

July 15, 2024

Molly McGuire, Planner
City of Mercer Island Community Planning and Development
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(206) 275-7712

RE: **DSR24-009** Review Letter 1; 2955 80th Ave SE, Mercer Island, WA 98040_Response

Dear Molly McGuire:

This letter is in response to review letter and comments requested on May 31 2024:

Planning:

1. Review and prepare responses to Planning Review comments in the shared review file linked below. Resubmit plans and any supplemental materials following instructions outlined below.
Item #1 Response: No Planning Review comments were included on the drawings in the shared review link.
2. In the criteria compliance narrative, the applicant answered MICC 19.15.220(C)(1)(c)(i)(c), as follows:
Any alterations to an existing building that will result in a change of 50 percent, or more, of the exterior surface area. *This proposed project will occur over an exterior area of approximately 1,140 sf. This is an alteration/repair only and will not increase any exterior hardscapes. The existing lot where this work will occur is 29,840 sf, so this project will occur over 3.8 percent of the existing exterior surface.*
 - a. This answer does not address the building, only the lot. Please provide an analysis
Item #2a Response: This proposed project will not alter or otherwise affect the exterior surface area of the existing building at this address. This project ONLY consists of repairs to the existing north and south plazas that are exterior spaces attached to an existing building. Note: This building as well as the north and south entry plazas being repaired are all elevated above a grade level parking area. The proposed plaza repairs include removal of existing elevated/non-ground level planters, and in-kind replacement of existing plaza pavers to facilitate selective repairs to the plazas existing waterproofing, plywood substrate, structural wood decking and structural wood beams. This projects repairs have now increased to include repairs to a structural steel beam supporting the north entry plaza, and in-kind replacement of existing deteriorated wood framed stairs. The design for the replacement of corroded steel guardrails now includes shop drawings in the Building permit resubmittal.
3. Provide a criteria compliance narrative (see excel spreadsheet attached in the email containing this review letter) addressing the applicable criteria for projects within the Town

Center. Please include the following code sections (found at the tabs on the bottom of the spreadsheet):

- a. [MICC 19.11.070](#) – Greenery and outdoor spaces
- b. [MICC 19.11.100](#) – Building design
- c. [MICC 19.11.110](#) – Materials and color

If a certain standard does not apply to the project, provide a brief description as to why.

Item #3 Response: [Please see the uploaded excel spreadsheet which includes responses to all items listed for MICC 19.11.070, MICC 19.11.100, and MICC 19.11.110](#)

- 4. The associated building permit (2404-179) has been marked as “WCI” or Waiting on Customer Information. Please resubmit the building permit along with the Design Review permit to maintain consistency throughout the review.

Item #4 Response: [Responses to Building permit comments were submitted on 7/15/2024 to maintain consistency of review.](#)

End of Design Review Comments/Responses.

Sincerely,



Marc Tegen,

Stemper Architecture Collaborative

