

## DSR23-013 – Study Session

January 3, 2024

### Description (brief):

The Islandian Condominiums repair and remediation project will restore the envelope to watertight condition and enhance the aesthetics of the current building. The scope calls for removal of all existing siding at the north, south, west, and partial east elevations. We will replace the siding with a new durable fiber cement siding with a similar exposure to the current lap siding. The covered walkways and interior corridors will remain in place and receive new paint to bring it in line with the rest of the building.

Please review the attached project narrative for more information.

### Description (full):

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The building will receive all new windows, exterior sliding glass doors and exterior storage room doors within the area of work, which excludes the covered walkways and corridors. Openings will remain the same size and the windows and doors will match their existing operation and swing direction. The frames will be white and visually increase the presence of the windows slightly.

All unit deck railings will be demolished. We will install new fascia mounted framed glass railings at all locations to expand the views and increase the daylight into the units. The aluminum rails will be powder coated in a dark grey to coordinate with the trim color.

Currently the building is monochromatic, and the new colorway will make use of two grey tones and a warm wood tone. The main body will be light grey while the strong horizontal elements and elevator shaft will be a dark grey to provide contrast. The balcony area will be wrapped in a warm wood tone color to provide visual warmth for the residents.

The design upgrades adhere to the codes and standards set forth by the City of Mercer Island and they are a significant improvement on the current design.

### Purpose of the study session:

To meet with the design commission to discuss project concepts before the plans are fully developed. At this session, which will be open to the public, the applicant should provide information regarding its site, the intended mix of uses, and how it will fit into the focus area objectives. The design commission may provide feedback to be considered in the design of the project.