

Mercer Island Municipal Code Compliance Matrix

M.I.C.C. Code	How the proposed development meets the provisions of the M.I.C.C.	City Review/Notes
MICC 19.11.090 Lighting.		
<p>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.</p>	<p>While choosing the exterior lighting we strived to take a thoughtful approach to enhancing the aesthetics of the site, security/ safety, and the comfort of those that will be walking through the areas all while being careful to not have the lights dominate the neighboring properties.</p>	
<p>B. Development and design standards.</p>		
<p>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.</p>	<p>The intent of the fixture selection was to find types that fit the theme of the building by their shape and light color output to make a cohesive transition from the exterior to the interior</p>	
<p>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.</p>	<p>All lighting is LED.</p>	
<p>3. Building entrances. All building entrances should be well lit to provide inviting access and safety.</p>	<p>Lighting was added to illuminate pathway to the building entrance</p>	
<p>4. Building-mounted and display window lights. Building-mounted lights and display window lights should contribute to lighting of walkways in pedestrian areas.</p>	<p>New and Replaced Building mounted fixtures do contribute to the lighting of walkways</p>	
<p>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.</p>	<p>New fixtures all have optics that focus the light to the desired areas minimizing light washing beyond the property boundary. The existing poles were reused and only the heads were replaced. Due to the terrace design of the parking structure the pole height varies from 20-15' depending on which level you are on. The existing poles at the asphalt parking area are 24' tall.</p>	
<p>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.</p>	<p>No Neon Lighting</p>	
<p>7. Shielding. All lighting fixtures should be shielded or located to confine light spread within the site boundaries, to the extent possible, especially when adjacent to residential uses.</p>	<p>New pole light fixtures all have optics that focus the light to the desired areas minimizing light washing beyond the property boundary or intended area. The West property line has a large retaining wall at the property line elevating the neighboring apartment/ condo buildings much higher than the site lighting on the property. The new fixtures will also dim when occupancy is not detected for maximum efficiency.</p>	