



ARCHITECTURE, PROGRAMMING, ACCESSIBLE DESIGN, INTERIOR DESIGN

February 20, 2025

From: Max Foley
Medici Architects
max@mediciarchitects.com

To: Kellie Sanderson-Tellez, Building Manager, Avellino Apartments

RE: Public Comment Response to email dated 6/26/2024

Dear Kellie,

Thank you for engaging in the Design Review process and for expressing your concerns regarding the setback requirements for the proposed project located at 2900 78th Ave SE. We deeply value the feedback of community members as we endeavor to design structures that enhance Mercer Island's built environment. We have addressed each of your concerns below .

- The proposed project at 2900 78th Ave SE is subject to the regulations outlined in Mercer Island Title 19 Unified Land Development Code, specifically Chapter 19.11 – Town Center Development and Design Standards, as well as the 2021 Washington State Building Code. The proposed project fully complies with 19.11.030, which governs Bulk regulations, building height, stories, and required setbacks from the property lines. There are no code requirements mandating a 15' setback or the use of trees to ensure privacy between buildings. The proposed design adheres to all applicable zoning and design standards established for the Town Center district.
- The proposed project locates the northwest corner 30' from the property line, allowing for increased sunlight access to the area north of this zone. The zoning setback requirement is measured from the sidewalk, meaning the project provides an additional 30 feet beyond what is required to enhance sunlight penetration. In addition, along the north property line, the majority of the building walls are set back farther than the required zero-foot setback. Additionally, Mercer Island has recently upzoned this area, meaning the proposed building is lower in height than what is currently allowed under the updated code. For comparison, Avellino is six stories tall, two stories higher than the proposed project. As a result, the proposed design allows for more daylight to reach Avellino's south-facing façade.
- A 15' fire lane setback was previously established from Island House assisted living north property line. Additionally, a dedicated fire lane on the west side of Island House, equipped with a fire hydrant, currently provides fire access to the west portion of Avellino. There are no easement requirements for the proposed project for fire protection access. However, to further support fire safety, a new fire hydrant is proposed in front of the project to assist with potential fire-related emergencies.



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Regards,

Max Foley
Senior Design Architect

Ryan Harriman

From: leasing avellinoapartments.com <leasing@avellinoapartments.com>
Sent: Wednesday, June 26, 2024 3:59 PM
To: Ryan Harriman
Subject: RE: 2900 78th Ave SE File # DSR24-010 & SEP24-009

Follow Up Flag: Follow up
Flag Status: Completed

Hello Ryan,

My name is Kellie Sanderson-Tellez and I am the building manager of Avellino Apartments at 2836 78th Ave SE that will be direct neighbors with the new project at 2900 78th Ave SE.

I wanted to introduce myself as the contact person for the Avellino building, and as the current representative of Avellino's ownership. With our property being the closest proximity to the new project, the owners of Avellino would of course like to attend any public hearings and any other public correspondence on this project.

In addition, they have some initial questions and areas of attention that they would like to address at the appropriate time and to the appropriate parties. All of their initial concerns pertain to the setback requirements of the new development. If you are not the person who I need to direct these concerns to, could you kindly point me in the right direction as to who I need to contact?

Setback Distance concerns for 2900 78th Ave SE

- When Avellino was built, the City of Mercer Island required us to set back 10 feet of the main body of the building from the property line, and to plant trees along the property line.

In addition, the retirement homes that are behind Avellino (as well as the proposed new development site) has a setback of 15 ft. Ultimately, we are wanting to ensure that the property line will have a set-back requirement and that they will also be required to plant and maintain trees on the property line to ensure maximum privacy between the buildings.

- Our other major concern directly related to the setback distance is that the new building will block the sunlight on our South side, which in turn will affect our plant-growth and natural sunlight.
- Lastly, in case of a fire in the middle of our building on the South side, a fire engine will have difficulty reaching that area of our building as Avellino is about 400 ft long which diminishes the effectiveness of the fire-hose at that distance.

Thank you for your time,
Kellie
Kellie Sanderson-Tellez
Building Manager
Avellino Apartments
(206) 880-1223