
CITY OF MERCER ISLAND

COMMUNITY PLANNING & DEVELOPMENT

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STAFF REPORT

DESIGN COMMISSION STUDY SESSION

Project No:	DSR25-002
Description:	A Study Session with the Design Commission to discuss a proposal to repaint the building, replace one exterior illuminated sign and replace the face of an existing freestanding sign.
Applicant/ Owner:	Nichole Evans (Expedite the Diehl) / Mercer Capital, LLC.
Site Address:	7655 Sunset Hwy, Mercer Island WA 98040 Identified by King County Assessor tax parcel number: 5315101536
Zoning District	Town Center (TC), TC-7 Subarea
Staff Contact:	Grace Manahan, Code Compliance Planner
Exhibits:	<ol style="list-style-type: none">1. Development Application2. Project Narrative3. Topic of Discussion for Reviewers4. Plan Set5. Building Study Session Comments

I. INTRODUCTION:

On January 15, 2025, the applicant applied for a study session with the Design Commission to review a proposal to repair and remediate the Extra Mile located at 7655 Sunset Highway. The scope includes the repainting of the building, replacing one wall sign and replacing the face of an existing freestanding sign. Applicants for Design Commission Design Review are required to take part in a study session with the Design Commission prior to public hearing pursuant to MICC 19.15.220(C)(2)(a); this study session fulfills this requirement.

The subject property is located at 7655 Sunset Highway, in the Town Center (TC-7) zone. The neighboring properties to the west, south, and east are also within Town Center (TC-7) zone. The neighboring properties to the north are within the PI zone.

The subject property is developed with the existing Chevron and Extra Mile. Neighboring development includes the Aubrey Davis Park to the north, apartments with street level retail to the east and south and a parking lot to the west.

The Applicant will need to submit a formal design review application for proposed development, which will require approval by the Design Commission prior to issuance of any construction permits. Following

completion of this study session and receipt of an application for design review, an open record public hearing in front of the Design Commission will be scheduled pursuant to MICC 19.15.220(C)(2).

II. STAFF ANALYSIS AND CRITERIA FOR REVIEW

A. 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).

B. MICC 19.11.015 - Town Center subareas.

The subject property is located within TC-7 subarea which allows a broad of land uses and building up to seven stories in height and shall comply with chapter 19.22, Town center development and design standards.

The purpose of the TC-7 subarea is to create a focused mixed use core, oriented toward pedestrian connections and regional transit access. A broad mix of land uses is allowed. Buildings may be up to seven stories in height.

Pursuant to MICC 19.11.020(A)(1), the existing use as retail is an allowed use within the TC-7 zone.

C. MICC 19.11.090 - Lighting.

The applicant is responsible for demonstrating compliance with the standards pertaining to lighting. The current application materials do not provide enough information to determine whether the proposed work will alter the site's current lighting.

D. MICC 19.11.110 - Materials and color.

- E. *Building exteriors.* The applicant is responsible for demonstrating that the proposed design includes high quality and durable materials.
- F. *Regional focus.* The proposed materials and colors generally reflect the city's regional setting.
- G. *Attention to all sides.* The proposed materials and colors included in the design will be generally used consistently on all sides of the building.
- H. *Concrete walls.* The proposed design does not include concrete walls.
- I. *Harmonious range of colors.* The applicant is responsible for demonstrating that the proposed variations in materials and colors are generally limited to what is required for contrast or to accentuate architectural features.
- J. *Bright colors.* The proposed design does not include bright or fluorescent colors.
- K. *Undesired materials.* There is no proposed beveled metal siding, mirrored glass, or vinyl siding.
- L. *Variation of materials.* The proposed design does not include a change in building materials.

M. MICC 19.11.140 - Signs.

- N. *Freestanding ground signs.* The applicant is responsible for demonstrating compliance with the standards pertaining to freestanding ground signs. The current application does not alter the existing free standing ground sign.
- O. *Wall signs.*
 - a. *Size.* The proposed wall sign will be no larger than twenty-five square feet.

- b. *Placement.* The proposed wall sign will not extend above the building parapet, soffit, the eave line or the roof of the building, or the windowsill of the second story.

III. RECOMMENDATION

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