



Compliance Narrative:

Since the subject property is located outside the Town Center, the applicable chapter is MICC 19.12 (Design Standards for Zones Outside Town Center). The following is a breakdown of key standard categories and how the Project complies:

1. Site & Context

- The Project site is located within the single-family district on Mercer Island and is surrounded by residential uses of similar scale.
- The building footprint and orientation respond to the existing neighborhood context, preserving significant trees and sensitive slopes where present, thereby respecting natural topography and vegetation.
- Vehicular access is designed to be subordinate to the pedestrian frontage; the driveway is located to the side/behind the principal façade, minimizing conflict with the street and preserving a strong pedestrian orientation.

2. Materials, Color & Architectural Detail

- The materials palette is composed of high-quality, durable finishes appropriate for Mercer Island's character (e.g., wood siding or composite, stone accent, metal or wood windows, muted earth tones) and is consistent across all elevations for cohesion.
- Colors are chosen to integrate with the natural wooded setting of the island and avoid high contrast or overly bright elements that would detract from the neighborhood character.

3. Pedestrian & Vehicular Circulation

- Sidewalks, pathways, and entry walkways are clearly defined and visually connected to the public sidewalk, promoting pedestrian safety and orientation.
- Parking are designed to be as unobtrusive as possible; garage doors are recessed or set back, and visitor parking does not dominate the street façade.
- Service and utility areas are screened from view and located to minimize impact on the street frontage or adjacent neighborhoods.

The Applicant understands that the Design Commission may impose reasonable conditions (such as enhanced tree replacement, additional screening, refined lighting design, etc.) to ensure full compliance with MICC 19.12 and the Code's intent. The application package includes material and color samples, landscape drawings, lighting details, and existing vegetation inventory to enable the Commission to formulate findings of fact and conclusions of law demonstrating compliance.

Summary Statement

In summary, the Project at 7637 SE 27th St is consistent with the review criteria of MICC 19.15.220 and the applicable design standards of Chapter 19.12. The design application has addressed the full range of site context, building form, materials, landscaping, pedestrian access, vehicular circulation, and neighborhood character. The Applicant respectfully requests that the Design Commission find that the proposal **complies** with MICC 19.15.220 and approves the design subject to standard conditions.