



ARCHITECTURE, PROGRAMMING, ACCESSIBLE DESIGN, INTERIOR DESIGN

May 5, 2025

From: Jeffrey Glad  
Medici Architects  
425.453.9298  
jeff@mediciarchitects.com

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

**RE:** DSR24-010 Second Request for Information

**Project Name:** 2900 78<sup>th</sup> Ave SE

**Project Address:** 2900 78<sup>th</sup> Ave SE

**Building Permit Number:** DSR24-010

Dear Ryan,

Please see the following itemized responses to your request for information dated March 18, 2025.

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**DSR24-010 Second Request for Information**

1. The Applicant shall provide an analysis of how the proposed development is consistent with the Building Division comments in the letter dated March 7, 2025. See attached.

**Response: Responses to the Building Division comments are provided. Please see section below.**

2. The Applicant shall provide an engineering design for the new driveway apron, extending from the curb on 78th Ave SE to the property line. The design must ensure that the sidewalk and crosswalk align with ADA compliance standards. The layout shall accommodate the crosswalk with proper transitions and clearances.

**Response: A meeting was held on 3/21/2025 with Ruji Ding and Ryan Harriman that provided direction for the design team's response to this item. Thank you for meeting with us. Please see attached consolidated Civil set illustrating the revised ADA compliant crosswalk and curb cut design as requested. This change is also updated in the revised Design Review Package dated 05/05/2025.**



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3. Provide a formal update to the Site Development Permit, 2207-281, so it is consistent with the plans established under DSR24-010.

**Response: A formal update to the Site Development Permit, 2207-281, was uploaded to the City of Mercer Island portal. Matching the previous submission, the documents uploaded are:**

- Updated Application with coordinated project information
  - Updated Code Criterial Compliance Matrix
  - Updated Correction Response Letter
  - Updated Plan Set
  - Updated Public Comments
  - Updated SEPA checklist.
4. Parking spaces in tandem shall count towards meeting minimum parking requirements at a rate of one space for every 20 linear feet with any necessary provisions for turning radius. According to the MICC, "tandem" is defined as having two or more vehicles, one in front of or behind the others with a single means of ingress and egress. It is unclear whether the proposed parking area meets this standard and if the parking stalls within the eastern bounds of the parking area have enough space to allow for safe ingress and egress. Provide analysis that demonstrates vehicles can safely reverse out of the parking stalls.

**Response: The proposed tandem stalls do not meet the 20 linear feet standard and are removed from the project. A parking analysis is included in the updated Design Review package demonstrating that a vehicle can safely reverse out of the last parking stall on the east side of the parking lot. See page 4 of the updated Design Review package.**

5. 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: The Code Compliance Matrix has been updated to reflect the changes in the proposal and is included in the revised submission.**

#### **Building Division Comments dated March 7, 2025**

1. Applicable construction codes can be found in MICC 17.14.010 Section 101. The vesting of construction codes is address in MICC 17.14.101 Section 105.3.4. As of the date of this letter, a complete application for a building permit has not been received for the scope described in this DSR. Washington State has adopted the 2021 code cycle effective March 15, 2024.

**Response: Noted. Thank you. The 2021 IBC with Washington State Amendments will be used for the building permit.**



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2. A 2nd stairway has been added to the plan layouts, but the exit access separation does not appear to conform to WSBC 1007, which requires that the access be separated by not less than 50% of the largest diagonal measurement of the building.

**Response: Per Section 1007.1.1 Exception 2, if an automatic sprinkler system is provided, the separation distance shall be not less than one-third of the length of the maximum overall diagonal dimension of the area served. The proposed building is fully sprinklered. A code and egress analysis will be provided with the Building Permit application illustrating exit access separation compliance.**

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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,

Jeffrey Glad  
Project Manager/Designer  
425.453.9298  
jeff@mediciarchitects.com