DESIGN COMMISSION
CITY OF MERCER ISLAND

DCB 25-04
April 2, 2025
Regular Business

AGENDA BILL INFORMATION

TITLE:	DCB 25-04: Design Standard Review (DSR) 24-004 Study Session for Herzl Ner-Tamid Conservative Congregation Preschool-8 Project	☒ Discussion Only ☐ Action Needed: ☐ Motion ☐ Recommendation
RECOMMENDED ACTION:	N/A	

STAFF:	Ryan Harriman, Planning Manager Molly McGuire, Senior Planner
EXHIBITS:	1. Plan Set 2. Project Narrative and Discussion

EXECUTIVE SUMMARY

On April 4, 2024, the Applicant applied for a study session with the Design Commission to review a proposal to construct a three-story, mixed-use building, housing a preschool and K-8 private school on the lower levels and rental office space on the upper level and a half. Parking, trash, utilities, and pedestrian paths are located on adjacent parcels owned by Herzl Ner-Tamid Conservative Congregation (HNT). 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 Mercer Island City Code (MICC) 19.15.220(C)(2)(a); this study session fills this requirement.

The Applicant will need to submit a formal design review application for the 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).

BACKGROUND

The Applicant is proposing to construct a preschool and K-8 school with rental office space on parcel number 0824059045. This parcel is within the Business (B) zoning designation, which permits outright both public and private schools accredited or approved by the state for compulsory school attendance and office uses. The associated pedestrian pathways, utilities, fencing, landscaping, trash enclosure, and parking would be located on parcel numbers 2107000010 and 1515600010 which are split zoned Business (B) and Single-Family Residential (R-9.6). Pursuant to MICC 19.01.040(G)(2), where a boundary between zones divides a lot into two or more pieces, the entire lot shall be deemed to be located in the first zone on the following list in which any part of the lot is located: R-15, R-12. R-9.6, R-8.4, MF-2L, MF-3, MF-2, PI, PBZ, C-0, TC, and B, parcel numbers 2107000010 and 1515600010 are designated R-9.6. The proposed development would be shared between the existing synagogue and the new preschool, K-8 school, and office building. The existing synagogue on parcel number 1515600010 was permitted in December of 1979, without the approval of a conditional use permit, as one was not required at the time. MICC 19.02.010(C)(3) allows places of worship when authorized by the issuance of a conditional use permit.

Location: The subject property is located at 3700 E Mercer Way (King County parcel numbers 1515600010, 2107000010, 0824059045, 151560TRCT), situated in the SW 1/4 of Section 8, Township 24 north, and Range 5 east, W.M., in the City of Mercer Island, King County, WA.

Existing Conditions: The proposed development would be located on parcel number 0824059045, which is currently undeveloped and contains vegetation including ground cover, trees, and shrubs. Parcel numbers 2107000010 and 1515600010 contain existing facilities, including parking and several buildings currently used by HNT. Parcel number 151560TRCT is a tract that contains an access road to the east parking lot, located on parcel number 1515600010. An Arborist Report, prepared by Davey Resource Group, Inc., identified 129 regulated trees across all properties owned by HNT.

Pursuant to MICC 19.15.220(B)(1), 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 subsection (C)(1)(c) of this section.

The proposed development constitutes major new construction of a regulated improvement, as defined in MICC 19.16.010.

ISSUE/DISCUSSION

Staff review and analysis of the proposed development considers the direction provided in MICC 19.12.010(D)(1):

> For full application of design requirements, all design requirements of chapter 19.12 MICC shall apply, except as provided in MICC 19.01.050(D)(3)(a), when there is new construction from bare ground, or intentional exterior alteration or enlargement of a structure over a three-year period that incurs construction costs in excess of 50 percent of the existing structure's current King County assessed value as of the time of the initial application for such work is submitted; provided, application of chapter 19.12 MICC shall not be construed to require an existing structure to be demolished or relocated, or any portion of an existing structure that is otherwise not being worked on as part of the construction to be altered or modified.

As a result, the review and analysis provided below includes those design standards that apply based on the scope of the project. Those standards that do not apply are not included.

Staff Analysis and Criteria for Review

A. MICC 19.12.010 – General.

Design vision.

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.

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.

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.

Applicant's responsibility.

It is the responsibility of the applicant to design a project in compliance with the objectives and standards of this chapter and all other regulations applicable to the zone in which development occurs.

Design review process.

Design review shall be conducted by the city's design commission or code official consistent with the process provided in MICC 19.15.220(C). The design commission or code official shall review each regulated improvement and determine each project's conformance with the applicable objectives and standards of this chapter.

For full application of design requirements, all design requirements of chapter 19.12 MICC shall apply, except as provided in MICC 19.01.050(D)(3)(a), when there is new construction from bare ground, or intentional exterior alteration or enlargement of a structure over any three-year period that incurs construction costs in excess of 50 percent of the existing structure's current King County assessed value as of the time the initial application for such work is submitted; provided, application of chapter 19.12 MICC shall not be construed to require an existing structure to be demolished or relocated, or any portion of an existing structure that is otherwise not being worked on as part of the construction to be altered or modified.

For purposes of determining when a project will be considered major new construction or minor exterior modification, and the threshold for application of design requirements as set forth in subsections (D)(1) and (2) of this section, if there is no current King County assessed value for a structure, a current appraisal of the structure, which shall be provided by the applicant and acceptable to the code official, shall be used as the value point of reference.

Preliminary Staff Analysis: The proposed development is for new construction from bare ground, which requires full application of design requirements. There are existing structures on the properties that will not be demolished or relocated, or altered or modified as a result of the application of this chapter.

B. MICC 19.12.020 – Site features and context.

Objectives.

To encourage design that respects natural landforms, mature trees, and sensitive areas and uses them to provide project identity.

To ensure site design is approached in a systematic and unified manner that takes advantage of inherent opportunities and complies with specific standards for building location and orientation.

To link open space and recreation areas, where feasible, with public open space, parks, and trails.

To encourage building and site designs that use natural elements which link new or modified development to the neighborhood.

To promote functional and visual compatibility and better transitions between different uses, adjacent neighborhoods, and between development and natural features.

Standards.

1. *Site features*.

a. *Landforms*. Design and layout of the site should incorporate natural landforms such as trees, topography and water courses into proposed developments. Cut and fill should be minimized and preservation of mature trees should be maximized, particularly adjacent to project boundaries and steep slopes. Natural contours should be respected and retained where feasible.

Preliminary Staff Analysis: The design and layout of the proposed mixed-use building incorporates the natural topography of the subject property. The existing slopes outside of the building footprint would be retained where possible. The proposed tree removals are limited to those necessary to construct the building.

2. *Sloped or hillside development*.

   a. Building development should generally occur on the least steep portions of the site in order to conserve the more fragile areas for landscaping or general open space.

   b. Structures built on substantial slopes or hillsides should be designed to minimize their visual impact on surrounding areas. Ridgelines of major slopes should not be broken by structures or loss of vegetative cover. Acceptable methods to integrate structures into the hillside include, but are not limited to, height control, stepped construction, muted earth tone colors, and tree preservation.

   c. *Building orientation*. Buildings should respond in design to a prominent feature, such as a corner location, a street or the lake. Buildings and site design should provide inviting entry orientation. Buildings should not turn their backs to the street.

   Preliminary Staff Analysis: The subject property contains a slope. The proposed building would be located on the least steep portions of the subject property. The building would be stepped and the tones would be muted to minimize the visual impact on the surrounding areas. All trees outside the proposed building footprint would be retained. The building is oriented toward a shared parking lot, which will be utilized by the proposed building school and office uses, as well as the existing synagogue and classroom through a Parking Management Plan.

3. *Relationship of buildings to site.*

   a. *Site design*. Site design and architectural style shall be pedestrian in scale and address interface with public rights-of-way, vehicular and pedestrian circulation.

   b. *Architectural context*. New development should reflect important design elements of existing structures in the neighborhood, including but not limited to, roof forms, materials and colors.

   c. *Multiple structures*. Variable siting of individual buildings, heights of buildings, and building modulation should be used in order to provide variety in site and specific building design.

   d. *Transitions to neighborhoods*. Proposed developments should transition with and not overpower adjoining permitted land uses through modulation of building facades, use of established setbacks, and installation of landscape buffers. Building designs should step down to lower heights adjacent to surrounding buildings.

   e. *Decorative landmarks*. Imaginative exterior features that complement and are integrated into the building design and create visual focal points that give identity to an area, such as special paving in pedestrian areas, art features, decorative clocks, or water features should be provided.

   Preliminary Staff Analysis: The proposed development is designed to be pedestrian in scale and includes integration with vehicular and pedestrian circulation. The proposed development includes

modulation of building facades, uses setbacks, and provides landscape buffers as required in this chapter. Decorative signage and the color at the entry provide a visual focal point. The applicant may consider including exterior features that complement and are integrated into the building design to give identity to the area.

C. MICC 19.12.030 – Building design and visual interest.

Objectives.

To ensure high quality materials and finishes are used to bring a visually interesting experience to the streetscape.

To ensure that building design is based on a strong, unified, coherent, and aesthetically pleasing architectural concept.

To not restrict the design to a particular style.

To ensure that new buildings are appropriately designed for the site, maintain human scale, and enhance the architectural character of the neighborhood.

To 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.

To ensure high quality and durable buildings which will help to maintain and protect property values.

Standards.

1. *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.

    a. *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.

    b. *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.

    Preliminary Staff Analysis: The proposed building would be primarily oriented toward the south to preserve screening along East Mercer Way. A walkway would connect the south entry to the existing public way. The proposed new building mediates between the height of the freeway construction and the residential buildings to the south. The rockery and grade change along the south edge of the parking lot would reduce the apparent height of the building. The proposed building is set to the west of the existing synagogue to create a pleasing rhythm of building mass and open space. Adjacent streets contain two- and three-story buildings. The proposed stepped massing on the north, an offset second story, and horizontal façade modulation on the south reduce visual bulk.

2. *Building facades – Visual interest.*

    a. *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.

b. *Modulation guidelines*.

i. 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.

ii. 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.

c. *Ground level facades*. Blank walls at the ground level that may be visible from a 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.

d. *Fenestration*. Fenestration should be integrated in the overall building design and should provide variety in facade treatment.

e. *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.

f. *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.

Preliminary Staff Analysis: A stepped building massing along the vertical plane on the north breaks the overall bulk as viewed from the north, east, and west. An indentation in the south façade breaks the linear façade and varies the roofline to provide modulation in the horizontal plane and achieve architectural scale. The ground level façade on the south is visible across the parking lot and creates visual interest by a deep indentation wrapped in colorful fiber cement panel, with signage and a projecting canopy at the entry to provide texture and shadow. The north façade, which abuts the access easement, utilizes a separate extruded gym volume, varied window, storefront, and landscape screening to create visual interest. The design uses varying fixed and operable windows in combination with storefront glazing to provide variety in façade treatment. Varying materials, modulation, and varying fenestration make the horizontal façade visually interesting. Signs are proposed, as described below.

3. *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.

a. *Tripartite articulation*. Tripartite building articulation (building top, middle, and base) should be used to create human scale and architectural interest.

b. *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.

c. *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.

d. *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.

Preliminary Staff Analysis: The proposed second story would be projected and wrapped with a different façade material creating a distinct tripartite building articulation. The vertical ribs of the proposed standing seam metal cladding would create a distinct pattern of fine shadows. The entire building would have a regular pattern of window fenestration. Distinct areas would be punctuated with areas of storefront and windows are grouped together to create larger patterns of solid and void. The mass of the building would be made visually interesting by façade modulation, stepped massing, separate gym volume, a varying roofline, and varied façade materials. Each consecutive story would be stepped back on the north façade effectively reducing the apparent bulk of the building and promoting human scale.

4. *Materials and color.*

a. *Durable building exteriors*. Building exteriors should be constructed from high quality and durable materials that will weather well and need minimal maintenance.

b. *Consistency and continuity of design*. Materials and colors generally should be used with consistency on all sides of a building.

c. *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.

d. *Concrete walls*. Concrete walls should be architecturally treated. The enhancement may include textured concrete such as exposed aggregate, sand blasting, stamping or color coating.

e. *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.

Preliminary Staff Analysis: High quality, durable metal siding and a limited area of fiber cement panels would be used to ensure a building exterior that weathers well and needs minimal maintenance. The metal siding has varying textures and shifts in plane, but in a unified color. The entry is punctuated with a contrasting color. In general, concrete would not be exposed in order to comply with the energy code requirements. An accent color at the recessed entry would be used to demarcate the entry and relate to the school use.

5. *Building entrances.*

a. *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.

b. *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.

Preliminary Staff Analysis: The primary entrance would be recessed and accentuated using material, color, signage and a projecting canopy. A walkway would connect the building entrance to the public way and to the existing synagogue building.

6. *Rooflines.*

   a. *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.

   b. *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:

      i. Vertical off-set ridge or cornice line;

      ii. Horizontal off-set ridge or cornice line;

      iii. Variations of roof pitch between 5:12 and 12:12; or

      iv. Any other approved technique which achieves the intent of this section.

   Preliminary Staff Analysis: Roofline variation would be provided by stepping back each consecutive story on the north façade which would reduce the building's perceived height and mass. The applicant would propose this technique to satisfy (b)(iv) above for "any other approved technique which achieves the intent of this section". The Design Commission would need to approve this technique during the formal design review meeting.

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

   a. Bay windows, dormers, patios or decks;

   b. Base articulation such as plinths; or

   c. Other techniques approved by the design commission which make the building residential in character.

   Preliminary Staff Analysis: The proposed development would not contain residential units.

8. *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.

Preliminary Staff Analysis: The proposed development would not contain chain or franchise businesses.

9. *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.

   Preliminary Staff Analysis: A projecting canopy would protect the main entry and a smaller recess would protect the door on the west façade.

10. Public schools should respect privacy for adjacent residential properties by providing appropriate screening and placement of windows in buildings. Distance from residential property lines should also be considered when determining the appropriate amount of screening and the type and placement of windows.

    Preliminary Staff Analysis: The proposed development does not contain a public school.

D. MICC 19.12.040 – Landscape design and outdoor spaces.

Objectives.

To ensure that landscape design reinforces the natural and wooded character of Mercer Island, complements the site, the architecture of site structures and paved areas, while enhancing the visual appearance of the neighborhood.

To ensure that landscape design is based on a strong, unified, coherent, and aesthetically pleasing landscape concept.

To ensure that landscape plantings, earth forms, and outdoor spaces are designed to provide a transition between each other and between the built and natural environment.

To ensure suitable natural vegetation and landforms, particularly mature trees and topography, are preserved where feasible and integrated into the overall landscape design. Significant trees and tree stands should be maintained in lieu of using new plantings.

To provide a vegetated screen between dissimilar uses, to screen surface parking areas from adjacent uses and public rights-of-way.

To ensure planting designs include a suitable combination of trees, shrubs, groundcovers, vines, and herbaceous material; include a combination of deciduous and evergreen plant material; emphasize native plant material; provide drought tolerant species; and exclude invasive species.

Standards. Any quantitative standards contained in MICC 19.12.040(B) that specify types of plant material, quantities, spacing, and planting area widths are not intended to dictate a rigid and formal landscape. The applicant should incorporate the quantitative standards into a quality landscape and planting design that meets the stated objectives and standards of this section.

1. *Landscape area*. Landscape design shall address all areas of a site not covered by structures or used by automobiles. Landscape areas include open space, plantings, patios, plazas, pedestrian ways, trails, and other outdoor spaces. Surface parking lot planting and screening are required as set forth in MICC 19.12.040(B)(7), (8) and (9). Design review, however, shall be primarily concerned with: (a) areas of a site that require landscaping in order to address the impact of development on adjoining properties or public ways; and (b) parts of the development that are visible from adjoining properties or public ways.

Preliminary Staff Analysis: The landscape plan on Sheet L-201 of the plan set includes screening from adjoining properties and public ways on the north and west property lines.

2. *Outdoor spaces*. Outdoor spaces should be designed at a human scale and include hardscape spaces, spaces created by plant materials and combinations of the two.

    a. Strategically placed and useable pedestrian areas such as courtyards, plazas, outdoor seating or other gathering places should be provided for commercial, regulated residential and public facilities.

    b. On-site recreation areas appropriate to the users should be provided for residential and public projects.

    c. The design of outdoor spaces should combine necessary site functions, such as storm water detention, with open space and visual interest areas.

    Preliminary Staff Analysis: The proposed outdoor spaces contain hardscape and softscape, and respond to human activity.

3. *Architectural features*. The design of landscape architectural features should be in scale with and complement the architecture of site structures and the visual character of the neighborhood.

    a. Use of architectural screens, arbors, trelliswork, art features, fountains and paving treatments such as wood, brick, stone, gravel and/or other similar methods and materials should be used in conjunction with native plant materials or in place of plant materials where planting opportunities are limited.

    b. Fences should be made of ornamental metal or wood, masonry, or some combination of the three. The use of razor wire, barbed wire, chain link, plastic or wire fencing is prohibited if it will be visible from a public way or adjacent properties, unless there are security requirements which cannot feasibly be addressed by other means.

    c. Fences should not create the effect of walled compounds that are isolated from adjacent developments and public ways.

    Preliminary Staff Analysis: The proposed development includes a 1" coated chain link fence for a secure perimeter. The fence would be visible from a public way or adjacent properties, however, security requirements cannot be addressed by other means.

4. *Minimum landscape area requirements.*

    a. *Total landscaped area.* The following minimum areas shall be landscaped:

        i. *Single-family residential (SF).* For nonresidential uses in single-family residential zones (SF), a minimum of 35 percent of the gross lot area of shall be landscaped.

        ii. *Multifamily residential (MF).* In multifamily residential zones (MF-2, MF-2L, MF-3), a minimum of 40 percent of the gross lot area shall be landscaped.

        iii. *Planned business zone (PBZ).* In the planned business zone (PBZ) landscape area requirements shall be as set forth in MICC 19.04.010.

        iv. *Commercial office (CO).* In commercial office (CO) zones, a minimum of 40 percent of the gross lot area shall be landscaped.

        v. *Business (B).* In business (B) zones, a minimum of 25 percent of the gross lot area shall be landscaped; provided, for fuel stations, a minimum of ten percent of the gross lot area shall be landscaped.

b. *Impervious surfaces.* For all zones, area landscaped by impervious surfaces should constitute no more than 25 percent of the total required landscape area; provided, for multifamily residential zones, area landscaped by impervious surfaces should constitute no more than ten percent of the total required landscape area.

Preliminary Staff Analysis: The proposed development is located within the (B) zone. A minimum of 25 percent of the gross lot area shall be landscaped. Impervious surfaces should constitute no more than 25 percent of the total required landscape area. The applicant is required to demonstrate that these standards are met.

5. *Entrance landscaping.* For commercial and regulated public facilities, landscaping at entrances should frame an outdoor space near the entrance and reinforce this important building feature as a gathering place.

Preliminary Staff Analysis: The proposed development would not be a commercial or regulated public facility.

6. *Planting material, types and design.* The following planting types should be used:

   a. Native or northwest-adapted plants should be used for all open space and buffer locations and drought tolerant plantings should be used in a majority of plantings.

   b. New plantings should complement existing species native to the Pacific Northwest.

   c. Ground cover should be used to ensure planting areas are attractive, minimize maintenance and the potential for encroachment of invasive plant material. Ground cover should be planted and spaced to achieve total coverage within three years after installation.

Preliminary Staff Analysis: The proposed plant schedule on Sheet L-201 of the plan set includes native species like Vine Maple, Cascara, Western Sword Fern, and Huckleberry. Ground cover is proposed.

7. *Perimeter screen types and widths by use and location.*

   a. An institutional use requires 20 feet of partial screening adjacent to the public way, 20 feet of full screening adjacent to single-family residential and public park. Breaks may be allowed for institutional and public facilities to create focal points, preserve views, and highlight the prominence of important buildings.

   b. *Perimeter width averaging.* Averaging of screen widths may be allowed, if the objectives of this section, the minimum landscape area requirements set forth in MICC 19.12.040(B)(4) and the following criteria are met:

      i. Plant material is clustered to more effectively screen parking areas and structures; and

      ii. Significant trees are retained.

Preliminary Staff Analysis: The applicant must demonstrate that screening requirements have been met. Sheet A-011 of the plan set shows 20' partial screening from the public way on the west side of the subject property. The applicant applied perimeter width averaging where plant material would be clustered to screen parking areas and structures from adjacent public way and significant trees outside of the building footprint would be retained. The applicant must demonstrate that the minimum landscape area requirements in MICC 19.12.040(B)(4) and the objectives of this section are met.

8. *Perimeter landscape screens.* Perimeter landscape screens should be consistent with the following definitions of screen types. Where existing undergrowth will be retained, the shrub and ground cover requirements for all screen types may be adjusted, provided the objectives of this section are met.

    a. *Full screen.* A full screen provides a dense vegetated separation between dissimilar uses on adjacent properties. A full screen should block views from adjacent properties as seen at the pedestrian eye level in all seasons within three years of installation. The number of trees provided shall be proportionate to one tree for every ten feet of landscape perimeter length.

    b. *Partial screen.* A partial screen provides a moderate vegetated separation between uses on adjacent properties and intermittent views to adjacent properties. A partial screen shall provide the desired screening function as seen at the pedestrian eye level in all seasons within three years of installation. The number of trees provided shall be proportionate to one tree for every 20 feet of landscape perimeter length.

    c. *Filtered screen.* A filtered screen should provide in all seasons and within three years of installation a lightly vegetated visual separation between uses on adjacent properties and allow visual access to adjacent properties. When compared to the other screen types, a filtered screen should be characterized by more open spaces, light filtration and transparency through the plant material forming the screen.

    Preliminary Staff Analysis: The Applicant must demonstrate that these standards are met.

9. *Surface parking lot planting.* Surface parking lot planting is required in addition to required perimeter landscape screens. The requirements for surface parking lot planting for new parking lots with fewer than 20 spaces and for additions or remodels may be waived or modified if the applicant can demonstrate that these standards would reduce the amount of parking below the minimum required for the site.

    a. *Standards by location.* Surface parking lots not located adjacent to public rights-of-way should provide one tree for every six parking stalls. Surface parking lots located in the front of buildings or adjacent to public rights-of-way should provide one tree for every four parking stalls. Trees should be at least six feet high at the time of planting. All lots should have planting areas at the end of parking aisles.

    b. *Common standards for surface parking lot planting.* The following standards apply to all surface parking lot planting:

        i. *Shrubs.* Shrubs should be maintained at a maximum three feet height within surface parking lots so views between vehicles and pedestrians will not be blocked. Irregular spacing and clustering is encouraged; however, the minimum number of shrubs shall be determined by assuming shrubs are planted on three foot centers throughout the entire planting area. Where vehicle headlights may project onto neighboring properties, shrubs shall be spaced to provide a continuous planting buffer.

        ii. *Planting islands or strips.* Planting islands or strips should have an area of at least 80 square feet and a narrow dimension of not less than five feet if wheel stops are provided to prevent vehicle overhang. A narrow dimension of not less than eight feet may be provided if the vehicle overhang area is included in the planting area.

        iii. *Tree location.* In parking lots, trees should be planted no closer than four feet from pavement edges where vehicles overhang planted areas. Curb stops may be used to proportionally decrease this distance.

iv. *Narrow planting strips and parking spaces.* Narrow parking lot islands or peninsulas and planting strips shall not be planted in sod. Location of wider parking spaces adjacent to islands is suggested to reduce damage to plant materials.

v. *Clustering of new plant material.* Clustering of new plant material within surface parking lots may be approved if the objectives of this section are met.

Preliminary Staff Analysis: The proposed development would require 105 parking spaces across all uses which utilize the cooperative parking. The existing parking lot contains 105 parking spaces with no surface parking lot planting and there is no room within the existing parking lot to provide plantings.

10. *Landscape grading standards.*

a. *Slopes in planting areas.* Graded slopes in planting areas should not exceed a 3(Horizontal): 1(Vertical) slope, in order to decrease erosion potential and to facilitate maintenance. Graded slopes planted with grass should not exceed a 4(H): 1(V) slope.

b. *Erosion control*. On ungraded slopes equal to or greater than 2(H): 1(V), erosion control netting or alternative procedures shall be used to prevent erosion.

c. *Guidelines.* The obligation to install plants, shrubs and ground cover includes the obligation to utilize soil, planting practices and irrigation equipment that maximize the likelihood of their long-term survival.

Preliminary Staff Analysis: The Applicant must demonstrate that the landscape grading standards are met.

11. *General planting, irrigation and maintenance standards.* The following standards apply to the planting requirements set forth above:

a. *Coverage.* Planting areas should be completely covered with trees, shrubs, flowers, mulched areas, and/or ground covers.

b. *Berms and landforms.* Earth berms and landforms in combination with shrubs and trees may be used to achieve the initial planting height requirement.

c. *Minimum width.* All planting areas should be a minimum of five feet in width. Planting areas should be wider wherever possible.

d. *Sight clearance.* At intersections, plantings shall not create sight obstructions that may compromise pedestrian or traffic safety.

e. *Planting coverage.* All required planting areas should extend to the ditch slope, curb line, street edge, or area of sidewalk.

f. *Curbs required.* Permanent curbs or structural barriers/dividers should enclose planting areas in vehicle use areas except when draining runoff from pavement to planting areas functioning as rain gardens or other low impact development facilities. Wheel stops should also be used to protect planting areas from damage due to cars overhanging the curb.

g. *Plantings near utilities.* Trees shall not be planted within eight feet of a water or sewer pipeline. Shrubs shall be at least four feet from hydrants. A full screen will be required to screen above-ground utilities from adjacent uses and public rights-of-way. Perimeter plantings shall be clustered in areas to screen structures, utility structures, loading areas, trash enclosures, storage areas and mechanical equipment. This subsection shall not apply to utilities, structures, loading areas, enclosures or equipment unless the utility, structure,

loading area, enclosure or equipment is being added as part of the regulated improvement being reviewed.

h. *Drainage.* Planting areas shall be provided with adequate drainage.

i. *Maintenance requirements*. All required landscaping shall be maintained in good condition. Plant material should be cared for in a way that allows their natural form to be maintained, even when the plant reaches maturity. Performance guarantees to ensure maintenance or required landscaping may be required pursuant to MICC 19.01.060.

Preliminary Staff Analysis: The Applicant must demonstrate that these standards are met.

E. MICC 19.12.050 – Vehicular and pedestrian circulation.

Objectives.

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.

To provide safe and efficient pedestrian connections within and between projects and the public way to enhance safety and circulation.

Standards.

1. *Vehicular circulation characteristics.*

   a. *Parking lot design.* Parking areas should be designed for efficient and safe ingress and egress by vehicles and should not inhibit safe pedestrian movement or circulation. Parking lot design should be subordinate to the overall site design and should be located behind new buildings when appropriate and physically feasible. Below grade parking is also encouraged. Planting strips should be incorporated between parking aisles in new and expanded parking lots where space permits. Parking lot development standards, such as stall and aisle dimensions, are contained in appendix A.

   b. *Loading docks.* Proposed development of features such as loading docks, and other features designed to support activities with a substantial likelihood of generating significant noise should be designed with noise attenuation walls and sited in a manner to limit impacts to adjacent properties and pedestrian areas.

Preliminary Staff Analysis: The existing parking lot would be regraded to accommodate accessibility and a fire truck turn around. Space does not allow for planting strips to be incorporated between aisles. Most of the existing parking area would be restriped to conform to the stall and aisle dimensions in appendix A. The areas that are nonconforming to appendix A are legally nonconforming and allowed to be maintained pursuant to MICC 19.01.050(A)(4).

2. *Pedestrian circulation characteristics.*

   a. *Pedestrian improvements*. All developments shall provide for pedestrian access including pedestrian walkways, sidewalks, and/or paths. Areas for sitting and gathering should be provided as an integral part of regulated public facilities, regulated residential and commercial building design. Pedestrian improvements should be separated from vehicular areas by physical barriers such as curbs or landscaping. This requirement for new parking lots with fewer than 20 spaces and for additions or remodels may be waived or modified where the

applicant can demonstrate that these standards would reduce the amount of parking below what would be required for the site.

b. *On-site circulation for regulated public facilities and commercial buildings.* Proposed development should be linked to existing and planned walkways and trails. Entrances of all buildings should be linked to each other and to public ways and parking lots. Where possible and feasible, the pedestrian system shall connect to paths or sidewalks on neighboring properties.

Preliminary Staff Analysis: A proposed pedestrian path would connect the existing synagogue building with the new building and the public way. Space does not allow for pedestrian improvements to be separated from vehicular areas by physical barriers. Bollards are proposed at the north side of the parking area between the parking area and the school entrance.

3. *Residential development parking standards.*

a. Garages and carports are not required in order to meet minimum parking requirements for residential development.

b. Parking spaces that count towards minimum parking requirements may be enclosed or unenclosed.

c. Parking spaces in tandem shall count towards meeting minimum parking requirements at a rate of one space for every 20 linear feet with any necessary provisions for turning radius. For purposes of this subsection, "tandem" is defined as having two or more vehicles, one in front of or behind the others with a single means of ingress and egress.

d. Existence of legally nonconforming gravel surfacing in existing designated parking areas may not be a reason for prohibiting utilization of existing space in the parking area to meet parking standards, up to a maximum of six parking spaces.

e. Parking spaces are not required to exceed eight feet by 20 feet, except for required parking for people with disabilities.

f. Required off-street parking shall not be a condition of permitting a residential project if compliance with tree retention pursuant to MICC Chapter 19.10 would otherwise make a proposed residential development or redevelopment infeasible.

g. Parking spaces that consist of grass block pavers may count toward minimum parking requirements.

h. Existing parking spaces that do not conform to the requirements of this section by June 6, 2024 are not required to be modified or resized, except for compliance with the Americans with Disabilities Act. Existing paved parking lots are not required to change the size of existing parking spaces during resurfacing if doing so will be more costly or require significant reconfiguration of the parking space locations.

Preliminary Staff Analysis: The proposed development does not include residential uses.

F. MICC 19.12.060 – Screening of service and mechanical areas.

Objectives.

To ensure that building and site appurtenances are properly integrated into the design concept.

To properly screen mechanical equipment to reduce visual impacts.

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.

Standards.

1. *Accessory buildings.* Ground level outdoor storage buildings, mechanical equipment and utility vaults shall be screened from adjacent public ways.

   Preliminary Staff Analysis: The proposed trash loading area would be clad with materials matching the main building and is located away from adjacent public ways. Mechanical equipment and the electrical transformer would be screened from public way with landscaping.

2. *Rooftop mechanical equipment and appurtenances.* All rooftop mechanical equipment shall not be visible and shall be enclosed, hidden or screened from adjacent properties, public ways and parks. Rooftop appurtenances are allowed if there is a functional need for the appurtenance and that functional need cannot be met with an appurtenance of a lesser height. This provision shall not be construed to allow building height in excess of the maximum limit. Rooftop appurtenances should be located at least ten feet from the exterior edge of any building, and shall not cover more than 20 percent of the rooftop area. 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 ten 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 surrounding the building.

   Preliminary Staff Analysis: The elevator overrun would be set back more than 10 feet from the building edge and clad to match the building. Photovoltaic panels would not be screened as screening would negate their use. The applicant would be required to demonstrate that the solar panels would not be visible from public streets, sidewalks, or residential areas. The solar panels would not be allowed to cover more than 20 percent of the rooftop area.

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.

   Preliminary Staff Analysis: Mechanical equipment and the electrical transformer located on the north side of the building would be screened from public way with landscaping.

4. *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 ways. Service areas should accommodate loading, trash bins, recycling facilities, storage areas, utility cabinets, utility meters, transformers, etc. Service areas should be located and designed for easy access by service vehicles and for convenient access by all tenants. Loading activities should generally be concentrated and located where they will not create a nuisance for adjacent uses. Loading docks shall meet the standards identified in MICC 19.12.050(B)(1)(b).

   Preliminary Staff Analysis: The proposed trash loading area would be clad in materials that match the main building and would be located away from adjacent public ways. Mechanical equipment and the electrical transformer would be screened from the public way with landscaping.

5. *Garbage, recycling collection and utility areas.* Garbage, recycling collection 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 way or pedestrian alley, a landscaped planting strip, minimum three feet wide, shall be located on three sides of such facility.

Preliminary Staff Analysis: The proposed trash loading area would be clad in materials that match the main building and would be located away from adjacent public ways.

6. *Fence, trellis and arbor standards.* Fences, trelliswork and arbors shall meet the standards identified in MICC 19.12.040(B)(3).

   Preliminary Staff Analysis: The applicant must demonstrate that the proposed fence meets the standards in MICC 19.12.040(B)(3).

7. *Noise, vapor, heat or fumes.* With respect to all aspects of the development referred to above in this section, emissions of noise, vapor, heat or fumes should be mitigated.

   Preliminary Staff Analysis: N/A

G. MICC 19.12.070 – Lighting.

Objectives.

To regulate exterior lighting in order to avoid unsafe and unpleasant conditions as the result of poorly designed or installed exterior lighting.

To discourage excessive lighting that negatively impacts adjacent land uses.

To protect low and moderate density residential zones from the negative impacts associated with institutional, mixed-use, and commercial exterior lighting.

To create a safe environment during hours of darkness.

To ensure lighting is 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.

To ensure lighting is viewed as an important feature for functional and security purposes and that the design of light fixtures and their structural support is integrated with the architectural theme and style of the main structures on the site.

Standards.

1. *Architectural elements.* Lighting should be designed as an integral architectural element of the building and site.

   Preliminary Staff Analysis: Building and pole-mounted lighting would be integrated into the proposed development.

2. *Function and security.* On-site lighting shall be sufficient for pedestrian, bicyclist, and vehicular safety. Building entrances should be well lit to provide inviting access and safety. Building-mounted lights and window lights should contribute to lighting of walkways in pedestrian areas.

   Preliminary Staff Analysis: The Applicant will be required to demonstrate that the building entrance would be well lit. Building mounted lights are proposed. Sheet E-102 of the plan set shows the subject property lighting photometric calculations.

3. *Lighting height.* Freestanding, parking area, and building-mounted light fixtures shall not exceed 16 feet in height, including any standard or base.

   Preliminary Staff Analysis: The Applicant must demonstrate that the freestanding, parking area, and building-mounted light fixtures would not exceed 16 feet in height.

4. *Shielding.* All exterior lighting fixtures shall be shielded or located to confine light spread within the site boundaries. Full cut-off fixtures should be used. The use of unshielded incandescent

lighting fixtures less than 160 watts and any unshielded lighting less than 50 watts may be allowed. Parking area light fixtures shall be designed to confine emitted light to the parking area.

Preliminary Staff Analysis: The Applicant must demonstrate that the exterior lighting fixtures would be shielded or located to confine light spread within the subject property boundaries. Sheet E-102 of the plan set shows the lighting photometric calculations.

5. *Uplighting of structures and signs.*

    a. *Residential zones.* Structures in residential zones shall not be illuminated by uplighting. Limited uplighting of signs and plantings in residential zones may be approved provided there is no glare or spillover lighting off the site boundaries.

    b. *Nonresidential zones.* Structures, signs, and plantings in nonresidential zones may be illuminated by uplighting, provided there is no glare or spillover lighting off the site boundaries.

Preliminary Staff Analysis: The proposed development does not include uplighting of structures or signs.

6. *Light type.* Lighting should use low wattage color-corrected sodium light sources, which give more "natural" light. Metal halide, quartz, neon and mercury vapor lighting are prohibited in residential zones. High pressure sodium lights may only be used as street lights and must be fully shielded.

Preliminary Staff Analysis: The proposed lighting would be LED lighting with a warm (3000K) color temperature is proposed.

H. MICC 19.12.080 – Signs

Preliminary Staff Analysis: The Applicant must demonstrate that the future proposed signage meets these standards. The future proposed signs would be reviewed for compliance with this section under a separate Code Official Design Review – Sign permit.

NEXT STEPS

The applicant will need to submit a formal design review application for the 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).

RECOMMENDED ACTION

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