE
MERCER ISLAND, WA

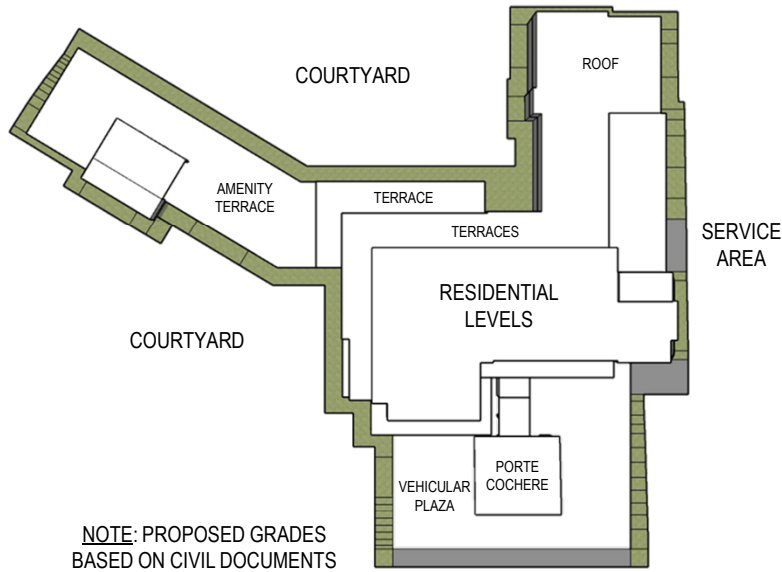
GRADING EXHIBIT



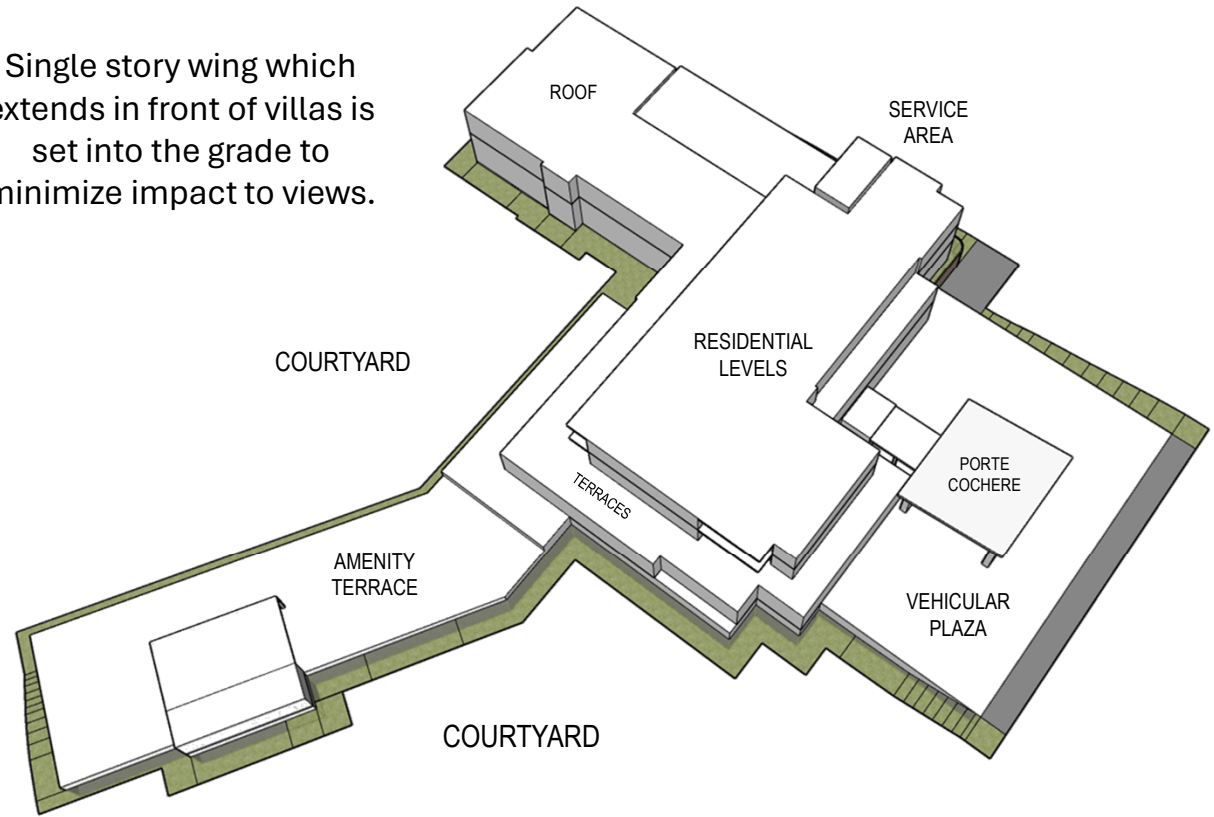
OVERALL GRADING PLAN

ENLARGED GRADING PLAN

EXISTING

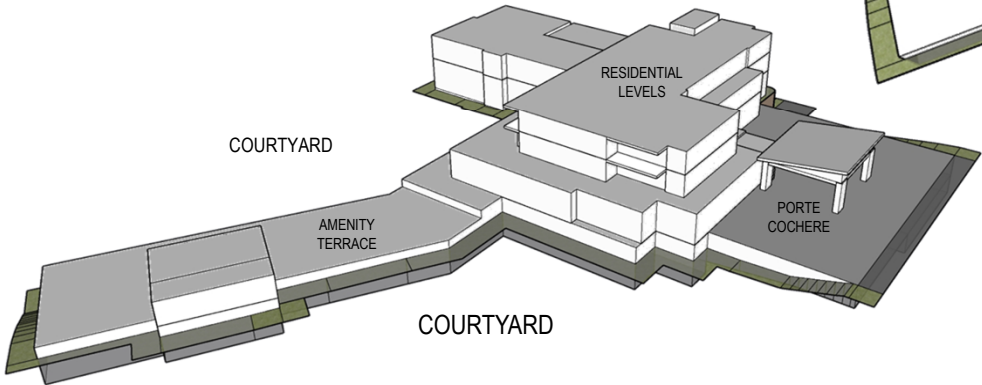


Single story wing which extends in front of villas is set into the grade to minimize impact to views.



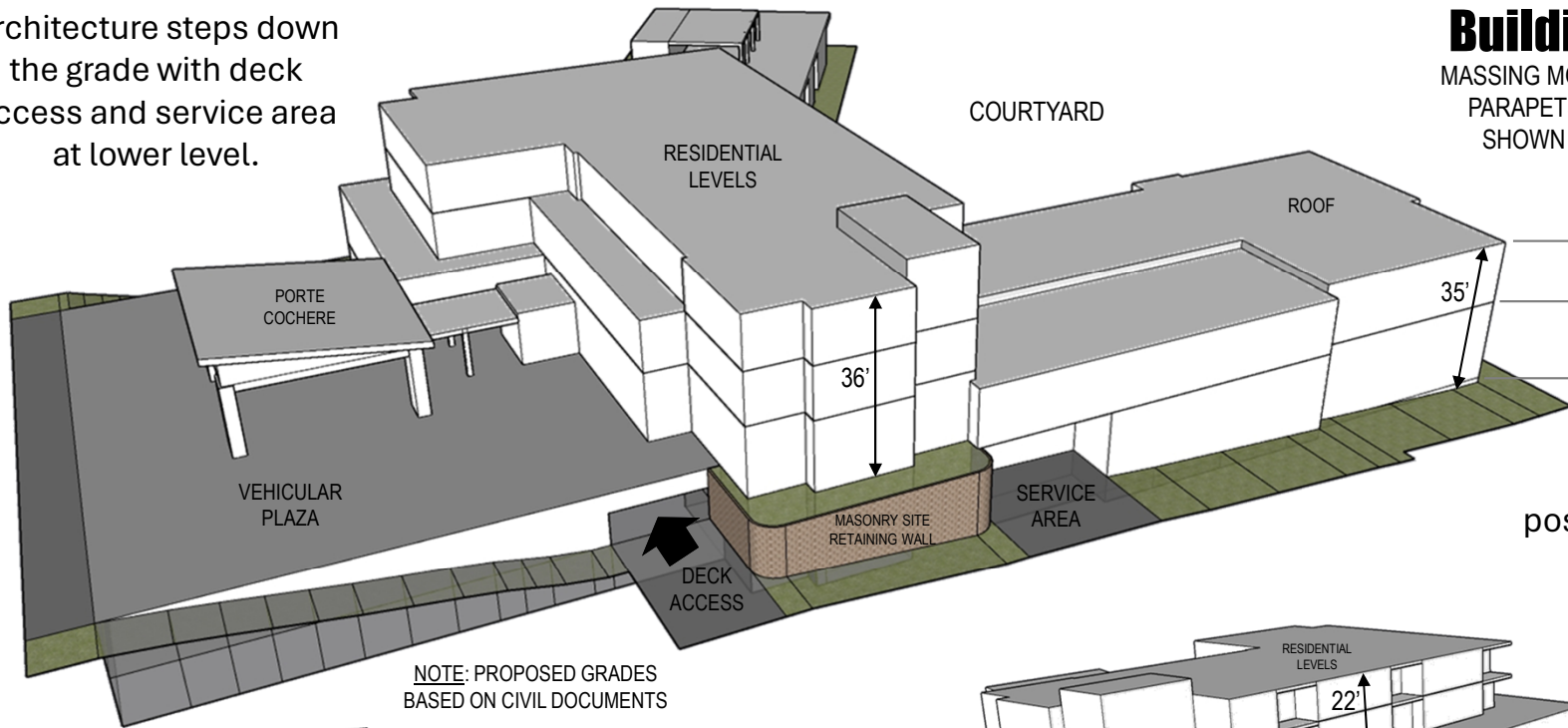
COMMUNITY SIDE OF THE REPLACEMENT BUILDING

Taller portions of the new building positioned as to minimize impact to current resident views to water.



Building Massing Model
 MASSING MODEL INDICATES FINISHED SURFACES – PARAPETS, EYEBROWS & FENESTRATION NOT SHOWN (REFER TO EXTERIOR ELEVATIONS)

Architecture steps down the grade with deck access and service area at lower level.



Building Massing Model

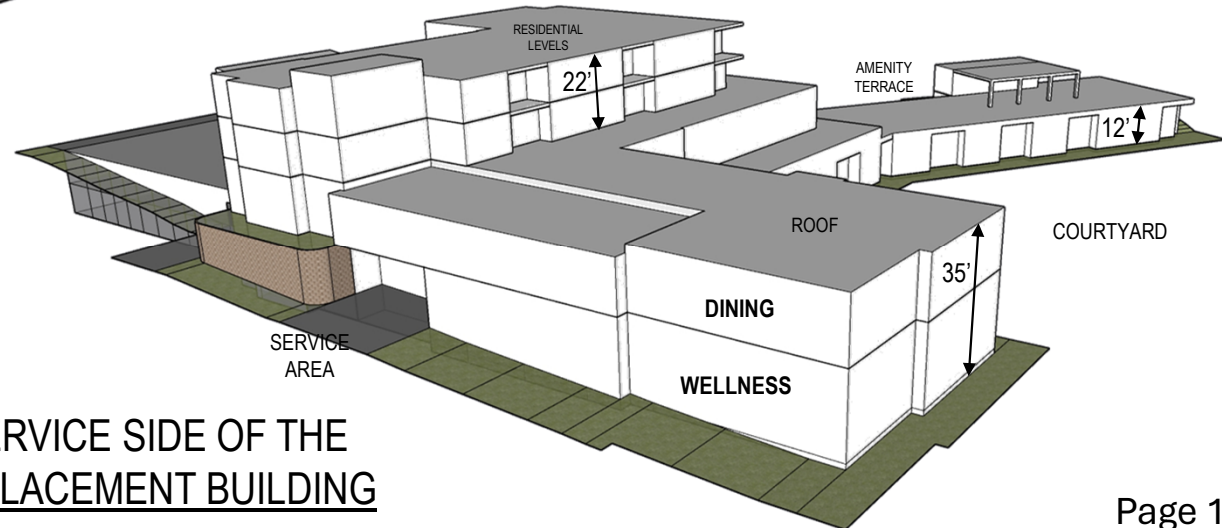
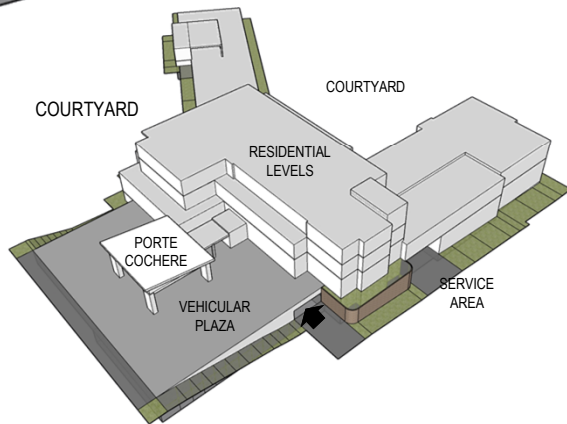
MASSING MODEL INDICATES FINISHED SURFACES – PARAPETS, EYEBROWS & FENESTRATION NOT SHOWN (REFER TO EXTERIOR ELEVATIONS)

Top of Roof

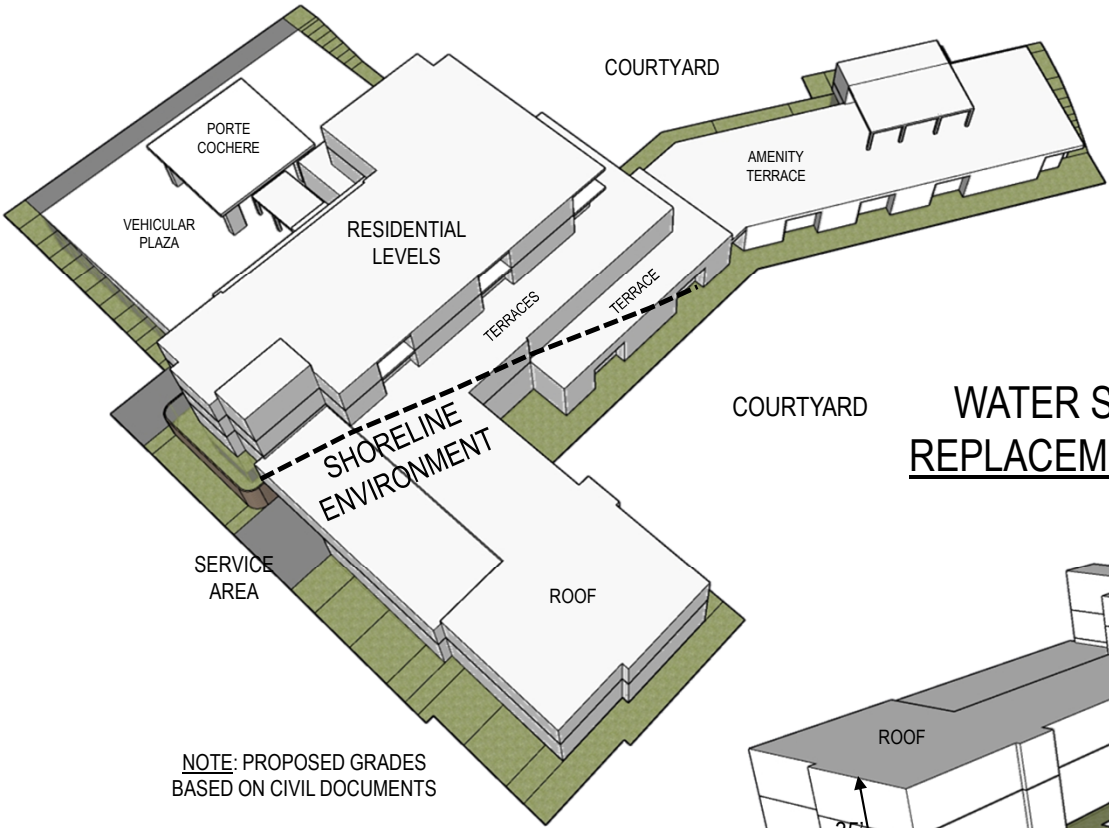
Main Level

Terrace Level

All Resident Parking positioned under-building in parking structure.

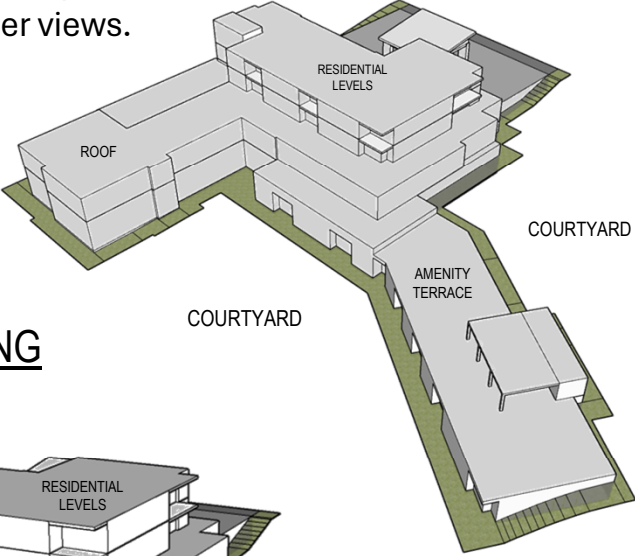


SERVICE SIDE OF THE REPLACEMENT BUILDING

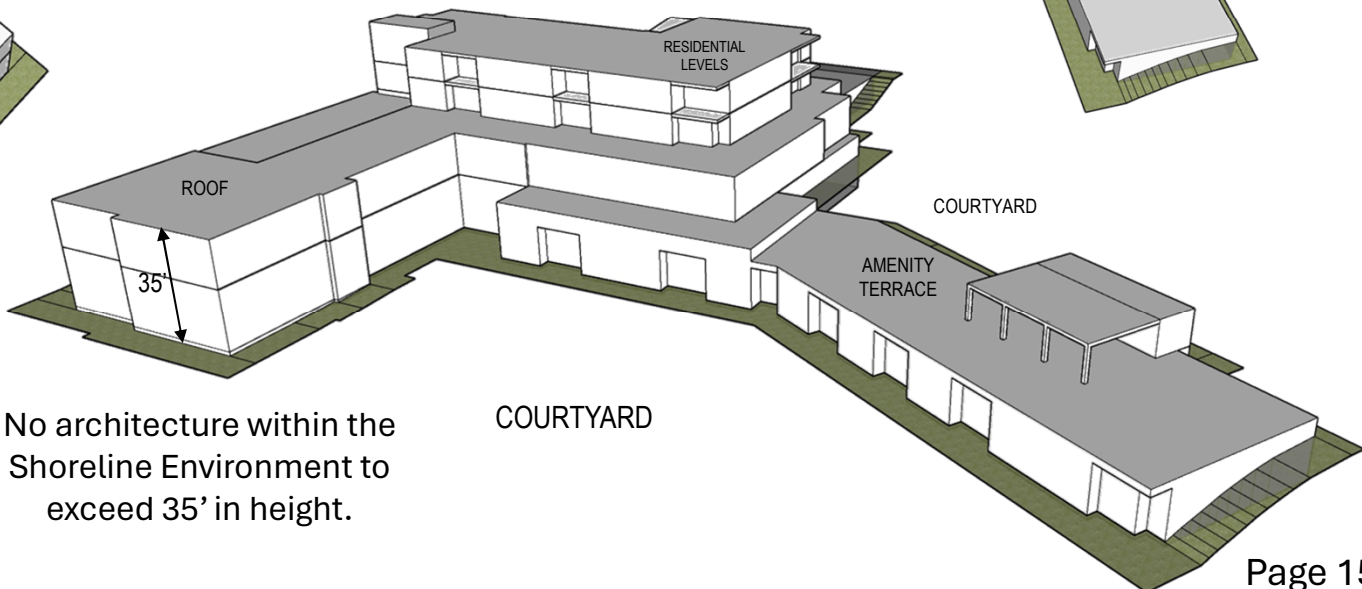


NOTE: PROPOSED GRADES BASED ON CIVIL DOCUMENTS

Architecture stepping up the grade with single loaded residential units positioned on water views.



WATER SIDE OF THE REPLACEMENT BUILDING



No architecture within the Shoreline Environment to exceed 35' in height.

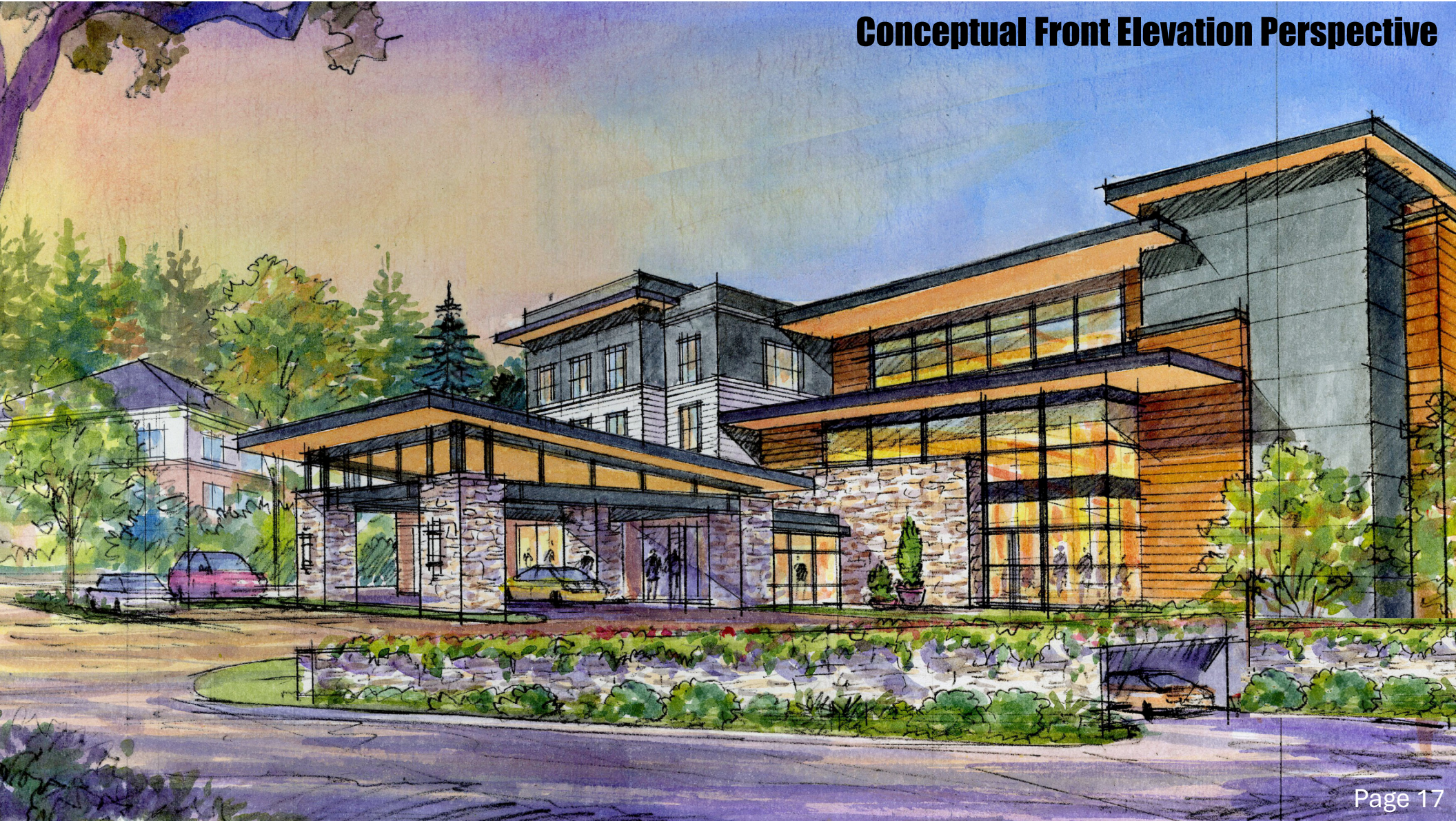
Building Massing Model

MASSING MODEL INDICATES FINISHED SURFACES – PARAPETS, EYEBROWS & FENESTRATION NOT SHOWN (REFER TO EXTERIOR ELEVATIONS)



Regional Architectural Vernacular
Exterior Massing, Materials, Details, Finishes and Colors

Conceptual Front Elevation Perspective



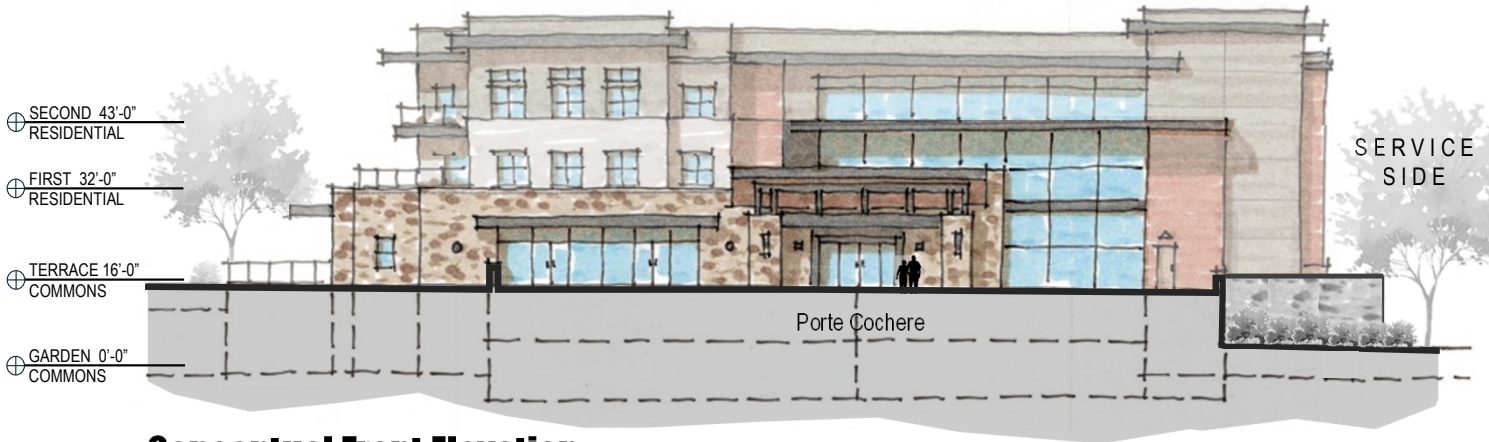
Conceptual Rear Elevation Perspective



Exterior Elevations

Exterior materials to include:

1. Regional stone veneer
2. Stucco accents
3. Cementitious lap siding
4. Accent plank cladding in wood tones
5. Some exposed beams at feature locations
6. Storefront glazing in commons & living rooms
7. Some spandrel glazing at floor transitions
8. Operable punch windows at residences
9. Metal coping/cladding at roof projections & eyebrows
10. Railing primarily metal with some glass rail accents
11. Decorative lighting at all primary access points
12. Green roof / sedum tray system at specific locations



Conceptual Front Elevation



Conceptual Side Elevation

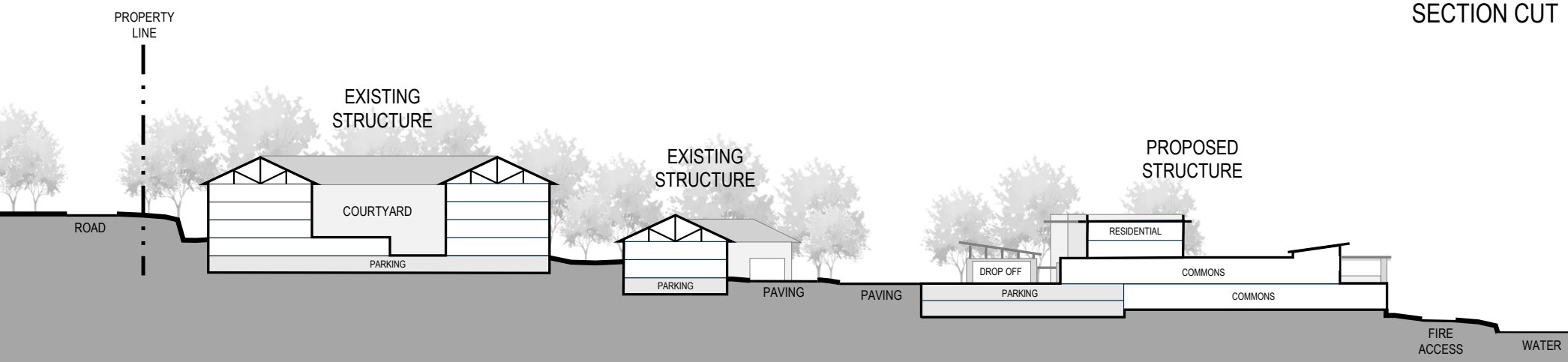


Conceptual Rear Elevation

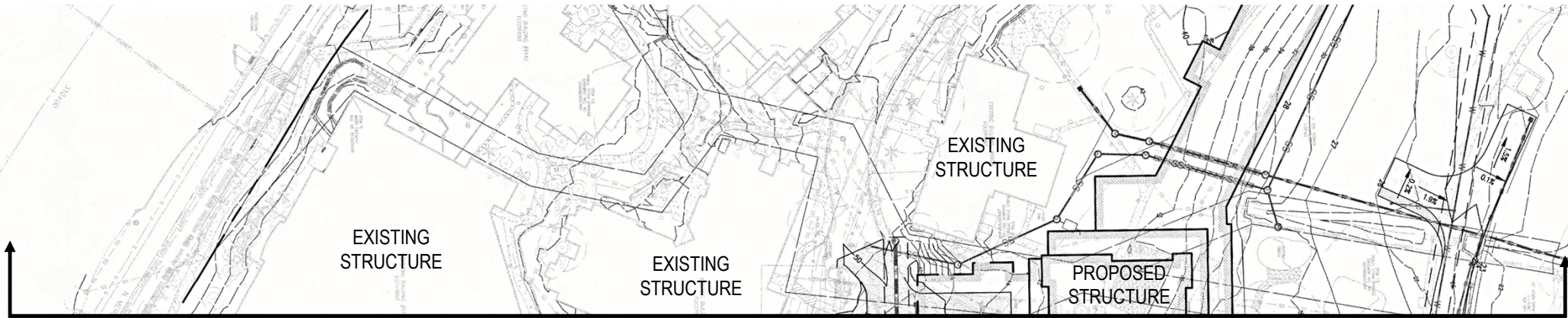


- ⊕ SECOND 43'-0" RESIDENTIAL
- ⊕ FIRST 32'-0" RESIDENTIAL
- ⊕ TERRACE 16'-0" COMMONS
- ⊕ GARDEN 0'-0" COMMONS

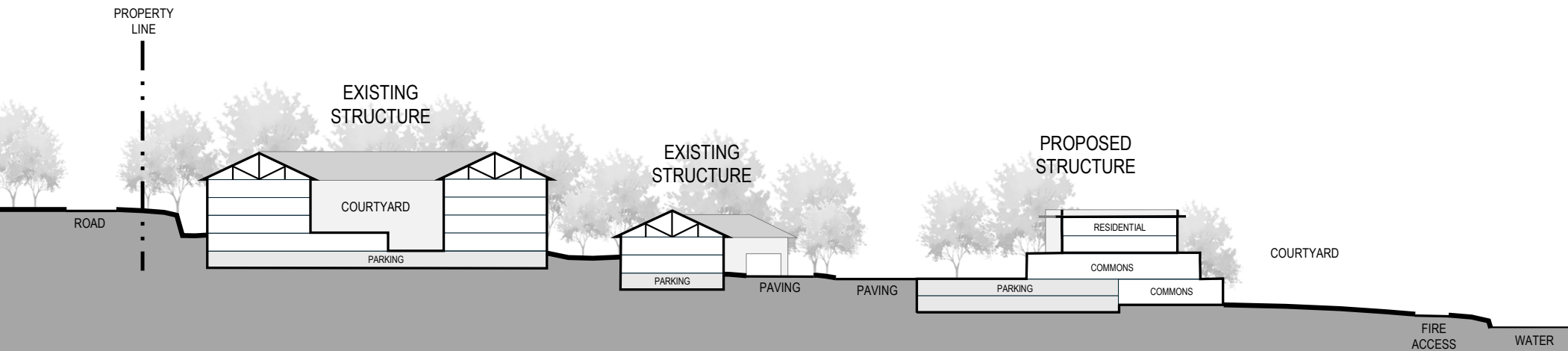
Conceptual Side Elevation



Conceptual Building / Site Sections



SECTION CUT



Conceptual Building / Site Sections

