



ARCHITECTURE, PROGRAMMING, ACCESSIBLE DESIGN, INTERIOR DESIGN

February 20, 2025

From: Max Foley
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To: Ryan Harriman
City of Mercer Island
Ryan.harriman@mercerisland.gov

RE: DSR24-010 Request for Information
Project Name: 2900 78th Ave SE
Project Address: 2900 78th Ave SE
Building Permit Number: DSR24-010

Dear Ryan,

Please see the following itemized responses to your request for information dated 10/24/2024.

Request for Information

1. All easements shall be shown on the plan set.

Response: The required 15' easement on the south side of the site is added to the plans set. See sheets A1.0 Site plan and A2.0 – A2.3 Floor Plans and Design Review Packet drawings dated 2-20-2025.

2. The situation with the driveway easement located on the subject property needs to be addressed prior to the Design Commission acting on this application. The easement will either need to be extinguished or kept clear of development from the ground to the sky. This will require the owners of subject property and adjacent property to determine what the easement is for and if it would be extinguished or built over. This may result in altering the proposed development.

Response: The owner of the property confirmed that the 15' easement will be kept clear of development from the ground to the sky. The easement is for ingress/egress. The proposed development was altered to comply with the easement. The driveway for the project will be located within the easement, but no other structure will be. See revised Design Review Packet and Building Study Session Plans for revised design.

3. The Applicant shall address the public comments attached to this request by providing a response letter to the City to include in the record.

Response: The public comments are addressed for the City's record and attached to with this response letter.



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4. The Applicant shall provide an analysis of how the proposed development is consistent with the recommendations provided during the study session by the Design Commission.

Response: DSR22-014 Design Commission Recommendations dated 8-4-2023 and online meeting were reviewed and studied. The DSR24-010 Design Review Packet and revised Architectural plans illustrate compliance with the Design Commission's recommendations and intent for the proposed site. Also see Study Session Response Letter 25-02-20.

5. The Applicant shall provide an analysis of how the proposed development is consistent with the Building Division comments in the letter dated August 14, 2024. See attached.

Response: An updated response letter addressing the Building Division comments dated August 14, 2024 are attached with this DSR24-010 submission. See Building Study Session Set 25-02-20.

6. If changes to the proposal are made, the Applicant shall update the code compliance matrix to ensure the proposed development is consistent with the requirements of Chapter 19.11 MICC.

Response: Changes to the proposal were made to comply with the required 15' easement. The updated Code Criterial Compliance Matrix dated 25-02-20 is included with this submission. The Matrix illustrates how the proposed project complies with Mercer Island Chapter 19.11 Town Center Development and Design Standards. This information is also included on sheet G1.0 for future reference.

We trust that these responses adequately address your comments. Please do not hesitate to contact us directly if you have any further questions.

Thank you,

Max Foley