

PROJECT

Barnabie Point Project
3700 E Mercer Way
Project Narrative, Design Review

4 February 2025

Project Narrative

The development site at 3700 E Mercer Way includes both residentially zoned and commercially zoned properties. On the commercially zoned property on the northwest corner of the site, the proposed uses are permitted outright.

The proposed project on the commercially zoned lot is a 3-story mixed-use building housing a Preschool-8 private school on levels 0, 1 and 2; and B-occupancy community rental space on levels 2 and 3. B occupancy includes offices and training/skill development not in a school or academic program.

The existing permitted uses on the residentially zoned lots at 3700 E Mercer Way site include a synagogue building (use approved 1970); caretaker's facility and outdoor play areas (1979); multipurpose building (1979); non-commercial recreational area used between 7 am and 10 pm (1979); and associated parking.

There is a proposed amendment to the existing conditional use permit(s) currently under review. The proposed physical changes to the existing property related to the Conditional Use Permit are limited to pedestrian pathways, underground utilities, fencing, and landscaping.

Topics of Discussion

1. Review and discuss height diagram and calculations.
 - a. We are below the height limit per the language of 19.11.030 (A)(3), but there is some room for discretion. The site is extremely long, and we are trying to meet both accessibility and existing grades. Emphasis added.

19.11.030 (a)(3) calculation of building height

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

B. The maximum allowable building height in subsection (a)(1) of this section shall be calculated as the vertical distance measured from the base of a building facade to the highest point of the roof structure excluding appurtenances. The base of the building facade 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. See figure 4.

C. 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 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.**

2. Discuss screening of mechanical systems.
 - a. On the north edge, we'd like to use the landscape screening to screen the units from view. They are at grade and set back from the public way.
 - b. General overview of rooftop equipment, including PV panels, roof orientation, and setback from roof edges.
3. Discuss fencing.
 - a. We would like to consider the use of black chain link fence with a 1" mesh around the perimeter of the site for budgetary reasons. We believe that this will satisfy both the aesthetics and security concerns for the project.
4. Discuss approach to signage master plan.
5. Discussion of pervious/impervious coverage at residentially zoned lots.

ISSUED BY

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