
CITY OF MERCER ISLAND

COMMUNITY PLANNING & DEVELOPMENT

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STAFF REPORT

DESIGN COMMISSION STUDY SESSION

Project No:	DSR23-013
Description:	A Study Session with the Design Commission to discuss a proposal to repaint the building, remove all existing siding at north, south, west, and partial east elevations where marked on the plans and replace with new fiber cement siding. Install new windows, exterior sliding glass doors and exterior storage room doors in current locations to match current operation. Demo all unit deck railings and install new glass railings.
Applicant/ Owner:	James Ramil (Evolution Architecture) / Islandian Condominiums HOA.
Site Address:	3055 80th Ave SE, Mercer Island WA 98040 Identified by King County Assessor tax parcel number: 3629120000
Zoning District	Town Center (TC), TCMF-3 Subarea
Staff Contact:	Grace Manahan – Assistant Planner
Exhibits:	<ol style="list-style-type: none">1. Development Application2. Project Narrative3. Topic of Discussion for Reviewers4. Plan Set

I. INTRODUCTION:

On November 01, 2023, the applicant applied for a study session with the Design Commission to review a proposal to repair and remediate the Islandian Condominiums. The scope includes the repainting of the building, removing existing siding, installation of new windows, exterior sliding glass doors, exterior storage room doors and unit deck railings. 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 3055 80th Ave SE, in the Town Center (TCMF-3) zone. The neighboring properties to the north, south, and east are also within Multiple Family (MF-2) zone. The neighboring properties to the west are within the Town Center (TC-3) zone.

The subject property is developed with the existing Islandian Condominiums. Neighboring development includes office buildings to the north and south, and the United States Postal Service 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 TCMF-3 subarea which allows a broad of land uses and building up to three stories in height and shall comply with chapter 19.22, Town center development and design standards.

The purpose of the TCMF-3 subarea is to provide for primarily multifamily residential housing of up to three stores. Street oriented housing, live/work units and limited retail uses are allowed at the street level.

Pursuant to MICC 19.11.020(A)(1), the existing use as multiple-family dwellings is an allowed use within the TCMF-3 zone.

C. MICC 19.11.070 - Greenery and outdoor spaces.

B.2 - Landscaping standards

The applicant is responsible for demonstrating compliance with the standards pertaining to landscape design. The current application materials do not provide enough information to determine whether the existing site contains landscape design that addresses all areas of the site not covered by structures or used by automobiles.

D. 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.

E. MICC 19.11.100 - Building design.

B.1 – Fenestration

Per the city code, the proposed improvements to the upper story façade utilize a change in material to reduce the perceived mass building and include deck railings that are able to visually connect upper story activity with the street.

F. MICC 19.11.110 - Materials and color.

- G. *Building exteriors.* The applicant is responsible for demonstrating that the proposed design includes high quality and durable materials.
- H. *Regional focus.* The proposed materials and colors generally reflect the city's regional setting.
- I. *Attention to all sides.* The proposed materials and colors included in the design will be generally used consistently on all sides of the building.
- J. *Concrete walls.* The proposed concrete walls will be architecturally treated.
- K. *Harmonious range of colors.* The proposed colors and materials highlight the balconies, doors, windows, and changes in building planes. 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.
- L. *Bright colors.* The proposed design does not include bright or fluorescent colors.

M. *Undesired materials.* There is no proposed beveled metal siding, mirrored glass, or vinyl siding.

N. Variation of materials. The proposed design utilizes variations of materials to assist in the creation of a visually interesting experience.

III. RECOMMENDATION

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