

# **PROJECT NARRATIVE**

Shell Gas Station  
Tenant Improvement and Addition  
Parcel 545230-0380

City of Mercer Island  
9611 SE 36th Street  
Mercer Island, WA 98040

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## **RE: Shell Gas Station**

**LOCATION:** 7833 Se 28<sup>th</sup> St, Mercer Island, WA 98040

**PARCEL NUMBERS:** 545230-0380

**SCOPE OF WORK:** Removal and replacement of existing fuel tanks. Restoration of existing site as required. Site restoration will include new asphalt, new concrete pathing, new landscaping, new EV charging stations, new accessible parking stalls, new stormwater system, new oil water separator, and replacement of street trees.

Existing convenience store and fuel canopy will remain as is. Redevelopment of preexisting convenience store and canopy apart of separate submittal. New signage also apart of separate submittal.

## **EXISTING CONDITIONS:**

- The existing site has a convenience store of 1,013 sf and canopy with fuel pumps.
- The site is relatively flat.
- Existing street trees will be removed and replaced, due to extent of fuel cleanup and temporary shoring requirements.

## **APPLICABLE DESIGN STANDARDS:**

- **Bulk Regulations**
  - o *TC-3 Subarea.* The purpose of the TC-3 subarea is to create an area of transition between the Town Center and adjacent residential neighborhoods. A broad mix of land uses is allowed.
  - o Base Building Height Allowed - 27 feet > (18'-0" proposed)
  - o Base Building Stories Allowed – 2 > (1 story proposed)
  - o Ground Floor Height Adjacent to Streets (N/A in TC-3)

- Setback from Property Lines - No minimum setback required
- Required Upper Story Setback – No upper story proposed
- 5. Rooftop Appurtenances.
- a. Screening of Rooftop Appurtenances. 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 10 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 located on the hillside surrounding the Town Center.
- It's our intent to screen roof top mechanical units with parapets. The roof top mechanical system will consist of two exhaust fans and a small satellite dish.
- The condensers for the refrigerated cooler boxes and mechanical system will be ground mounted behind the building.

- **Site Design**

- Minor Site Features. All major new construction regardless of its height shall have at least three minor site features that contribute to a well-balanced mix of features in that subarea as determined by the design commission. Minor site features may include, but are not limited to, the following:

- **Lighting**

- A. *Objectives*. Lighting shall be 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. Lighting is viewed as an important feature, for functional and security purposes, as well as to enhance the streetscape and public spaces. The design of light fixtures and their structural support should be integrated with the architectural theme and style of the main structures on the site.
- B. *Development and Design Standards*.
- 1. *Pedestrian-Scale Light Fixtures*. Pedestrian-scale light fixtures should be incorporated into the site design to give visual variety from one building to the next and should blend with the architectural style.
- 2. *Light Type*. Lighting should use LED or similar minimum wattage light sources, which give more “natural” light. Non-color corrected low-pressure sodium and mercury vapor light sources are prohibited.
- 3. *Building Entrances*. All building entrances should be well lit to provide inviting access and safety.
- 4. *Building-Mounted and Display Window Lights*. Building-mounted lights and display window lights should contribute to lighting of walkways in pedestrian areas.
- 5. *Parking Areas*. Parking area light fixtures should be designed to confine emitted light to the parking area. The height of the light fixtures should not exceed 16 feet. The design commission shall review and determine the adequacy of lighting in parking areas based on best practices.
- 6. *Neon Lighting*. Neon lighting may be used as a lighting element; provided, that the tubes are concealed and are an integral part of the building design. Neon tubes used to outline the building are prohibited.

- **Building Design**

- A. Objectives. Building facades should be designed with a variety of architectural elements that suggest the building's use and how it relates to other development in the area.
  - **Architectural elements: Fuel Canopy is the most prominent element that signifies this as a gas station. The ample transparent storefront windows and Entry door signify that a convenience store is attached and all elements make the building's use obvious.**
- Buildings should be oriented to the street frontage to enliven the street edge as well as to maximize access from the public sidewalk.
  - **The building edge (canopy) is on the street edge. Albeit an existing structure, we have attempted to maximize access from the public sidewalk through the addition of a pedestrian walkway from 78<sup>th</sup> ave to the building. This walkway will be a new stamped concrete walkway.**
- Building facades should provide visual interest to pedestrians. Special care should be given to landscaping, mass and roof forms of buildings to provide visual interest from residential areas located on the hillside surrounding the Town Center as well as from public streets or sidewalks.
  - **Through the use of varied siding materials, storefront windows, steel canopies and varied roof lines we have created a visually appealing building.**
- Street level windows, minimum building setbacks, on-street entrances, landscaping and articulated walls should be encouraged. Building facades should be designed to achieve the purpose of the development and design standards and the Town Center vision described in MICC 19.11.010. Architectural features and other amenities should be used to highlight buildings, site features and entries and add visual interest. Within the Town Center, all development shall provide elements that attract the interest of residents, shoppers and workers.
  - **We believe we comply with the standards applicable to this type of redevelopment.**
- B. *Development and Design Standards.*
- 1. *Fenestration.*
- a. Transparent Facades. Articulated, transparent facades should be created along pedestrian rights-of-way. Highly tinted or mirrored glass windows shall not be allowed. Shades, blinds or screens that prevent pedestrian view into building spaces shall not be allowed, except where required or desired for privacy in dwelling units, hotel rooms and similar residential uses.
  - **Transparency is provided along both rights-of-way.**
- b. Ground Floor Windows and Doors. Major new construction along 77th Avenue SE, 78th Avenue SE and SE 27th Street, within the TC-5, TC-4 and TC-4 Plus subareas, shall have at least 75 percent of the length of the

ground floor facade between the height of two feet and seven feet devoted to windows and doors affording views into retail, office, or lobby space.

- N/A

- c. Upper Story Facades. Upper stories of buildings above two stories should maintain an expression line along the facade such as a setback, change of material, or a projection to reduce the perceived building mass. Upper story windows should be divided into individual units and not consist of a “ribbon” of glass. Upper story features such as balconies, roof decks, bay windows or upper story commercial activities should be used to visually connect upper story activity with the street.
  - N/A
  
- 2. Street-Facing Facade Elements. **All major new construction** shall include at least seven of the following elements on the street- facing facades, both on the ground floor level and on other levels, as may be deemed desirable by the design commission taking into account the nature of the development and the site.
  - a. Window and door treatments which embellish the facade.
  - b. Decorative light fixtures.
  - c. Unique facade treatment, such as decorative materials and design elements.
  - d. Decorative paving.
  - e. Trellises, railings, gates, grill work, or unique landscaping.
  - f. Flower baskets supported by ornamental brackets.
  - g. Recessed entrances.
  - h. Balconies.
  - i. Medallions.
  - j. Belt courses.
  - k. Decorative masonry and/or tilework.
  - l. Unique, handcrafted pedestrian-scaled designs.
  - m. Planter boxes with seasonal color.
  - n. Projecting metal and glass canopy.
  - o. Clerestories over storefront windows.
  - p. Other elements as approved by the design commission.
  
- 3. Major Facade Modulation. Block frontages shall include at least one of the following features (subsection (B)(3)(a), (b) or (c) of this section) at intervals no greater than 120 feet to break up the massing of the block and add visual interest. The design commission may approve modifications or alternatives to the following features if the proposed modulation is at least as aesthetically acceptable as one of the following features:
  - a. Vertical building modulation at least 20 feet deep and 30 feet wide. For multi-story buildings, the modulation must extend through more than one-half of the building stories.

- b. Use of a significant contrasting vertical modulated design component featuring all of the following:
  - i. An extension through all stories above the first story fronting on the street. Exception: upper stories that are set back more than 10 feet horizontally from the facade are exempt.
  - ii. A change in building materials that effectively contrast from the rest of the facade.
  - iii. A modulation horizontally from the rest of the facade by an average of 24 inches.
  - iv. A design to provide roofline modulation.
- c. Building walls with contrasting articulation and roofline modulation that make it appear like two or more distinct buildings. To qualify for this option, these contrasting facades shall employ all of the following:
  - i. Different building materials and/or configuration of building materials; and
  - ii. Contrasting window design (sizes or configurations).
- N/A this building is 40' x 40'. Major Façade Modulation is not applicable.
- 4. Minor Facade Modulation. All buildings shall include articulation features to reduce the perceived scale of large buildings and add visual interest to facades. See examples on Figure 13. At least three of the following features shall be employed at intervals no greater than 50 feet subject to design commission approval taking into account the nature of the development and the site:
  - a. Window fenestration patterns and/or entries;
  - b. Use of vertical piers/columns;
  - c. Change in roofline;
  - d. Change in building material or siding style;
  - e. Vertical elements such as a trellis with plants, green wall, art element;
  - f. Vertical building modulation of at least 12 inches in depth if tied to a change in roofline modulation or a change in building material, siding style, or color; or
  - g. Other design techniques approved by the design commission that reinforce a pattern of small storefronts (or residences, if residential uses are used).
- 5. Walls. Untreated blank walls are prohibited. A blank wall is 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. Methods to treat blank walls can include but are not limited to:
  - a. Display windows at least 16 inches of depth to allow for changeable displays. Tack on display cases shall not qualify as a blank wall treatment.

- b. 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.
  - c. A vertical trellis in front of the wall with climbing vines or plant materials.
  - d. A mural as approved by the design commission.
  - e. Special building detailing that adds visual interest at a pedestrian scale as approved by the design commission. Such detailing must use a variety of surfaces; monotonous designs will not meet the purpose of the standards.
- 6. Entrances. Building entrances should concentrate along the sidewalk and should be physically and visually inviting. Entrance doors shall be recessed from the facade surface to emphasize the entrance and provide a sheltered transition to the interior of the building. Special paving treatments and/or landscaping should be used to enhance the entrance. Pedestrian walkways with wheelchair ramps at least eight feet wide should be constructed between the sidewalk and building entrances.
- These are the elements we have added to this existing building in relation to the Entrance requirements:
  - Decorative concrete walkway
  - Canopy cover over the entry door
  - New double storefront doors. While not recessed, are covered by new awning.
  - New wheel chair ramp access to the front door (constraints at the pumps do not allow for 8' width but we do allow for an accessible code compliant arrangement)
  - The entry is visible from one right of way and a new pedestrian walkway constructed from the other.
- 7. *Roofs*. Roofs shall relate to the building facade articulations. A variety of roof types and configurations should be used to add interest and reduce the perceived building mass. Varied parapet height or roofline is encouraged. Sloping roofs are also encouraged.
  - The parapets heights are varied.
- 8. *Residential Uses on Ground Floor*. Where permitted, residential uses on the ground floor shall comply with the standards in MICC 19.11.060(E)(2)(e).
  - N/A
- 9. *Identity Emphasis*. Public buildings, unique community structures and corner structures should have a prominent scale, emphasizing their identity.
  - Existing canopy and building, not sure what to say here.

- 10. Corner Lots. Buildings on corner lots should be oriented to the corner. Corner entries and/or architectural treatment should be used to emphasize the corner.
  - Existing canopy and building, not sure what to say here.
- 11. *Franchise Design*. Prototype design for franchises should use customized components consistent with the design requirements for the Town Center that achieve the purpose, intent and vision set forth in MICC 19.11.010.
  - No franchise prototypical design used
- 12. *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.
  - We believe this has a harmonious design that fits in with the surrounding buildings.
- 13. *Weather Protection*. Specially designed all-weather features that integrate weather protection systems at the sidewalk level of buildings to protect pedestrians from the effects of rain, wind, glare, shadow, reflection and sunlight and to make spending time outdoors feasible in all seasons.
- All major new construction shall have awnings, canopies, trellises, pergolas, covered arcades or all-weather features along 80 percent of a building's frontage along the retail frontages shown on Figure 2.
  - a. Any canopy or awning over a public sidewalk should be a permanent architectural element.
  - b. Any canopy or awning over a public sidewalk should project out from the building facade a minimum horizontal width of six feet and be between eight to 12 feet above grade.
  - c. Architectural details should not be concealed by awnings or canopies.
  - d. Awning shapes should relate to the shape of the facade's architectural elements. The use of traditionally shaped awnings is encouraged.
  - e. Vinyl or plastic awnings or canopies are prohibited.
  - f. All awnings or canopies shall function to protect pedestrians from rain and other weather conditions.
- No a major new construction, however we do have generous weather protection as is typical of gas stations.
- 14. *Courtyards*. Courtyards are an outdoor covered or uncovered area easily accessible to the public at the same level as the public sidewalk or pedestrian connections. If a courtyard is being provided for purposes of meeting the public open space requirement in MICC 19.11.060(B), then the courtyard shall comply with the design standards for public open space in MICC 19.11.060(D). Other courtyards should:
  - N/A

- **Materials**

- A. Objectives. Textured high quality materials and colors should bring a visually interesting experience into the streetscape. Color should be carefully considered in relation to the overall design of the building and surrounding buildings. Color and materials should highlight architectural elements such as doors, windows, fascias, cornices, lintels, and sills. Variations in materials and colors should be generally limited to what is required for contrast or to accentuate architectural features. Piecemeal embellishment and frequent changes in materials should be avoided. The materials and colors selected should be consistent with the intent, purpose and vision set forth in MICC 19.11.010.
- B. Development and Design Standards.
- 1. 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 building exteriors need minimal maintenance.
- 2. Regional Focus. Materials and colors should reflect the city's regional setting.
- 3. Attention to All Sides. Materials and colors should be used with cohesiveness and compatibility on all sides of a building.
- 4. Concrete Walls. Concrete walls should be architecturally treated. The treatment may include textured concrete such as exposed aggregate, sand blasting, stamping or color coating.
- 5. Harmonious Range of Colors. A harmonious range of colors should be used within the Town Center. Neon or very bright colors, which have the effect of unreasonably setting the building apart from other adjacent buildings on the street, should not be used.
- 6. Bright Colors. Bright colors should be used only for trim and accents if the use is consistent with the building design and other design requirements.
- 7. 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 facade element.
- 8. Variation of Materials. A variation of building materials should be used to assist in the creation of a visually interesting experience. (Ord. 16C-06 § 2 (Exh. A)).

If you have any questions or clarification, please feel free to contact me at 206-200-0015.

Yours Truly,  
Brad Kaul