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# CITY OF MERCER ISLAND

## COMMUNITY PLANNING & DEVELOPMENT

9611 SE 36TH STREET | MERCER ISLAND, WA 98040

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## STAFF REPORT

### DESIGN COMMISSION STUDY SESSION

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<b>Project No:</b>	DSR20-010
<b>Description:</b>	Shell Station renovation
<b>Applicant/ Owner:</b>	Brad Kaul (Kaul Design Architecture) / Matt Randish (Sun Pacific Energy)
<b>Site Address:</b>	7833 SE 28 <sup>th</sup> St (Parcel Number 545230-0380)
<b>Zoning District</b>	Town Center (TC)
<b>Staff Contact:</b>	Robin Proebsting, Senior Planner
<b>Exhibits:</b>	<ol style="list-style-type: none"><li>1. Conceptual Plans prepared by Kaul Design Architecture, dated February 25, 2021</li><li>2. Project Narrative prepared by Brad Kaul</li><li>3. Shell Convenience Store Addition Parking Memo prepared by Heath &amp; Associates, dated March 2, 2021</li></ol>

#### INTRODUCTION

The applicant has applied for Design Commission Design Review for a proposed renovation to the Shell gas station at the intersection of SE 28<sup>th</sup> St and 80<sup>th</sup> Ave SE. The scope of work includes improvements to the existing convenience store, an addition of 580 square feet of sales area, and replacement of the existing fuel canopy and pumps. 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 site is located at 7833 SE 28<sup>th</sup> St, in the Town Center zone. The neighboring properties are also within the Town Center zone. The site is currently developed with a gas station and convenience store. Neighboring development includes a grocery store to the west, multi-story office buildings to the north and east, and single-story medical/dental office to the south.

This project will require design review and 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).

## **STAFF ANALYSIS AND CRITERIA FOR REVIEW**

### **Bulk regulations**

Building height is limited to 27 feet, pursuant to MICC 19.11.030(A)(1). The convenience store and fuel canopy will be 18 feet tall at their highest point, consistent with this standard (Exhibit 1, sheet A2.1).

Average Daylight Plane standards in MICC 19.11.030(A)(7) require block frontages to step back buildings at a 45-degree angle beginning at a height of 25 feet. Since all buildings will be shorter than 25 feet, this standard does not apply (Exhibit 1, sheet A2.1).

### **Lighting**

Lighting standards are contained in MICC 19.11.090. Lighting should be designed to be pedestrian scale, LED or low wattage, shielded, and integrated into the overall design. The proposed design meets the standards in this section by including light fixtures that will be 8-15 feet in height, supporting a pedestrian scale; utilizing LED lighting, as called for by code; and shielding lights by either installing them under the fuel canopy or on the building face using fixtures with a full cutoff design. According to the lighting sheet within the plan set, light levels at the property line adjacent to the building will be under 2 foot-candles, largely confining light to the property boundaries (Exhibit 1, sheet E1.0).

### **Building design**

The building design standards in MICC 19.11.100 require articulated, transparent facades along pedestrian rights-of-way with building facades that should provide visual interest to pedestrians. The proposed design uses a variety of complimentary materials and a transparent façades provided along the north and east elevations, which are adjacent to SE 28<sup>th</sup> St and 80th Ave SE, respectively. The south and west elevations abut other buildings and do not propose to include transparency.

The building design section also includes a prohibition on untreated blank walls, defined as a wall (including building facades and retaining walls) over six feet in height, with a horizontal length greater than 15 feet that does not include a transparent window or door. Method to treat blank walls include 1) a landscape planting bed at least five feet wide or a raised planter bed at least two feet high and three feet wide in front of the wall with planting materials that are sufficient to obscure or screen at least 60 percent of the wall's surface within three years and 2) a vertical trellis in front of the wall with climbing vines or plant materials. The north and east elevations of the convenience store will not have any blank areas more than 15 feet in width (Exhibit 1, Sheet A2.1); the south and west elevations have blank walls greater than 6 feet by 15 feet, but these walls are partially obscured by landscaping along the south and west property lines. This item will be a discussion item at the May 13<sup>th</sup> study session.

Standards for building entrances are in MICC 19.11.100(B)(6) and are required to be recessed from the façade surface and should use special paving treatment to enhance the entrance. The proposed entrance is defined by an overhead canopy and double doors, and a striped walkway provides pedestrian access from 80th Ave SE, as well as from the ADA parking spot, consistent with this standard (Exhibit 1, sheet A0.1).

### **Materials and Color**

Materials and color standards are established in MICC 19.11.110. Building exteriors should use high quality materials, use a cohesive color palette around the building, provide for a variation in materials, and use

bright colors only for trim or accent areas. The proposed material palette will use a complimentary mix of earth-toned materials, with bright colors used only to accent the Shell logo on the fuel canopy. The proposed design utilizes EIFS, which is listed as an undesired material in MICC 19.11.110(B)(7) that should be limited to use as a minor building façade element. Recall that when a standard uses the word “should,” the standard is mandatory unless the applicant can demonstrate, to the satisfaction of the design commission, an equal or better means of satisfying the standard and objective. The Design Commission has the discretion to allow the broader use of EIFS for this project if it determines that the objectives in MICC 19.11.110(A) are met, which include use of textured, high-quality materials that bring a visually interesting experience into the streetscape. This item will be a discussion item at the May 13<sup>th</sup> study session.

### **Parking**

Parking standards are established in MICC 19.11.130; general retail land uses are required to provide 2 to 3 parking stalls per 1,000 gross square feet. For the 1,593 gross square feet proposed as the finished size of the convenience store (Exhibit 1, sheet A0.1), 3 stalls per 1,000 square feet would equal 4.8 stalls. 6 stalls are provided by the proposed design, providing enough parking for even the “worst-case scenario”. This is confirmed in the parking memo submitted with this application (Exhibit 3).

### **Signs**

Town Center sign standards are contained in MICC 19.11.140 and allow one sign per business on each street frontage. A sign is defined as: “Any series of letters, figures, design symbols, lights, structure, billboard, trademark or device intended or used to attract attention to any activity, service, place, subject, person, firm, corporation, or thing”. Staff understand the Shell logo to fall into the definition of “sign”, therefore the proposed design will need to be modified to remove one of the two proposed signs on the east elevation.

## **RECOMMENDATION**

There is no recommendation; this staff report has been prepared for a study session.