



ARCHITECTURE, PROGRAMMING, ACCESSIBLE DESIGN, INTERIOR DESIGN

May 5, 2025

Project Name: 2900 78th Ave SE Apartments

Project Address: 2900 78th Ave SE, Mercer Island, WA 98040

Parcel #: 531510-1219

To Whom It May Concern,

The project at 2900 78th Ave SE proposes to demolish existing structures, uses, and improvements, and construct a new 4 story multi-family building with shared garage parking. The proposal intends to conform to Town Center Development and Design standards, while taking advantage of the maximum height and stories increase by providing community benefits as outlined within chapter 19.11. The site fronts the intersection of 78th Ave SE and SE 29th Street, with vehicular access coming from 78th Ave SE.

The attached plans address code compliance items for review and discussion.

- The proposed development provides a public open-space facing 78th Ave SE, and utilizes the existing ingress/egress easement with a paved driveway to provides access to the building's parking spaces and neighboring site to the east.
- The proposed development is a multi-family residential building and provides pedestrian and vehicular access from 78th Ave SE.
- The proposed development conforms to the 2021 WSBC for R2 uses.

In the TC-4 zone, this project has a maximum allowed height of 51' and the maximum allowed stories of 4. In order to achieve this requirement the proposed development is proposing these additional features:

- Per MICC 19.11.040(B) – At least ten percent of the total units must be affordable. There are (8) proposed units and (1) will be designated for affordable housing.
- Per MICC 19.11.060(B) – Any major new construction exceeding three stories shall include at least one major site feature. The project is proposing a public open space that meets the requirements of MICC 19.11.040(D).

The proposed public open space is approximately 645 SF which exceeds the required 3% of the proposed GFA. The public open space is greater than 20' in width and extends from the north property line to the driveway. Because of the existing at-grade PSE easement in the NW corner of the site, a walkway and planter strip connect the public open space to the public ROW before opening up to the remainder of the space. This public open space shall be at the same level as the public sidewalk and creates a focal point at this intersection. The proposed public open space incorporates 3 minor design features such as special paving, planting areas, and a water feature. Also included are two benches for public use. The surface of the public open space is decorative paving with integrated lighting that distinguishes it from the public sidewalk as well as the walkway to the building entry.

The building proposed (1) Level Type IA Parking and common space features and (3) Levels Type VA residential apartments. The parking garage allows for a total of 8 parking stalls for the site, which includes one ADA van stall. To maximize the size of residential units, the Level 2 concrete floor cantilevers above the parking and is supported by structural concrete walls and columns.



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The building mass modulates around the building breaking down the overall visual impact on all elevations. Balconies are provided to further help create articulation. The main materials are white gray, and wood panel siding, with black vertical accent strips.

Per MICC 19.11.070, landscaped surfaces will equal or exceed 25% of the site for a total no less than 1,800sf. To meet this requirement on such a small site, the development is proposing ground level planting at grade with a variety of planting of shrubs and ground cover, a green wall at the public open space, and a green roof with a variety of sedum trays plantings.

Thank you,

A handwritten signature in cursive script that reads 'Jeffrey Glad'.

Jeffrey Glad

Project Manager/Designer