

Ryan Harriman

From: Andrew Leon
Sent: Tuesday, February 21, 2023 8:25 AM
To: Ryan Harriman
Subject: FW: Totally Against DSR22-014 Baskin Robbins Proposed 10-unit building

From: Carolyn Boatsman <carolyn.boatsman@mercergov.org>
Sent: Monday, February 20, 2023 6:22 PM
To: Sarah Fletcher <fletchsa1@gmail.com>
Cc: Andrew Leon <andrew.leon@mercerisland.gov>
Subject: Re: Totally Against DSR22-014 Baskin Robbins Proposed 10-unit building

Hi Sarah. I wanted to let you know that this is not a matter that comes before the Planning Commission. Thank you for your interest in the issue and for writing.

Best,
Carolyn Boatsman

From: Sarah Fletcher <fletchsa1@gmail.com>
Sent: Sunday, February 19, 2023 7:04 PM
To: Andrew Leon <andrew.leon@mercerisland.gov>; Jeff Thomas <jeff.thomas@mercerisland.gov>; Planning Commission <Planning.Commission@mercergov.org>; Design Commission <Design.Commission@mercergov.org>
Subject: Totally Against DSR22-014 Baskin Robbins Proposed 10-unit building

Hello, I want the owner to know that I am totally against his proposed 10-unit apartment building and to let the owner know that his proposed apartment building is more for investment purposes, rather than what is good for our community. What connection he/she has to Mercer Island. Any?

Does he/she plan on living in the development when it is complete? If not, why not?

And does the owner have to go with this architect firm, could he go with another architect firm? It looks like a prison block. And quite frankly, I do not know why they have put stilts as part of the design? There is absolutely not one redeeming feature of the building and I don't quite know what the architects thought the owner wanted and why he thinks this design is what Mercer Islanders want in the Town Center core.

Intake City staffmember is to blame.

What I don't understand is why did the City staffmember who is the first point of contact with the owner/architect not explain to them that this location is in the core of the Town Center and it is to be commercial? Did that intake person discuss the proposal with anyone else in the City, like the City council, the mayor, the head of the DSG, the city manager, who? And did someone tell them to approve the project for non-commercial? It is just that the city staffmember could have saved us all a lot of time and trouble and the architects could have gone back to the owner and explained this fact and the architects could have come up with a design which was more for commercial purposes, rather than just apartments.

Issues with the Design:

On the Design Commission's own website it specifically states:

"The **primary focus of commercial uses** is intended to be in the core of the Town Center"

How do they think that an apartment only building in the core is **commercially focused**?

The Condo/Apartment building next door.

Did anyone think of consulting with the residents nextdoor before coming up with this apartment building? And what did they say? That they were all for it? And what should happen should a lot of the residents of the apartment next door all move out leaving an empty building? What compensation will there be for the owners of the apartment building next door?

Why does anyone think that someone would want to rent an apartment in this proposed building? Is there going to be an ice cream parlor, gym room, swimming pool, anything for residents?

a) What will the distance be between the condo/apartment building next door and this proposed building?

b) will it block the light of the neighbors next door?

c) will it block their view?

d) will neighbors look into each others' bedrooms and if they think they will not, how do they come by that?

e) will there be daylight planing on that side",

f) will there be daylight planing on the 78th Ave SE side?

g) will there be stepping back of upper stories to reduce building mass and maintain light and air?

And with regard to the daylight plane,

h) where does it say that modulation can be used in lieu of daylight plane? It has:

"The push and pull of the building masses along with the articulation of the balconies help create **modulation** that is highly visible from the street while the change in materials help to accentuate those forms. While the main materials are white aluminum cladding and gray Trespa, the vertical form above the public open space is accented with Trespa's Lumen panels with an oblique finish. This is a combination of a matte and gloss finish that will reflect the light differently as the sun moves across the sky."

It is all very well talking about the "reflections of the light," but I doubt very much the neighbors next door or behind will even see the daylight let alone "reflections of light."

i) Will they see any reflections of light?

They need to go back to the drawing board and come up with a plan in which the neighbors will be able to see the daylight and that pedestrians walking by will not feel like this building overwhelms them, in other words, they need to come back with a design which shows the daylight planing and not modulation.

Public Open Space

a) Will the public open space be big enough for people to gather and eat ice cream?

b) how many people do you think could fit into that public space?

c) would any of you want this building if you were in the neighboring building) and

d) why?

Through-Block

With regard to the through-block and enhance pedestrian access.

a) What through-block is proposed?

b) where is it supposed to be a through-block to exactly?

c) If drivers drive up 29th St or if people walk by, what screening is being proposed apart from that ugly concrete massive wall?

d) Won't the bright lights of the cars shine into the units? If you think not, how do you come by that?

Parking

a) Will there be any on-street parking, parking behind the building?

It has in The Comprehensive Plan:

"Pedestrian-oriented and customer intensive retail businesses and offices **are encouraged** to locate on the street level to promote active use of sidewalks by pedestrians, thus increasing the activity level and economic viability of the Town Center."

b) Is there going to be any retail within the building? No, there is not, so how are they going to "promote active use of sidewalks by pedestrians and how exactly will the activity level be increased with this project?"

If you look at the google maps, [2899 78th Ave SE - Google Maps](#)



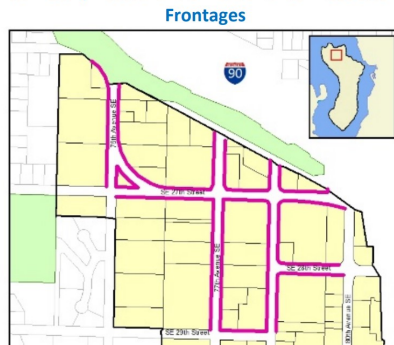
and look at page 7 of the Ordinance, you will see that it is clearly marked in pink (3 stories), not blue: [Microsoft Word - ORD16C-06.docx \(mercerisland.gov\)](#)



I don't think they realize when they state: the proposed development provides stacked **multi-family residences** with primary pedestrian and vehicular access from 78th Ave SE." It is not 'multi-family

And it has where **RETAIL IS REQUIRED**, but the proposed building is not offering any retail. See map below:

Figure 2— Area of Required Retail, Restaurant or Personal Services Use Along Ground Floor Street



"Setbacks. a. 78th Avenue SE. All structures shall be set back so that space is provided for at least 15 feet of sidewalk between the structure and the face of the street curb, excluding locations where the curblines is interrupted by parking

pockets. Additional setbacks are encouraged to provide space for more pedestrian-oriented activities and to accommodate street trees and parking pockets"

- a) Will there be a 15ft setback between the building and the street curb or is the public space part of the sidewalk and
- b) are they planting trees and having a parking pocket if not, why not?

"6. Entrances. Building entrances should concentrate along the sidewalk and should be physically and visually inviting. Entrance doors shall be recessed from the façade surface to emphasize the entrance and provide a sheltered transition to the interior of the building. Special paving treatments and/or landscaping should be used to enhance the entrance. Pedestrian walkways with wheelchair ramps at least 8 feet wide should be constructed between the sidewalk and building entrances."

- a) Shall the entrance doors be recessed? If they are not, then aren't they supposed to make them recess it and if not, what then?

"8. Residential Uses on Ground Floor. Where permitted, residential uses on the ground floor shall comply with the standards in MICC 19.11.060.E.2.e

e. Where ground level residential uses front onto the through-block connection the building **must feature at least one of the public/private space transition elements described below:**

i. *Raised deck or porch option.* Provide at least a 60-square-foot porch or deck raised at least one foot above grade. The porch or deck must be at least six feet wide, measured perpendicular to the building face. A low fence, rail or planting, which is two feet to four feet high, is encouraged between the through-block connection and the deck or porch. A porch roof or weather protection is encouraged. The design should consider accessibility.

ii. *Private open space option.* Provide a private open space at least ten feet wide between the face of the residence and the edge of the through-block connection. The space may be paved or landscaped. **A low fence, rail or planting which is two to four feet high shall be provided between the through-block connection and the open space.**

iii. *Landscaped area.* Provide a **landscaped area at least ten feet wide between the face of the building and the edge of the through-block connection.** The plantings must reach three feet high within three years after planting.

iv. *Raised ground floor.* If the residence's ground floor is at least three feet above the grade adjacent to the building, then the landscaped area in option (iii), above, may be reduced to four feet wide.

v. Other transition design measures that adequately protect the privacy and comfort of the residential unit and the attractiveness and usefulness of the pathway at least as effectively as options (i) through (iv) above, as determined by the design commission.

Figure 8 -Acceptable Public/Private Transitional Space Design between Through-Block Connections and Ground Level Residential Units



Which design will the proposed building look like above? From what I have seen, it looks like there is a massive cement wall in front of the building.

And are they providing public parking because if they are not, then it has:

2. **If public parking is not provided** pursuant to MICC 19.11.130(B)(5), then the following applies: a. **A minimum of 60% of the ground floor street frontage shall be occupied by one or more of the following permitted uses: retail, restaurant, and/or personal service use. "**

It is 100% apartment rental, they are not providing public parking, so how can you approve this apartment building? They offer nothing.

And goes on to say:

"c. If the bases of the opposite building facades are at approximately the same elevation, then the building height at any point between the facades can never exceed the maximum permitted building height. **If the bases of the opposite building facades are not at approximately the same elevation, then the building must be configured to go down in height as between the higher and lower facades in a manner similar to Figure 4 or in an equivalent manner such that the average of the building heights calculated between the facades is approximately equal to or less than the maximum permitted building height.**

So what is it going to be - at the same height or lower?

And is there going to be a loading zone?

"3. Loading Space. Off-street loading space with access to a public street **shall be required** adjacent to or within or underneath each building. Such loading space shall be of adequate size to accommodate the maximum number and size of vehicles simultaneously loaded or unloaded in connection with the business or businesses conducted in the building."

Affordability Housing

For 4 and 5 story buildings, the required affordable housing units must be affordable at the 60% of median income level for rental housing or 90% of median income level for ownership housing.

How much do they plan on renting each unit for?

It is not up to the developer to put a bike rack on the public sidewalk. If the sidewalk is 8ft wide, how wide is the sidewalk to enable a bike rack? Is it not going to block the sidewalk?

"a bike rack is proposed on the public sidewalk next to the walkway and public open space, and a clock is proposed on the recessed portion of the building directly above the building entry and public open space."

Who cares about a clock? Are they trying to put a clock in to get some variance?

"At least two linear feet of seating surfaces per 100 square feet of space should be provided. To qualify, seating surfaces shall be a minimum of 18 inches in depth. At least half the seating should have seat backs and have surfaces made of wood, rather than metal, stone or concrete.

Parking and Layout of 78th Ave SE between 27th St and 32nd St, it doesn't look like the parking is correct for this project. Where do they propose to put the required parking bays as per the code (see graph below)? They are removing the current parking bays: And what do they mean by "**shared parking**?" Shared with who exactly? And where do they think the guests of the apartment dwellers will be parking or if they have more than one car per unit? And please do not tell me that a renter is going to be paying a monthly parking rate, but that they will have to move their car so that it can be shared with God knows who? Who came up with such a daft proposal if that is what the architect is proposing?



B. Development and Design Standards. 1. Parking Requirements. a. Minimum Number of Parking Stalls Required. All new development and remodels greater than 10 percent of the existing gross floor area shall provide at least the number of parking stalls set forth in the following table

"1 to 1.4 per unit. Site specific deviations to allow less than 1 stall per unit may be allowed based on a detailed parking analysis and with approval of the code official."

Who is the "code official? And why give that person all the power? Please make sure the code official does not give them a variance of less than one parking bay (not shared) per unit.

Drive-in to the underground parking.

Where is the entrance going to be in order to get into the underground parking? If I am driving up 29th St, how do you expect drivers to get into the underground parking? Is there going to need to be a four-way traffic stop at that intersection? And will there be enough room for the garbage truck to turn around and enter from 78th Ave SE or from 29th St?

a) Are you going to make them do a traffic impact study and if not why not?

b) Is the underground parking height high enough for trucks to drive into the building?

Landscaping

It says that 3,250 sf of sedum trays on the roof, but if you look at the plans on page 7, it does not show 3,250 sf of sedum trays, it shows a portion. And are you trying to say, that they can go across the road, buy a few trays of sedum and put them on the roof, and that is sufficient?

As I am a layman and don't know how to read plans, how much exactly is it showing? I

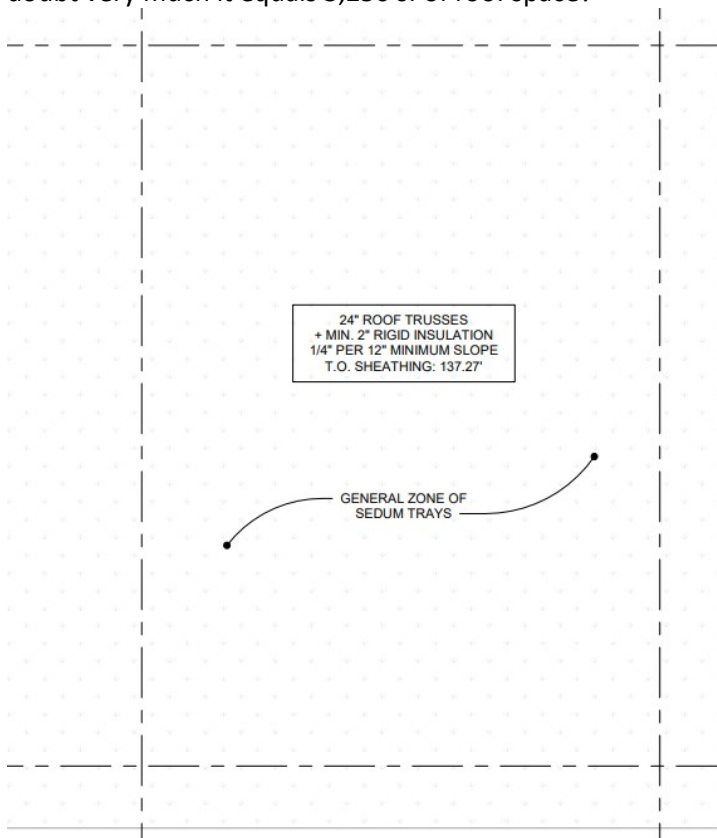
- Green Roof – This will be largest portion of landscaping on site. There will be approximately 3,250 SF of sedum trays on the roof, which 1,625 SF will count towards the requirement.

a) And what happens if the greenery dies?

b) That would mean that they are below their landscaping requirement, what happens if they fall below the required landscaping requirement?

b) Is someone going to be watering the sedum?

If you look at the plans, it has a section of the roof as for the sedum trays on a portion and not even on the whole roof, I doubt very much it equals 3,250 sf of roof space?



b. Green roof. Green roofs qualify as a landscaped surface at a 50% rate (i.e., 2 sf of green roof qualifies as 1 sf of landscaped area)

Is the roof going to be sloped or flat? It is hard to tell.

Tree Removal

It states that trees 8 through 10 are to be removed, but if you look at the photographs, they are on City property, not even on the developer's property.

- a) What right do they have to remove any City trees regardless of whether they are significant or otherwise?
- b) Where does it say anything in the code that a developer can remove city-property trees? Please make sure that they do not remove any City right of way trees.

"8. Sawleaf Zelkova (*Ulmus serrulata*). 4" DSH. Insignificant tree. 9. Sawleaf Zelkova (*Ulmus serrulata*). 5" DSH. Insignificant tree. 10. Sawleaf Zelkova (*Ulmus serrulata*). 4" DSH. Insignificant trees."



And with regard to the fenestration, it has:

"b. Ground Floor Windows and Doors. Major new construction along 77th Avenue SE, 78th Avenue SE and SE 27th Street, within the TC-5, TC-4 and TC-4 Plus sub-areas, shall have at least 75 percent of the length of the **ground-floor façade between the height of two feet and seven feet devoted to windows and doors affording views into retail, office, or lobby space.**"

If you look at the proposed design, it looks like people will be looking at a cement wall, is that allowed?

Is it going to have the ground floor (NOT BASEMENT) between the height of 2ft and 7ft devoted to windows and doors affording views into retail, office or lobby space? It doesn't sound like it is, is it?

Colors

Whoever chose the colors has to either not have been to the site or they are color blind. It has: "that the color should be considered **in relation to the surrounding buildings**. I am sorry, but does anyone see black and grey buildings surrounding the proposed building? I don't. Please show me where the other black and grey buildings are. I posted above showing the layout. How did they come up with this ugly color scheme? Should you approve this, please ask the surrounding buildings what colors they have and go with the same colors, but just not with these awful colors.

"19.11.110 Materials and Color A. Objectives. Textured high quality materials and colors should bring a visually interesting experience into the streetscape. Color should be carefully considered **in relation to the overall design of the building and surrounding buildings.**"

5. Harmonious Range of Colors. A **harmonious** range of colors should be used within the Town Center. Neon or very bright colors, which have the effect of unreasonably setting the building apart from other adjacent buildings on the street, should not be used."

Harmonious, not depressing colors which are not complimentary. Please do not allow blacks, grey and white when the other colors are all creams, and soft colors. Why do they want the building to stand out and not compliment the other buildings?

Have you seen the colors they are proposing on using? They are black, grey and white, nothing like the surrounding building colors and certainly nothing complimentary. Who advised the architects to use these depressing colors? If you said it was going to be a prison block, I would think that the colors they chose are an excellent choice of colors.

I am sorry, sorry that no-one from the City explained to the owner/ architects that what they are proposing is not conducive to the Town Center core and that it is preferable if they designed a commercial business which was not so tall. What is also disappointing is that the franchise owner of the Baskin Robbins wanted to continue selling ice cream, but that she was thrown out and for what? An ugly apartment building which I don't know of one person who wants it. Where do they want the children to go to get their ice cream now? We have lost all the ice cream parlors, Baskin Robbins was the last one.

Whatever is built is going to be the ruin of our Town Center forever more. I sincerely hope the architects to back to the drawing board and come up with something nicer and more in keeping with a thriving town center.

Sarah Fletcher
Mercer Island

Ryan Harriman

From: Andrew Leon
Sent: Tuesday, February 21, 2023 8:25 AM
To: Ryan Harriman
Subject: FW: PERMIT DSR22-014

From: Carolyn Boatsman <carolyn.boatsman@mercergov.org>
Sent: Monday, February 20, 2023 6:18 PM
To: Lisa L <lisa@lackland.com>
Cc: Andrew Leon <andrew.leon@mercerisland.gov>
Subject: Re: PERMIT DSR22-014

Hello Lisa. I appreciate you writing to me about this matter. I just wanted to let you know that it is not one that comes before the Planning Commission.

Best,
Carolyn Boatsman

From: Lisa L <lisa@lackland.com>
Sent: Saturday, February 18, 2023 10:03 AM
To: Andrew Leon <andrew.leon@mercerisland.gov>; Planning Commission <Planning.Commission@mercergov.org>
Subject: PERMIT DSR22-014

To Mr Leon and the Planning Commission:

I am a resident and homeowner of 66th Ave SE on Mercer Island. My family has roots on the island going back six decades.

I understand that the Baskin Robbins location on the island has been purchased and there are permit proposals to tear down this eatery to be replaced by a four-story building of residential units and a garage.

I oppose this proposal.

There is already a large 4 to 5 unit building going up via the Xin Hua development across from this space, with very little parking. It is already a travesty that the Xin Hua project was approved -- please do not do it again at the BR location.

I am against the loss of further retail in our downtown core. We must preserve and protect what little retail space there is left for the citizens to enjoy a walkable and enjoyable downtown center. If we continue to remove such places, there will be less traffic and desire for local residents to be in the downtown area to support what is there.

We cannot afford to create a downtown that only becomes tall residential buildings at imposing heights of 4 and 5 stories with no retail, especially with a large company like Riot Games coming to the island. Residents and those working for businesses in the core will need places to eat and shop to maintain the integrity of the area and the special character of the island. If we do not support our small businesses and eateries and insist that retail space must remain in this location, we will continue to see a loss of community, gathering destination and vibrancy. We do not need more high-

density housing on the island. If I wanted to live in downtown Seattle, or Bellevue, I would move there. I choose to stay at my home on Mercer Island and want the quality of life to continue.

We need to create areas that preserve one and two-story buildings with associated retail, similar to downtown Kirkland, Edmonds, Issaquah and even Old Main in Bellevue. These cities understand the importance of small businesses and what it means to a community.

Very truly yours,
Lisa Lackland

Ryan Harriman

From: Catherine Lategan
Sent: Friday, February 10, 2023 11:09 AM
To: Kate Akyuz; Sarah Fletcher; Jessi Bon
Cc: Andrew Leon; Alison Van Gorp; Council; Planning Commission; Design Commission
Subject: RE: Question on the Baskin Robbins Project

Perhaps of interest....

I help lead some projects for a local owner with a few buildings in a suburban campus. We recently installed a green roof on a 52ksf steel and CLT Assembly building. We had to add quite a bit of steel to the roof, to support the green roof. Subsequently we started disclosing GHG reduction goals for embodied carbon. In the future, we may get into setting goals for embodied carbon too. We've been considering the merits of reduced heat island effect vs lowering embodied carbon. An interesting GHG calculation/tradeoff to ponder!

Catherine

Sent from [Mail](#) for Windows

From: [Kate Akyuz](#)
Sent: Friday, February 10, 2023 10:15 AM
To: [Sarah Fletcher](#); [Jessi Bon](#)
Cc: [Andrew Leon](#); [Alison Van Gorp](#); [Council](#); [Planning Commission](#); [Design Commission](#)
Subject: Re: Question on the Baskin Robbins Project

Hi Sarah,

A quick note on the Green Roofs comments of your letter.

Green roofs have building scale and city-scale cumulative effects that benefit all residents in communities where they are installed. This topic has been extensively studied by the federal government and due to their research and results, they are making heavy investments in green roofs for federal infrastructure because they have a significantly higher return on investment than conventional roofs.

The full text of the following excerpt can be found at:

<https://www.gsa.gov/governmentwide-initiatives/federal-highperformance-green-buildings/resource-library/integrative-strategies/green-roofs>

Benefits of well-designed, well-maintained green roofs

- **Stormwater Management:** Most urban and suburban areas contain large amounts of paved or constructed surfaces which prevent stormwater from being absorbed into the ground. The resulting excess runoff damages water quality by sweeping pollutants into water bodies. Green roofs can reduce the flow of stormwater from a roof by up to 65% and delay the flow rate by up to three hours.

- **Energy:** Green roofs reduce building energy use by cooling roofs and providing shading, thermal mass and insulation.
- **Biodiversity and Habitat:** Green roofs provide new urban habitat for plants and animals, like birds and insects, thereby increasing biodiversity.
- **Urban Heat Islands:** Cities are generally warmer than other areas, as concrete and asphalt absorb solar radiation, leading to increased energy consumption, heat-related illness and death, and air pollution. Green roofs can help reduce this effect.
- **Roof Longevity:** Green roofs are expected to last twice as long as conventional roofs
- **Aesthetics:** Green roofs can add beauty and value to buildings.

Green roof cost benefit analysis

- **GSA green roof report** estimated that green roofs on commercial and public buildings provide a payback, based on 50 year average annual savings, of about 6.2 years nationally, internal rate of return of 5.2%, and an ROI of 224%, based on a net present value of \$2.7/square foot.
- **Primary green roof costs** are related to installation and maintenance.
- **Primary economic benefits** of installing green roofs are lower energy costs, less frequent roof replacement due to greater durability, reduced stormwater management costs, and creation of job opportunities.

Here is significantly smaller case study, but it has more plain language if that is helpful. The results of this study are similar, ie green roofs have a higher return on investment than conventional roofs and have significant public health and environmental benefits.

https://www.epa.gov/sites/default/files/2018-09/documents/greenroofs_casestudy_kansascity.pdf

Kate

From: Sarah Fletcher <fletchsa1@gmail.com>

Sent: Wednesday, February 8, 2023 7:21 AM

To: Jessi Bon <jessi.bon@mercergov.org>

Cc: Andrew Leon <andrew.leon@mercerisland.gov>; Alison Van Gorp <alison.vangorp@mercergov.org>; Council <council@mercergov.org>; Planning Commission <Planning.Commission@mercergov.org>; Design Commission <Design.Commission@mercergov.org>

Subject: Fwd: Question on the Baskin Robbins Project

Hello, I just do not know how that Notice of Public Application even got to the point of being put up with the narrative that they have. What I don't understand is did it get passed the Design Commission and if so, why did they not tell them that this is the core and that commercial is supposed to be in the Town Core? And when it came to the submission, why did no member of staff like someone who would be at the Civic Center go over the narrative and ask them what they meant and that it has this in the code, that in the code, why is it up to citizens to go through? It feels like all what the architect has done is look at the previous Xing Hua submission and copied what they have said and changed a few things. And this business of putting trays of shrubs on a roof, And teh color paalette, they have grey, black and white. How on earth does that blend in to the surrounding buildings? Did anyone even bother going to the site and/or is the city staff person working from home and so they can't see what the surrounding building colors look like? I mean, how do those colors blend in wit the surrounding building color schemes? it looks like they could just go across the road from Rite Aid and buy some trays on plants and voila (green roof).

All I want is one answer as to what something means and no-one can give it to me.

will you please look at the process and see how this Application made it this far and whose job is it to go over the application?

Sarah Fletcher

----- Forwarded message -----

From: **Sarah Fletcher** <fletchsa1@gmail.com>

Date: Mon, Feb 6, 2023 at 5:32 PM

Subject: Re: Question on the Baskin Robbins Project

To: Alison Van Gorp <alison.vangorp@mercergov.org>, Andrew Leon <andrew.leon@mercerisland.gov>

Well, they have put "shared garage parking" in their narrative. All I am asking is what does that mean? Do you mean, both you and Andrew also don't know what it means? Could you please give me the definition in the current Code as to where I can find the definition? If there is no definition, then that is fine, but they specifically stated "shared garage parking" which all I am trying to get is what on earth that means. Or what does it mean to you? This is not what we want. A recession is coming and if you go by the empty condos where I live, 20 condos are empty and three are on the market for rental. How about someone looking at how many vacancies the multifamily buildings have in town?

Thanks.

Sarah Fletcher

On Mon, Feb 6, 2023 at 2:47 PM Alison Van Gorp <alison.vangorp@mercergov.org> wrote:

Hi Sarah – I understand your comments have been received and entered into the record. The applicant will be asked to respond to all comments received during the public comment period. The City is just beginning its review of the design review application for conformance with the city code. Nothing has been approved at this point.

-Alison

From: Sarah Fletcher <fletchsa1@gmail.com>

Sent: Thursday, February 2, 2023 6:01 PM

To: Alison Van Gorp <alison.vangorp@mercergov.org>

Subject: Fwd: Question on the Baskin Robbins Project

Hello Alison, as ombudsman, would you like to please explain what this shared garage parking is and has the City approved it? Thank you.

Sarah Fletcher

----- Forwarded message -----

From: **Sarah Fletcher** <fletchsa1@gmail.com>

Date: Wed, Feb 1, 2023 at 7:41 PM

Subject: Re: Question on the Baskin Robbins Project

To: Andrew Leon <andrew.leon@mercerisland.gov>

Hello Andrew, I have a whole lot of comments in. I had some specific questions as to what the City means by "shared garage parking. What does it mean?

Thanks.

Sarah

On Wed, Feb 1, 2023 at 4:10 PM Andrew Leon <andrew.leon@mercerisland.gov> wrote:

Hello,

Thank you for commenting on the proposal to construct a 10-unit apartment building at 2900 78th Ave SE, as processed under permit number DSR22-014. You have been added as a party of record for this permit.

Thanks,

Andrew Leon

Planner

City of Mercer Island – Community Planning and Development Department

206-275-7720 | mercerisland.gov/cpd

Notice: Emails and attachments may be subject to disclosure pursuant to the Public Records Act (chapter 42.56 RCW).

The City of Mercer Island utilizes a hybrid working environment. Please see the City's [Facility and Program Information](#) page for City Hall and City service hours of operation.

From: Sarah Fletcher <fletchsa1@gmail.com>

Sent: Tuesday, January 31, 2023 6:03 PM

To: Andrew Leon <andrew.leon@mercerisland.gov>

Subject: Re: Question on the Baskin Robbins Project

Sorry, and I have another question. Do you happen to know whether any of the new multi-family buildings got any affordable housing documents recorded and is Baskin Robbins' owner going to record the affordable housing document? Please don't tell me that no-one recorded the affordability agreement and if no-one did, what happens then? Thank you

This is what it says in the City Code:

“The agreement shall be recorded with King County department of records and elections and shall constitute a covenant running with the land. Affordable housing units shall remain as affordable housing for a **minimum of 50 years** from the date of initial owner occupancy for owner affordable units and for the life of the project for rental affordable housing units.”

On Tue, Jan 31, 2023 at 5:47 PM Sarah Fletcher <fletchsa1@gmail.com> wrote:

Hello, what exactly does the architect mean by "shared garage parking?" Is this allowed per the Code and if not, what is not allowed exactly? They plan on having one vehicle per unit, one ADA van parking space, who exactly are they planning on sharing the parking bays with and if it is QFC, does QFC know and is there an agreement in place with QFC to share the parking with them? I will let people know on Nextdoor.

Thanks.

Sarah Fletcher

Andrew Leon

From: Charlene Bohbot <charlenebohbot@icloud.com>
Sent: Friday, February 3, 2023 6:54 AM
To: Andrew Leon
Subject: Against the 10 unit build at Baskin Robbins

Hi Andrew, Mercer Island does not have the infrastructure for 10 unit living. The more we build out Mercer the more it will loose its safe family centered vibe. Please say no to this application. Lets put a retail there, because we need more little shops then we need more people.

Sent from my iPhone

Andrew Leon

From: Jaqueline Tacher <jaqueline.tacher@gmail.com>
Sent: Monday, January 30, 2023 7:20 PM
To: Andrew Leon
Cc: 'Bob Tacher'
Subject: Proposal for Baskin Robbins site

Dear Andrew,

NO, NO, NO, NO. I just read the proposal for the Baskin-Robbins site. I am a 46 year resident of Mercer Island. My husband and I (along with our long time resident friends) bemoan the loss of retail and especially restaurants. The high density housing that clogs the central business district has priced out decent restaurants. That is a tragic loss. Why do the 25,000 residents of this city have to go off island to eat? We have lost a great measure of the quality of life on the island. Sure we have lovely parks which we enjoy, but how about the great number of us who want to drive through town without traffic and go to a nice restaurant, even a family restaurant? Dining with character is a measure of what provides a quality lifestyle. What happened to the requirement that new commercial construction had to have retail on the ground floor?

Sincerely,
Jaqueline Tacher

Andrew Leon

From: Jeff Goldstein <jpgoldstein56@icloud.com>
Sent: Sunday, January 29, 2023 9:03 AM
To: Andrew Leon
Subject: File No DSR22-014

Sir,

I am writing to express my strong disapproval of allowing this project or any other residential project going forward on this site.

The downtown core, which was already lacking a significant retail presence to serve the growing population of Mercer Island, has already been severely crippled by both covid and the emptying store fronts in anticipation of the Xing Hau Project. What is needed are more retail establishments in the city core, not less.

The benefits of legislation enacted by the state, county, and city in an effort to fight climate change and lessen traffic congestion would largely be undone on Mercer Island if we fail to keep Islanders on the Island to meet their everyday retail needs.

With hundreds of new residents expected across the street in the Zing Hau project, the best way to limit their car usage, as well as others on MI, would be to provide them with eating and shopping options within walking distance. In a short while, this location will prove to be a highly desirable property ideal for just that. This needs to be planned for now before it's too late.

Respectfully,

Jeff Goldstein

Sent from my iPhone

Ryan Harriman

From: Andrew Leon
Sent: Monday, February 20, 2023 11:32 AM
To: Ryan Harriman
Subject: FW: PERMIT DSR22-014

-----Original Message-----

From: Lisa Lackland <lblackland@gmail.com>
Sent: Saturday, February 18, 2023 11:30 AM
To: Andrew Leon <andrew.leon@mercerisland.gov>; Planning Commission <Planning.Commission@mercergov.org>
Subject: PERMIT DSR22-014

> To Mr Leon and the Planning Commission:

>

> I am a resident and homeowner of 66th Ave SE on Mercer Island. My family has roots on the island going back six decades.

>

> I understand that the Baskin Robbins location on the island has been purchased and there are permit proposals to tear down this eatery to be replaced by a four-story building of residential units and a garage.

>

> I oppose this proposal.

>

> There is already a large 4 to 5 unit building going up via the Xin Hua development across from this space, with very little parking. It is already a travesty that the Xin Hua project was approved -- please do not do it again at the BR location.

>

> I am against the loss of further retail in our downtown core. We must preserve and protect what little retail space there is left for the citizens to enjoy a walkable and enjoyable downtown center. If we continue to remove such places, there will be less traffic and desire for local residents to be in the downtown area to support what is there.

>

> We cannot afford to create a downtown that only becomes tall residential buildings at imposing heights of 4 and 5 stories with no retail, especially with a large company like Riot Games coming to the island. Residents and those working for businesses in the core will need places to eat and shop to maintain the integrity of the area and the special character of the island. If we do not support our small businesses and eateries and insist that retail space must remain in this location, we will continue to see a loss of community, gathering destination and vibrancy. We do not need more high-density housing on the island. If I wanted to live in downtown Seattle, or Bellevue, I would move there. I choose to stay at my home on Mercer Island and want the quality of life to continue.

>

> We need to create areas that preserve one and two-story buildings with associated retail, similar to downtown Kirkland, Edmonds, Issaquah and even Old Main in Bellevue. These cities understand the importance of small businesses and what it means to a community.

>

> Very truly yours,

> John Lackland

>

Ryan Harriman

From: Julien Kern <julien.kern@gmail.com>
Sent: Sunday, February 12, 2023 1:07 PM
To: Planning Commission; Andrew Leon
Subject: PERMIT DSR22-014 - Objection to Commercial conversion to Multi-Family

Hello, I am writing on behalf of myself and my husband as concerned community members of Mercer Island.

I understand Baskin Robbins is proposed to be torn down for a 4-story with garage multifamily building. I strongly believe we need to protect the Baskin Robbins location to remain zoned for retail. While tiny, it is perfect for a deli, cafe, boba tea or a spot that does not require a lot of seating. We are slowly losing all the small businesses in town center, and we need to protect the walkability and commercial mix of our downtown center. Without a location like this one, it will be impossible to attract retail tenants. Whereas there are other places on the island where a multi-family can be built.

We should be looking to Kirkland where they have preserved certain areas to remain only at 1 or 2 story maximum height and have shopping and eating blocks with parking. Right now, since we do not have enough offerings, residents go off island to do their shopping instead of supporting local businesses. We need to work hard and intentionally to create our community, not just another disconnected residential suburb.

My perspective is also as a real estate attorney. I know how this story goes. While the city may meet a short-term goal, the long-term effect will be damaging.

Please share the public hearing and comment period for this Permit.

Thank you,
Julien and David Kern
8551 SE 80th Street
MI, WA 98040

Ryan Harriman

From: Kate Akyuz
Sent: Friday, February 10, 2023 10:15 AM
To: Sarah Fletcher; Jessi Bon
Cc: Andrew Leon; Alison Van Gorp; Council; Planning Commission; Design Commission
Subject: Re: Question on the Baskin Robbins Project

Hi Sarah,

A quick note on the Green Roofs comments of your letter.

Green roofs have building scale and city-scale cumulative effects that benefit all residents in communities where they are installed. This topic has been extensively studied by the federal government and due to their research and results, they are making heavy investments in green roofs for federal infrastructure because they have a significantly higher return on investment than conventional roofs.

The full text of the following excerpt can be found at:

<https://www.gsa.gov/governmentwide-initiatives/federal-highperformance-green-buildings/resource-library/integrative-strategies/green-roofs>

Benefits of well-designed, well-maintained green roofs

- **Stormwater Management:** Most urban and suburban areas contain large amounts of paved or constructed surfaces which prevent stormwater from being absorbed into the ground. The resulting excess runoff damages water quality by sweeping pollutants into water bodies. Green roofs can reduce the flow of stormwater from a roof by up to 65% and delay the flow rate by up to three hours.
- **Energy:** Green roofs reduce building energy use by cooling roofs and providing shading, thermal mass and insulation.
- **Biodiversity and Habitat:** Green roofs provide new urban habitat for plants and animals, like birds and insects, thereby increasing biodiversity.
- **Urban Heat Islands:** Cities are generally warmer than other areas, as concrete and asphalt absorb solar radiation, leading to increased energy consumption, heat-related illness and death, and air pollution. Green roofs can help reduce this effect.
- **Roof Longevity:** Green roofs are expected to last twice as long as conventional roofs
- **Aesthetics:** Green roofs can add beauty and value to buildings.

Green roof cost benefit analysis

- **GSA green roof report** estimated that green roofs on commercial and public buildings provide a payback, based on 50 year average annual savings, of about 6.2 years nationally, internal rate of return of 5.2%, and an ROI of 224%, based on a net present value of \$2.7/square foot.
- **Primary green roof costs** are related to installation and maintenance.
- **Primary economic benefits** of installing green roofs are lower energy costs, less frequent roof replacement due to greater durability, reduced stormwater management costs, and creation of job opportunities.

Here is significantly smaller case study, but it has more plain language if that is helpful. The results of this study are similar, ie green roofs have a higher return on investment than conventional roofs and have significant public health and environmental benefits.

https://www.epa.gov/sites/default/files/2018-09/documents/greenroofs_casestudy_kansascity.pdf

Kate

From: Sarah Fletcher <fletchsa1@gmail.com>

Sent: Wednesday, February 8, 2023 7:21 AM

To: Jessi Bon <jessi.bon@mercergov.org>

Cc: Andrew Leon <andrew.leon@mercerisland.gov>; Alison Van Gorp <alison.vangorp@mercergov.org>; Council <council@mercergov.org>; Planning Commission <Planning.Commission@mercergov.org>; Design Commission <Design.Commission@mercergov.org>

Subject: Fwd: Question on the Baskin Robbins Project

Hello, I just do not know how that Notice of Public Application even got to the point of being put up with the narrative that they have. What I don't understand is did it get passed the Design Commission and if so, why did they not tell them that this is the core and that commercial is supposed to be in the Town Core? And when it came to the submission, why did no member of staff like someone who would be at the Civic Center go over the narrative and ask them what they meant and that it has this in the code, that in the code, why is it up to citizens to go through? It feels like all what the architect has done is look at the previous Xing Hua submission and copied what they have said and changed a few things. And this business of putting trays of shrubs on a roof, And teh color paalette, they have grey, black and white. How on earth does that blend in to the surrounding buildings? Did anyone even bother going to the site and/or is the city staff person working from home and so they can't see what the surrounding building colors look like? I mean, how do those colors blend in wit the surrounding building color schemes? it looks like they could just go across the road from Rite Aid and buy some trays on plants and voila (green roof).

All I want is one answer as to what something means and no-one can give it to me.

will you please look at the process and see how this Application made it this far and whose job is it to go over the application?

Sarah Fletcher

----- Forwarded message -----

From: Sarah Fletcher <fletchsa1@gmail.com>

Date: Mon, Feb 6, 2023 at 5:32 PM

Subject: Re: Question on the Baskin Robbins Project

To: Alison Van Gorp <alison.vangorp@mercergov.org>, Andrew Leon <andrew.leon@mercerisland.gov>

Well, they have put "shared garage parking" in their narrative. All I am asking is what does that mean? Do you mean, both you and Andrew also don't know what it means? Could you please give me the definition in the current Code as to where I can find the definition? If there is no definition, then that is fine, but they specifically stated "shared garage parking" which all I am trying to get is what on earth that means. Or what does it mean to you? This is not what we want. A recession is coming and if you go by the empty condos where I live, 20 condos are empty and three are on the market for rental. How about someone looking at hos many vacancies the multifamily buildings have in town?

Thanks.

Sarah Fletcher

On Mon, Feb 6, 2023 at 2:47 PM Alison Van Gorp <alison.vangorp@mercergov.org> wrote:

Hi Sarah – I understand your comments have been received and entered into the record. The applicant will be asked to respond to all comments received during the public comment period. The City is just beginning its review of the design review application for conformance with the city code. Nothing has been approved at this point.

-Alison

From: Sarah Fletcher <fletchsa1@gmail.com>
Sent: Thursday, February 2, 2023 6:01 PM
To: Alison Van Gorp <alison.vangorp@mercergov.org>
Subject: Fwd: Question on the Baskin Robbins Project

Hello Alison, as ombudsman, would you like to please explain what this shared garage parking is and has the City approved it? Thank you.

Sarah Fletcher

----- Forwarded message -----

From: Sarah Fletcher <fletchsa1@gmail.com>
Date: Wed, Feb 1, 2023 at 7:41 PM
Subject: Re: Question on the Baskin Robbins Project
To: Andrew Leon <andrew.leon@mercerisland.gov>

Hello Andrew, I have a whole lot of comments in. I had some specific questions as to what the City means by "shared garage parking. What does it mean?
Thanks.

Sarah

On Wed, Feb 1, 2023 at 4:10 PM Andrew Leon <andrew.leon@mercerisland.gov> wrote:

Hello,

Thank you for commenting on the proposal to construct a 10-unit apartment building at 2900 78th Ave SE, as processed under permit number DSR22-014. You have been added as a party of record for this permit.

Thanks,

Andrew Leon

Planner

City of Mercer Island – Community Planning and Development Department

206-275-7720 | mercerisland.gov/cpd

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The City of Mercer Island utilizes a hybrid working environment. Please see the City's [Facility and Program Information](#) page for City Hall and City service hours of operation.

From: Sarah Fletcher <fletchsa1@gmail.com>
Sent: Tuesday, January 31, 2023 6:03 PM
To: Andrew Leon <andrew.leon@mercerisland.gov>
Subject: Re: Question on the Baskin Robbins Project

Sorry, and I have another question. Do you happen to know whether any of the new multi-family buildings got any affordable housing documents recorded and is Baskin Robbins' owner going to record the affordable housing

document? Please don't tell me that no-one recorded the affordability agreement and if no-one did, what happens then? Thank you

This is what it says in the City Code:

“The agreement shall be recorded with King County department of records and elections and shall constitute a covenant running with the land. Affordable housing units shall remain as affordable housing for a **minimum of 50 years** from the date of initial owner occupancy for owner affordable units and for the life of the project for rental affordable housing units.”

On Tue, Jan 31, 2023 at 5:47 PM Sarah Fletcher <fletchsa1@gmail.com> wrote:

Hello, what exactly does the architect mean by "shared garage parking?" Is this allowed per the Code and if not, what is not allowed exactly? They plan on having one vehicle per unit, one ADA van parking space, who exactly are they planning on sharing the parking bays with and if it is QFC, does QFC know and is there an agreement in place with QFC to share the parking with them? I will let people know on Nextdoor.

Thanks.

Sarah Fletcher

Andrew Leon

From: Kelly <yogakel@yahoo.com>
Sent: Sunday, January 29, 2023 10:13 AM
To: Andrew Leon
Subject: reference File No DSR22-014.

Hi Andrew,

I am writing in reference File No DSR22-014 where I am reading that there is a proposal to tear down the baskin and robbins building to build yet another 10 story condominium complex.

Mercer island already has too many of these and it's ruining the quaintness and specialness of mercer island and becomes like any other suburban sprawl town.

That baskin and robbins building is perfect for another culturally uplifting business - even gelato or a coffee shop or diner with outdoor seating where people can get together (as it always was as an ice cream shop). Mercer island is deeply lacking any kind of vibrancy and life which is impacting the youth the most. There is absolutely no where to go for teens to hang out.

Very saddened to hear of such plans to demolish and fill that space with yet another condo complex. It's starting to get depressing to see so many of these go up. We live in a very unique place and the decisions we are making for our city center should cater to this uniqueness.

Kelly LeFebvre
mercerc island resident (family has lived on the island since 1978)

Andrew Leon

From: Lara Felker <felkerl23@gmail.com>
Sent: Wednesday, February 1, 2023 10:10 AM
To: Andrew Leon
Subject: I do not support File No DSR22-014 (old baskin robbins location) and the Zing hua Development

To Andrew and whom it may concern

I am opposed to the possible project at the old baskin robbins location.

The proposal does not benefit the downtown core of mercer island, and the lack of parking compared to the number of possible residents is not adequate. 11 spots for 10 units?! Traffic is already getting worse due to these large residential buildings, and it will continue to get worse if this is built.

Also the proposed Xing Hua development is of concern.

These two developments are not supported by myself or my family members, we have discussed both at length and my family does not support these.

Thank you for reading this and your consideration of my opinion

Lara Felker

Ryan Harriman

From: Lisa L <lisa@lackland.com>
Sent: Saturday, February 18, 2023 10:03 AM
To: Andrew Leon; Planning Commission
Subject: PERMIT DSR22-014

To Mr Leon and the Planning Commission:

I am a resident and homeowner of 66th Ave SE on Mercer Island. My family has roots on the island going back six decades.

I understand that the Baskin Robbins location on the island has been purchased and there are permit proposals to tear down this eatery to be replaced by a four-story building of residential units and a garage.

I oppose this proposal.

There is already a large 4 to 5 unit building going up via the Xin Hua development across from this space, with very little parking. It is already a travesty that the Xin Hua project was approved -- please do not do it again at the BR location.

I am against the loss of further retail in our downtown core. We must preserve and protect what little retail space there is left for the citizens to enjoy a walkable and enjoyable downtown center. If we continue to remove such places, there will be less traffic and desire for local residents to be in the downtown area to support what is there.

We cannot afford to create a downtown that only becomes tall residential buildings at imposing heights of 4 and 5 stories with no retail, especially with a large company like Riot Games coming to the island. Residents and those working for businesses in the core will need places to eat and shop to maintain the integrity of the area and the special character of the island. If we do not support our small businesses and eateries and insist that retail space must remain in this location, we will continue to see a loss of community, gathering destination and vibrancy. We do not need more high-density housing on the island. If I wanted to live in downtown Seattle, or Bellevue, I would move there. I choose to stay at my home on Mercer Island and want the quality of life to continue.

We need to create areas that preserve one and two-story buildings with associated retail, similar to downtown Kirkland, Edmonds, Issaquah and even Old Main in Bellevue. These cities understand the importance of small businesses and what it means to a community.

Very truly yours,
Lisa Lackland

Ryan Harriman

From: Lorin Freedman <lorin.freedman@gmail.com>
Sent: Friday, February 3, 2023 11:39 AM
To: Planning Commission; Andrew Leon
Subject: PERMIT DSR22-014

Mr. Leon and Planning Commission:

I am a resident of 3205 90th Pl SE, Mercer Island, 98040

I have noticed the Baskin Robbins location on the island has been purchased and there are permit proposals to tear down this eatery and place a 4-story building of residential units and a garage.

I would like to express my strong support for this proposal. There is a huge shortage of housing in our region and on the island. This shortage pushes up housing costs across the area and limits our economic growth by making it hard to attract workers and limiting investment and spending in other areas. I also feel that people should be free to use their land as they see fit both as a matter of principle and economic efficiency.

I consider myself very fortunate to live on Mercer Island and appreciate the quality of life here. I would like this opportunity to be available to others by allowing more housing to be built.

Sincerely,

Lorin J. Freedman

Andrew Leon

From: Matt Anderson <mtanderson8821@hotmail.com>
Sent: Sunday, January 29, 2023 7:04 PM
To: Andrew Leon
Subject: New Apartment building

Mr. Leon, I am all for having more housing in King County but I think in the downtown core of Mercer Island all new buildings should have retail on the 1st floor of the buildings so we can continue to build a thriving vibrant downtown. Can you help me understand why the new apartment building downtown has been approved? (File No DSR22-014.)

Thanks

Matt Anderson
Mercer Island Resident

Comments to Public Notice of Application

File no: DSR22-014

Property Location: 2900 78th Ave SE Mercer Island

My name: Michael Fink 9012 SE 50th Street, Mercer Island, WA

I am sending in my comments to the proposed downtown development of a new 10 unit apartment building on the old Baskin Robbins property. My wife and I have lived on Mercer Island since 1996. We raised our kids here where they also went to school. Over the years the Mercer Island downtown has had significant development. I think it has mostly been for the best.

I have no objections to the proposed new development other than:

1. The property is in the heart of the downtown business district. As such it should have at least 1 ground floor retail space to keep downtown vibrant.
2. All of the better projects have devoted some of the site to open space and/or public space. As this property is in the heart of the downtown, I believe that some element of that should be required as part of the redevelopment.

Thank you.



Michael Fink

Andrew Leon

From: Michael Hubert <mjh272@gmail.com>
Sent: Wednesday, February 1, 2023 10:17 AM
To: Andrew Leon
Subject: Opposed to Baskin Robbin Project

Hello Andrew

I am opposed to the residential project at the old Baskin Robbins location.

I have reviewed the proposal and permit request and do not support it. This is overdevelopment of the island and the island cannot support the increased growth and traffic from this and the proposed Xing Hua development. Both of these projects need to be seriously reconsidered and adjusted to benefit the island, rather than the developers who are building them to maximize profits over the benefit of the residents.

Thank you for your time,
Michael

Andrew Leon

From: Paul Hoeffler <feibao@gmail.com>
Sent: Tuesday, January 31, 2023 4:51 PM
To: Planning Commission; Andrew Leon
Subject: PERMIT DSR22-014

Mr Leon & Planning Commission

I am a resident of 2752 70th Ave SE, Mercer Island, WA 98040 and have lived here for many years and am actively involved in the community.

I noticed the Baskin Robbins location on the Island was purchased and there are now permit proposals stating the intention to tear down this eatery and replace it with a 4-story building of residential units and a garage.

I am very much against the loss of further retail in our downtown core. We must preserve and protect what little retail space there is left for the citizens to enjoy a walkable and enjoyable downtown center. If we continue to remove places such as the Baskin Robbins, there will be less desire for local residents to be in the downtown area to support what is there.

There is already a large 4 to 5 unit building going up across from there in the form of the Xin Hua development, which will have very little parking.

We should not strive to create a downtown that only becomes tall residential buildings at impossible heights of 4 and 5 stories with no retail, especially with a large company like Riot Games coming to the island. Residents and those working for businesses in the core will need places to eat and shop and maintain the integrity of the area. If we do not support our small businesses and eateries and insist that retail space must remain in this location, we will continue to see a loss of community, gathering destination and vibrancy.

These types of buildings tend to cast shadows and make an area not as friendly for pedestrians and the community to meet and gather.

We need to create areas that preserve 1 and 2 story buildings similar to Kirkland, Edmonds, Issaquah and even Old Main in Bellevue. These cities understand the importance of small businesses and what it means to a community.

Thank you for your time,

Paul Hoeffler

Andrew Leon

From: Pradeep Kumar <pradeep.cmu@gmail.com>
Sent: Tuesday, January 31, 2023 3:29 PM
To: Planning Commission; Andrew Leon
Subject: re: PERMIT DSR22-014

I heard about the proposal for tearing down the Baskin Robins to replace it with a 4 story residential building. As a Mercer Island resident with interest in the development & sustainability of our island, I would like to express my concerns as it relates to the lack of pedestrian & meet/greet friendliness this will bring to our neighborhood. I believe that what we want is more parking spaces and small businesses where communities can come together for social interactions. The proposed plan goes against that spirit and will weaken the desirability for walking, shopping and eating. Some cities in the East like Kirkland have figured out a better way to preserve the quaint nature of their setting - I think we can also follow their lead.

I am confident that our city leaders will do what's the best for our community! Thanks for hearing my thoughts.

Thanks,
Pradeep
Mercer Island Resident

Ryan Harriman

From: Andrew Leon
Sent: Tuesday, February 21, 2023 1:08 PM
To: Ryan Harriman
Subject: FW: Baskin Robbins site, DSR22-014, Building Permit 2207-281

From: Richard Winslow <w0301@aol.com>
Sent: Tuesday, February 21, 2023 1:06 PM
To: Design Commission <Design.Commission@mercergov.org>
Cc: Andrew Leon <andrew.leon@mercerisland.gov>; Ryan Harriman <ryan.harriman@mercerisland.gov>; Deb Estrada <Deborah.Estrada@mercerisland.gov>; Council <council@mercergov.org>
Subject: Baskin Robbins site, DSR22-014, Building Permit 2207-281

Dear Design Commission and others: I am writing to submit my comments, and my objections, to the proposed design of the new 10-unit apartment building on the former Baskin-Robbins site. Some of my comments indicate that the specified features of this proposed building violate the spirit, and possibly the letter, of the environmentally-important Mercer Island Climate Action Plan.

- 1) Green Paint: it is impossible to accept that painting a wall or a roof the color green is a substitute for a building which is actually "green." The neighbors on the north side of this building would be looking out into a green wall instead of the current territorial view. This is not only demeaning but environmentally unacceptable and a violation of the Climate Action Plan. And a green-painted roof to satisfy an environmental requirement is insulting.
- 2) The building itself, four stories high, will be shutting out most sunlight to 10 or more apartments in the building to the north, and six or more apartments to the east. This situation violates any ordinary definition of environmentally friendly.
- 3) The building code may call for 10% of the apartments to be "affordable," so the proposed building can have one apartment which is at an "affordable" rate. In the current housing environment, an apartment whose rent is, let's say, 60% of the current Mercer Island value, is certainly not going to a low-income person.
- 4) The proposed building will have 11 parking stalls, one of which is for a disabled person. That means that one person with a disability may live and park there, such as someone needing to use a cane or a walker, as I do. Any disabled visitor will be out of luck. If any non-disabled visitor wishes to visit, he/she/they may find that there is no space of any kind. And finally, if any renter/renters happen to have more than one vehicle, (certainly very possible) those vehicles will have no space and thus will contribute to downtown density.

Those are my major objections, though I am sure that other Mercer Islanders have made other ones. I am sending a copy of this message to the City Council as well.

Yours truly, Richard Winslow, MI resident for 37 years. 3761 77th Ave. SE, Mercer Island.

Andrew Leon

From: Sabina Chang Homes <sabinachang@gmail.com>
Sent: Tuesday, January 31, 2023 5:05 PM
To: Ryan Harriman
Cc: Andrew Leon
Subject: Re: Regarding permit NO DSR22-014 - Objection

Thank you, I wrote it quickly on the fly and noticed that I had typos, but the essence of my email is I am against removing all retail in that spot. Whatever happens some retail must be preserved.

On Jan 31, 2023, at 5:03 PM, Ryan Harriman <ryan.harriman@mercerisland.gov> wrote:

Hi Sabina,

Thank you for your comments.

Your comments will be redirected to the Design Commission. There is no need for you to resubmit the comments - they are now public record and will be provided to the Design Commission on your behalf.

Thanks!

Ryan Harriman, EMPA, AICP
Planning Manager
Community Planning & Development | City of Mercer Island
206.275.7717 | mercerisland.gov/cpd

Notice: Emails and attachments may be subject to disclosure pursuant to the Public Records Act (chapter 42.56 RCW)

-----Original Message-----

From: Jeff Thomas <jeff.thomas@mercerisland.gov>
Sent: Tuesday, January 31, 2023 2:43 PM
To: Ryan Harriman <ryan.harriman@mercerisland.gov>
Cc: Alison Van Gorp <alison.vangorp@mercergov.org>; Andrew Leon <andrew.leon@mercerisland.gov>
Subject: FW: Regarding permit NO DSR22-014 - Objection

Ryan,

Please respond to this citizen and inform that her comments will be redirected to the Design Commission. There is no need for her to resubmit the comments - they are now public record and will be provided to the Design Commission on her behalf.

Alison,

Please inform the Planning Commission, these comments will be redirected to the Design Commission.

Thanks, Jeff

-----Original Message-----

From: Sabina Chang Homes <sabinachang@gmail.com>

Sent: Tuesday, January 31, 2023 1:35 PM

To: Andrew Leon <andrew.leon@mercercisland.gov>; Planning Commission
<Planning.Commission@mercergov.org>

Subject: Regarding permit NO DSR22-014 - Objection

Mr Leon & Planning Commission

I haven't recently learned that the Baskin Robbins location was bought last year and current owners plan not to put a small commercial eatery or cafe in this location and are planning for a 4 story residential building.

I am against taking this spot away for a 4 story condo or multifamily building. We are already losing the spot across the street for extra large Xin Hua development that will not have enough parking spot and create more shadows and parking issues with a condo building. It's a shame we have lost the bar, the seafood restaurant and other retailers on this spot. We do not need more of that in the downtown core. We need more small businesses that will cater to the residents and the new employees for the incoming RIOT games building.

We need to protect the spaces we still have left on the island.

If we do not support our small businesses and eateries, we will continue to lose them to residential development when we should be trying to create a shopping, eating and gather core in Town Center.

Please advise how my objection to such a development can be heard. I would like to insist that this spot remain a commercial spot for

Thank you, Sabina Chang

Resident of 9 Maple Lane Mercer Island WA 98040

Andrew Leon

From: Sarah Fletcher <fletchsa1@gmail.com>
Sent: Tuesday, January 31, 2023 6:03 PM
To: Andrew Leon
Subject: Re: Question on the Baskin Robbins Project

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Thanks.

Sarah Fletcher

Ryan Harriman

From: Andrew Leon
Sent: Friday, February 3, 2023 10:21 AM
To: Ryan Harriman
Subject: FW: Question on the Baskin Robbins Project

Hi,

Here's the follow-up email I mentioned in our conversation about DSR22-014.

Thanks,
Andrew

From: Sarah Fletcher <fletchsa1@gmail.com>
Sent: Wednesday, February 1, 2023 7:41 PM
To: Andrew Leon <andrew.leon@mercerisland.gov>
Subject: Re: Question on the Baskin Robbins Project

Hello Andrew, I have a whole lot of comments in. I had some specific questions as to what the City means by "shared garage parking. What does it mean?

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Planner

City of Mercer Island – Community Planning and Development Department
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Thanks.

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From: Sarah Fletcher <fletchsa1@gmail.com>
Sent: Wednesday, February 8, 2023 7:22 AM
To: Jessi Bon
Cc: Andrew Leon; Alison Van Gorp; Council; Planning Commission; Design Commission
Subject: Fwd: Question on the Baskin Robbins Project

Hello, I just do not know how that Notice of Public Application even got to the point of being put up with the narrative that they have. What I don't understand is did it get passed the Design Commission and if so, why did they not tell them that this is the core and that commercial is supposed to be in the Town Core? And when it came to the submission, why did no member of staff like someone who would be at the Civic Center go over the narrative and ask them what they meant and that it has this in the code, that in the code, why is it up to citizens to go through? It feels like all what the architect has done is look at the previous Xing Hua submission and copied what they have said and changed a few things. And this business of putting trays of shrubs on a roof, And teh color paalette, they have grey, black and white. How on earth does that blend in to the surrounding buildings? Did anyone even bother going to the site and/or is the city staff person working from home and so they can't see what the surrounding building colors look like? I mean, how do those colors blend in wit the surrounding building color schemes? it looks like they could just go across the road from Rite Aid and buy some trays on plants and voila (green roof). All I want is one answer as to what something means and no-one can give it to me.

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To: Alison Van Gorp <alison.vangorp@mercergov.org>, Andrew Leon <andrew.leon@mercerisland.gov>

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To: Alison Van Gorp <alison.vangorp@mercergov.org>
Subject: Fwd: Question on the Baskin Robbins Project

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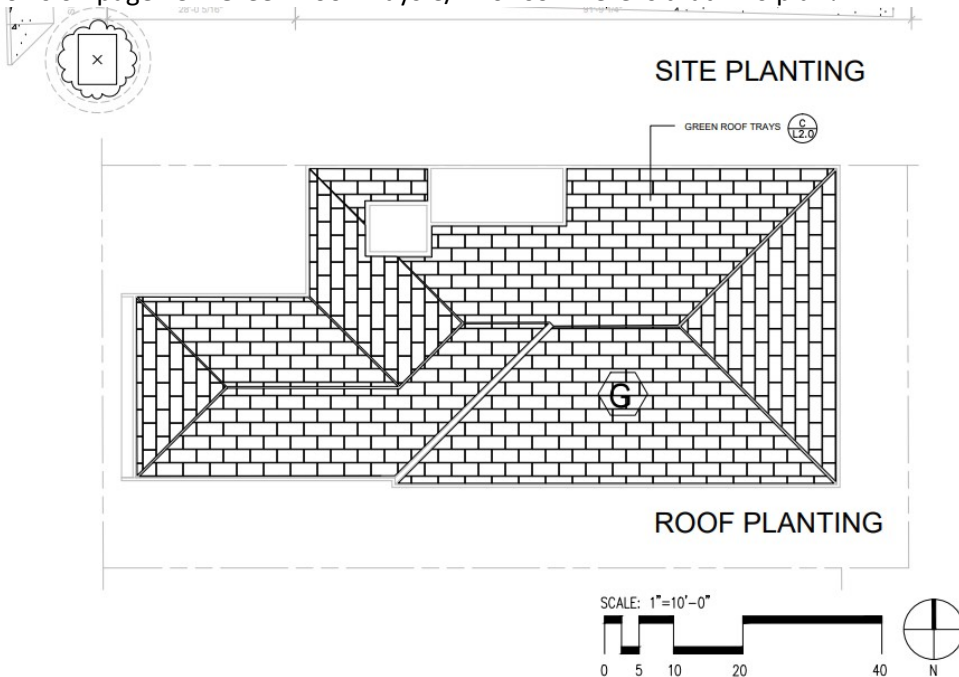
Thanks.

Sarah Fletcher

Ryan Harriman

From: Sarah Fletcher <fletchsa1@gmail.com>
Sent: Saturday, February 11, 2023 12:52 PM
To: Kate Akyuz
Cc: Jessi Bon; Andrew Leon; Alison Van Gorp; Council; Planning Commission; Design Commission
Subject: Re: Question on the Baskin Robbins Project
Attachments: Baskin Robbins Green Roof Sedum trays 24 inches.pdf

I am sorry, but did you not look at their plans? See attached (page 7). They plan on putting 24 inches worth of sorghum trays which you could buy at Home Depot and just shove them on the roof. They do not mention how they plan on securing the trays and there does not appear to be a plan L2.0.
Does it say that they are actually going to install the sorghum trays or just put them on a section of the roof? And did they mention installing leak prevention?
And are they just going to install the trays and then leave them, or is the roof the type in which people will go onto the roof to check on the plants? It is a bit odd in that the roof looks slanted. And how many flats were they planning on installing? And doesn't it look like they plan on installing it only on one section? Are they planning on installing 500 flats or how many?
And where is the plan? D:\repo\Clients\A21 021 2900 78TH AVE SE_DD_05.pdf (mercergov.org)
It shows on page 13: "Green Roof Trays C/L2.0" so where is that L2.0 plan?



And if you look at what a "green roof tray" looks like, this is what they look like:

[Green Roof Trays Manufacturer Modular Green Roofs System \(greening-solution.com\)](http://greening-solution.com)

Structure Innovation Design

Green Roof Modular Tray System Combines Design Flexibility with Cost-Effective Installation.

1. **Strong drainage**, full rapid drainage and water storage functions, effective response to continuous heavy rainfall.
2. **Water storage function**, water storage capacity of 1800 ml, effectively cope with the continuous high temperature environment, extend the irrigation cycle.
3. **Housing function**, overhead layer design keeps the roof dry for a long time.
4. **Insulation function**, multi-layer heat insulation.

Modular Plant Trays, Sedum roof trays, Green roof plastic trays



It is an insult what they are planning on putting on the roof and getting a benefit for. It is as bad as The Hadley putting a sign up on the cement wall to inform people that that is the "public plaza" which no-one knew where it was, not to mention they put the public plaza right by the air-conditioning units to the building which is so loud, you cannot spend more than 5 seconds there.














And I am sorry, but one heavy rain will just overflow onto the roof itself.

And if you look at the attachment, I am a layman so I have absolutely no idea how to read the plan. What does it tell you about how big a section are the trays going onto in the middle?

"The report discusses [best practices \[PDF - 1 MB\]](#) in detail on topics, including:

- Ensuring a building can structurally support a green roof
- Quality installation and leak prevention
- Maintenance requirements to avoid plant loss and other problems
- Installing green roofs on historic buildings"

PLANTING SCHEDULE:

SYMBOL	BOTANICAL NAME/ COMMON NAME	SIZE AT PLANTING	QTY.	NATIVE/ ADAPTIVE
TREES				
	INDICATES EXISTING SIGNIFICANT TREE AND CRITICAL ROOT ZONE AT CANOPY EDGE – SAVE AND PROTECT.			
SHRUBS				
	RIBES SANGUINUM / RED FLOWERING CURRENT	24" HT., 5-GAL POT	1	YES
	RHODODENDRON OCCIDENTALE / WESTERN AZALEA	24" HT., 5-GAL POT	1	YES
	MAHONIA NERVOSA/ LONG-LEAF MAHONIA	12" HT., 2-GAL POT MAX. HT. 20"	8	YES
	BLECHNUM SPICANT / DEER FERN	18" HT., 1-GAL POT	3	YES
	CORNUS STOLONIFERA 'KELSEY' / DWARF RED-TWIG	12" HT., 2-GAL POT MAX. HT. 20"	9	YES
	AQUILEGA FORMOSA / WESTERN COLUMBINE	12" HT., 1-GAL POT MAX. HT. 18"	5	YES
	LIRIOPE MUSCARI / BIG BLUE LILY TURF	12" HT., 1-GAL POT MAX. HT. 18"	5	NO
	LONICERA CILIOSA / TRUMPET HONEYSUCKLE	24" HT., 1-GAL POT, PLANT (2) BELOW EA. GREEN SCREEN 5' PANEL	8	YES
GROUNDCOVERS				
	LIRIOPE SPICATA / CREEPING LILY TURF	4-INCH POT	1'-0" O.C.	NO
	CORNUS CANADENSIS / BUNCHBERRY	4-INCH POT	1'-0" O.C.	YES
	MAHONIA REPENS / CREEPING MAHONIA	4-INCH POT	1'-0" O.C.	YES
	SEDUM DIVERGENS / STONECROP, MIX OF THREE VARIETIES	2"x4"x4-1/2" DEEP GREENROOF TRAYS	4,131 S.F.	YES

NOTES

1. ALL NEW PLANTING SHALL BE INSTALLED AS PER CITY OF MERCER ISLAND INSTALLATION STANDARDS AND PLANS.
2. ALL NEW ON-GRADE PLANTING AREAS SHALL RECEIVE MINIMUM 12" OF IMPORTED TOPSOIL TILLED INTO THE TOP 12" AND MINIMUM 2" OF BARK MULCH.
3. ALL NEW PLANTING AREAS SHALL BE IRRIGATED BY AUTOMATIC IRRIGATION SYSTEM WITH RAIN SHUT OFF DEVICE.
4. PROPOSED APARTMENT BUILDING WILL BE PERMITTED UNDER A SEPARATE BUILDING PERMIT.

And where can one find Mercer Island's Installation Standards and Plans? And what happens if the plants die? Who is going to even know and what happens if they are not the right product for roofs? And Polyethylene which the trays are made out of doesn't sound very green to me. It is a form of plastic. And if they can put these sorgum trays, why aren't they putting solar panels?

I am sorry, there is absolutely nothing about the green roof which benefits the citizens or anyone really. They don't mention anything about:

- **Energy:** Green roofs reduce building energy use by cooling roofs and providing shading, thermal mass and insulation.
- **Biodiversity and Habitat:** Green roofs provide new urban habitat for plants and animals, like birds and insects, thereby increasing biodiversity.
- **Urban Heat Islands:** Cities are generally warmer than other areas, as concrete and asphalt absorb solar radiation, leading to increased energy consumption, heat-related illness and death, and air pollution. Green roofs can help reduce this effect."

And do you honestly think that a small one story building will lead to less energy consumption? Please give me the details of how much less energy the one-story building versus the 5-story building. It will not. It is just a token roof. And quite frankly, it is the completely wrong kind of building to put in the Town Core. The Design commission should change their website and not put that "commercial should be in the Town core," which is where the Baskins Robbins is, you can't get more town core than where Baskin Robbins is located. And quite frankly, whoever the architects met with in the City did not do us any favors. The person did not think of the neighbors whose views will be

totally blocked. And considering they are paid from taxpayers' money, one would think that they would do more to appease Mercer Island taxpayers and not allow this building.

Sarah Fletcher

On Fri, Feb 10, 2023 at 10:15 AM Kate Akyuz <kate.akyuz@mercerisland.gov> wrote:

Hi Sarah,

A quick note on the Green Roofs comments of your letter.

Green roofs have building scale and city-scale cumulative effects that benefit all residents in communities where they are installed. This topic has been extensively studied by the federal government and due to their research and results, they are making heavy investments in green roofs for federal infrastructure because they have a significantly higher return on investment than conventional roofs.

The full text of the following excerpt can be found at:

<https://www.gsa.gov/governmentwide-initiatives/federal-highperformance-green-buildings/resource-library/integrative-strategies/green-roofs>

Benefits of well-designed, well-maintained green roofs

- **Stormwater Management:** Most urban and suburban areas contain large amounts of paved or constructed surfaces which prevent stormwater from being absorbed into the ground. The resulting excess runoff damages water quality by sweeping pollutants into water bodies. Green roofs can reduce the flow of stormwater from a roof by up to 65% and delay the flow rate by up to three hours.
- **Energy:** Green roofs reduce building energy use by cooling roofs and providing shading, thermal mass and insulation.
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- **Urban Heat Islands:** Cities are generally warmer than other areas, as concrete and asphalt absorb solar radiation, leading to increased energy consumption, heat-related illness and death, and air pollution. Green roofs can help reduce this effect.
- **Roof Longevity:** Green roofs are expected to last twice as long as conventional roofs
- **Aesthetics:** Green roofs can add beauty and value to buildings.

Green roof cost benefit analysis

- **GSA green roof report** estimated that green roofs on commercial and public buildings provide a payback, based on 50 year average annual savings, of about 6.2 years nationally, internal rate of return of 5.2%, and an ROI of 224%, based on a net present value of \$2.7/square foot.
- **Primary green roof costs** are related to installation and maintenance.
- **Primary economic benefits** of installing green roofs are lower energy costs, less frequent roof replacement due to greater durability, reduced stormwater management costs, and creation of job opportunities.

Here is significantly smaller case study, but it has more plain language if that is helpful. The results of this study are similar, ie green roofs have a higher return on investment than conventional roofs and have significant public health and environmental benefits.

https://www.epa.gov/sites/default/files/2018-09/documents/greenroofs_casestudy_kansascity.pdf

Kate

From: Sarah Fletcher <fletchsa1@gmail.com>
Sent: Wednesday, February 8, 2023 7:21 AM
To: Jessi Bon <jessi.bon@mercergov.org>
Cc: Andrew Leon <andrew.leon@mercerisland.gov>; Alison Van Gorp <alison.vangorp@mercergov.org>; Council <council@mercergov.org>; Planning Commission <Planning.Commission@mercergov.org>; Design Commission <Design.Commission@mercergov.org>
Subject: Fwd: Question on the Baskin Robbins Project

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Ryan Harriman

From: Andrew Leon
Sent: Tuesday, February 21, 2023 8:25 AM
To: Ryan Harriman
Subject: FW: Totally Against DSR22-014 Baskin Robbins Proposed 10-unit building

From: Sarah Fletcher <fletchsa1@gmail.com>
Sent: Monday, February 20, 2023 7:20 PM
To: Carolyn Boatsman <carolyn.boatsman@mercergov.org>; Andrew Leon <andrew.leon@mercercisland.gov>
Subject: Re: Totally Against DSR22-014 Baskin Robbins Proposed 10-unit building

Thanks Carolyn, thank you so much for taking the trouble to respond. I have no idea what the process is, but someone should have nipped this in the bud and asked the architects to come up with a commercial building before they spent all this time coming up with the ugly design. It was not hard to ask that of them. And this process needs to change.

Sarah

On Mon, Feb 20, 2023 at 6:22 PM Carolyn Boatsman <carolyn.boatsman@mercergov.org> wrote:

Hi Sarah. I wanted to let you know that this is not a matter that comes before the Planning Commission. Thank you for your interest in the issue and for writing.

Best,

Carolyn Boatsman

From: Sarah Fletcher <fletchsa1@gmail.com>
Sent: Sunday, February 19, 2023 7:04 PM
To: Andrew Leon <andrew.leon@mercercisland.gov>; Jeff Thomas <jeff.thomas@mercercisland.gov>; Planning Commission <Planning.Commission@mercergov.org>; Design Commission <Design.Commission@mercergov.org>
Subject: Totally Against DSR22-014 Baskin Robbins Proposed 10-unit building

Hello, I want the owner to know that I am totally against his proposed 10-unit apartment building and to let the owner know that his proposed apartment building is more for investment purposes, rather than what is good for our community. What connection he/she has to Mercer Island. Any?

Does he/she plan on living in the development when it is complete? If not, why not?

And does the owner have to go with this architect firm, could he go with another architect firm? It looks like a prison block. And quite frankly, I do not know why they have put stilts as part of the design? There is absolutely not one redeeming feature of the building and I don't quite know what the architects thought the owner wanted and why he thinks this design is what Mercer Islanders want in the Town Center core.

Intake City staffmember is to blame.

What I don't understand is why did the City staffmember who is the first point of contact with the owner/architect not explain to them that this location is in the core of the Town Center and it is to be commercial? Did that intake person discuss the proposal with anyone else in the City, like the City council, the mayor, the head of the DSG, the city manager, who? And did someone tell them to approve the project for non-commercial? It is just that the city staffmember could have saved us all a lot of time and trouble and the

architects could have gone back to the owner and explained this fact and the architects could have come up with a design which was more for commercial purposes, rather than just apartments.

Issues with the Design:

On the Design Commission's own website it specifically states:

"The **primary focus of commercial uses** is intended to be in the core of the Town Center"

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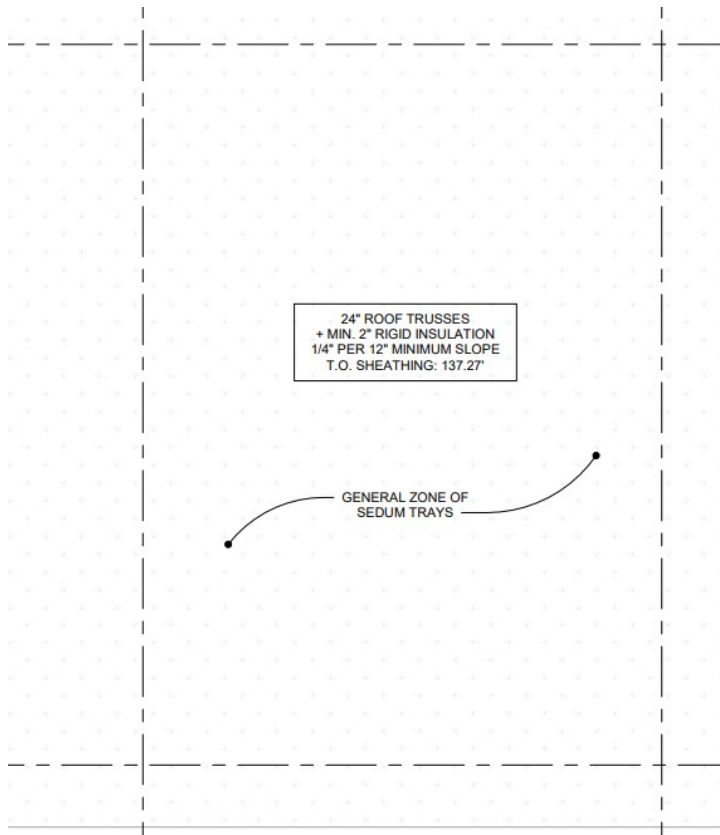
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Is it going to have the ground floor (NOT BASEMENT) between the height of 2ft and 7ft devoted to windows and doors affording views into retail, office or lobby space? It doesn't sound like it is, is it?

Colors

Whoever chose the colors has to either not have been to the site or they are color blind. It has: "that the color should be considered **in relation to the surrounding buildings**. I am sorry, but does anyone see black and grey buildings surrounding the proposed building? I don't. Please show me where the other black and grey buildings are. I posted above showing the layout. How did they come up with this ugly color scheme? Should you approve this, please ask the surrounding buildings what colors they have and go with the same colors, but just not with these awful colors. "19.11.110 Materials and Color A. Objectives. Textured high quality materials and colors should bring a visually interesting experience into the streetscape. Color should be carefully considered **in relation to the overall design of the building and surrounding buildings..**"

5. Harmonious Range of Colors. A **harmonious** range of colors should be used within the Town Center. Neon or very bright colors, which have the effect of unreasonably setting the building apart from other adjacent buildings on the street, should not be used ."

Harmonious, not depressing colors which are not complimentary. Please do not allow blacks, grey and white when the other colors are all creams, and soft colors. Why do they want the building to stand out and not compliment the other buildings?

Have you seen the colors they are proposing on using? They are black, grey and white, nothing like the surrounding building colors and certainly nothing complimentary. Who advised the architects to use these depressing colors? If you said it was going to be a prison block, I would think that the colors they chose are an excellent choice of colors. I am sorry, sorry that no-one from the City explained to the owner/ architects that what they are proposing is not conducive to the Town Center core and that it is preferable if they designed a commercial business which was not so tall. What is also disappointing is that the franchise owner of the Baskin Robbins wanted to continue selling ice cream, but that she was thrown out and for what? An ugly apartment building which I don't know of one person who wants it. Where do they want the children to go to get their ice cream now? We have lost all the ice cream parlors, Baskin Robbins was the last one.

Whatever is built is going to be the ruin of our Town Center forever more. I sincerely hope the architects to back to the drawing board and come up with something nicer and more in keeping with a thriving town center.

Sarah Fletcher

Mercer Island

Ryan Harriman

From: Sarah Fletcher <fletchsa1@gmail.com>
Sent: Sunday, February 19, 2023 7:04 PM
To: Andrew Leon; Jeff Thomas; Planning Commission; Design Commission
Subject: Totally Against DSR22-014 Baskin Robbins Proposed 10-unit building

Hello, I want the owner to know that I am totally against his proposed 10-unit apartment building and to let the owner know that his proposed apartment building is more for investment purposes, rather than what is good for our community. What connection he/she has to Mercer Island. Any?

Does he/she plan on living in the development when it is complete? If not, why not?

And does the owner have to go with this architect firm, could he go with another architect firm? It looks like a prison block. And quite frankly, I do not know why they have put stilts as part of the design? There is absolutely not one redeeming feature of the building and I don't quite know what the architects thought the owner wanted and why he thinks this design is what Mercer Islanders want in the Town Center core.

Intake City staffmember is to blame.

What I don't understand is why did the City staffmember who is the first point of contact with the owner/architect not explain to them that this location is in the core of the Town Center and it is to be commercial? Did that intake person discuss the proposal with anyone else in the City, like the City council, the mayor, the head of the DSG, the city manager, who? And did someone tell them to approve the project for non-commercial? It is just that the city staffmember could have saved us all a lot of time and trouble and the architects could have gone back to the owner and explained this fact and the architects could have come up with a design which was more for commercial purposes, rather than just apartments.

Issues with the Design:

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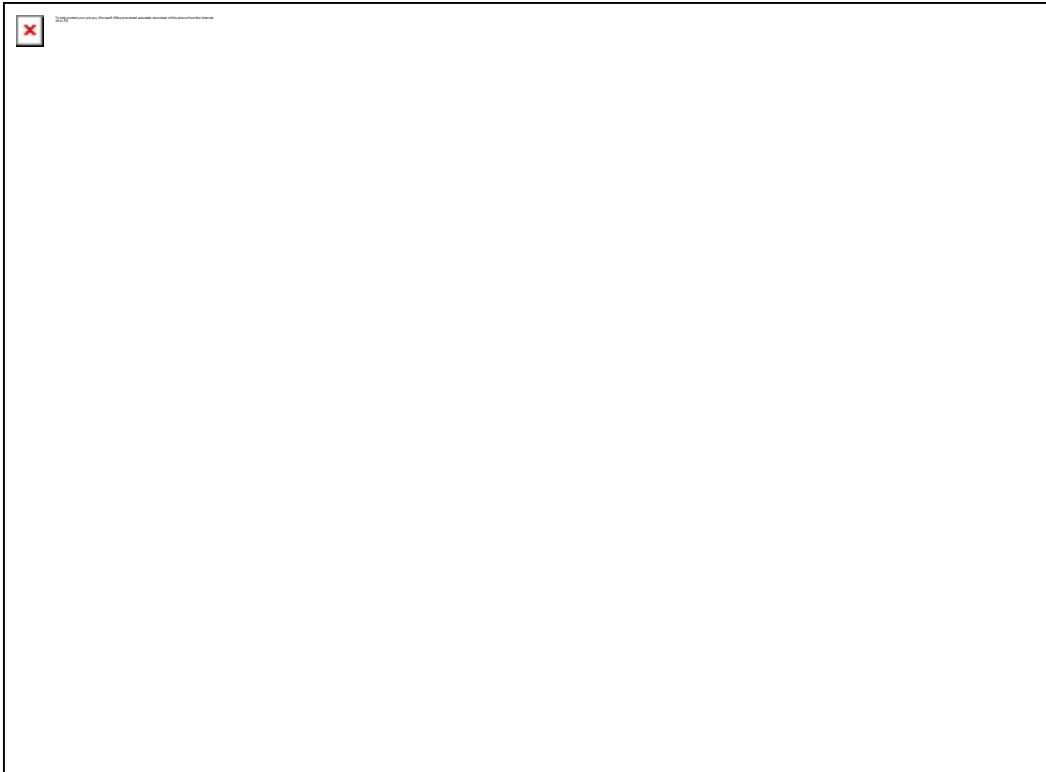
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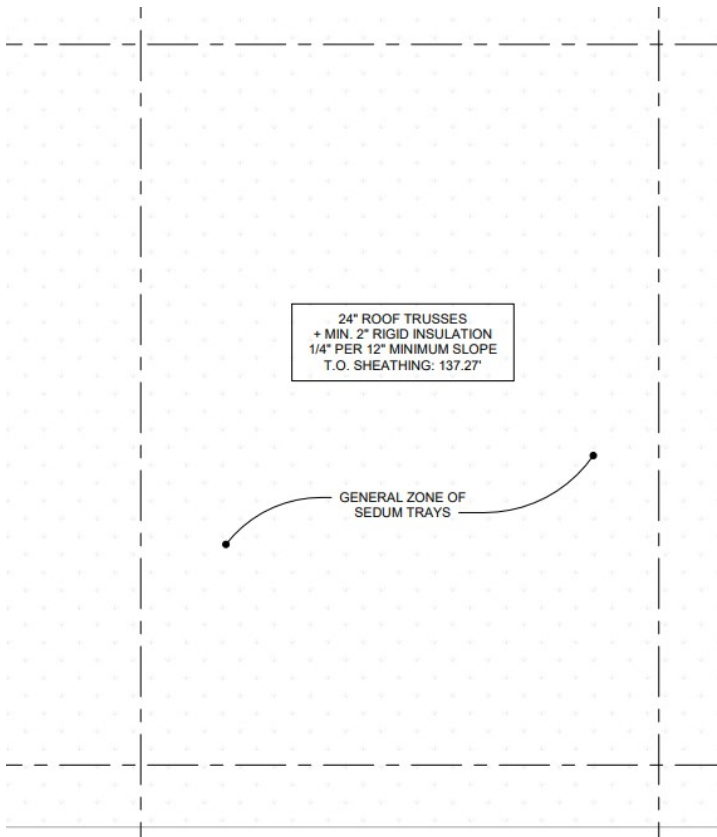
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Is it going to have the ground floor (NOT BASEMENT) between the height of 2ft and 7ft devoted to windows and doors affording views into retail, office or lobby space? It doesn't sound like it is, is it?

Colors

Whoever chose the colors has to either not have been to the site or they are color blind. It has: "that the color should be considered **in relation to the surrounding buildings**. I am sorry, but does anyone see black and grey buildings surrounding the proposed building? I don't. Please show me where the other black and grey buildings are. I posted above showing the layout. How did they come up with this ugly color scheme? Should you approve this, please ask the surrounding buildings what colors they have and go with the same colors, but just not with these awful colors.

"19.11.110 Materials and Color A. Objectives. Textured high quality materials and colors should bring a visually interesting experience into the streetscape. Color should be carefully considered **in relation to the overall design of the building and surrounding buildings.**"

5. Harmonious Range of Colors. A **harmonious** range of colors should be used within the Town Center. Neon or very bright colors, which have the effect of unreasonably setting the building apart from other adjacent buildings on the street, should not be used."

Harmonious, not depressing colors which are not complimentary. Please do not allow blacks, grey and white when the other colors are all creams, and soft colors. Why do they want the building to stand out and not compliment the other buildings?

Have you seen the colors they are proposing on using? They are black, grey and white, nothing like the surrounding building colors and certainly nothing complimentary. Who advised the architects to use these depressing colors? If you said it was going to be a prison block, I would think that the colors they chose are an excellent choice of colors.

I am sorry, sorry that no-one from the City explained to the owner/ architects that what they are proposing is not conducive to the Town Center core and that it is preferable if they designed a commercial business which was not so tall. What is also disappointing is that the franchise owner of the Baskin Robbins wanted to continue selling ice cream, but that she was thrown out and for what? An ugly apartment building which I don't know of one person who wants it. Where do they want the children to go to get their ice cream now? We have lost all the ice cream parlors, Baskin Robbins was the last one.

Whatever is built is going to be the ruin of our Town Center forever more. I sincerely hope the architects to back to the drawing board and come up with something nicer and more in keeping with a thriving town center.

Sarah Fletcher
Mercer Island

Andrew Leon

From: Shelby Dobbs <shelbydobbs@gmail.com>
Sent: Monday, January 30, 2023 9:13 AM
To: Andrew Leon
Subject: reference File No DSR22-014.

Hello There Andrew,

I saw on Nextdoor that the current retail space that was Baskin Robbins is applying for new apartments with NO PARKING, and NO RETAIL SPACE.

I do not have a problem with a new building being built there.

However I do have a problem with a current commercial property, the new development no longer being required to have a RETAIL area or Parking are part of their plans.

It is already hard enough for retail spaces to have access on the island downtown. It would make more sense to require them to still have a commercial retail space on their current footprint, as well as offer parking for customers, as well as the 10 for the rental units.

I grew up at Greenlake, and I saw how quickly not requiring buildings to offer parking within their buildings can cause havoc on the community. As it prevents parking from people who want to visit the area, as the people who live in the apartments who own cars (and they will) spill over to other areas.

This would be really bad, as there is no current parking I believe on that street, except for near the QFC.

I know of two different doctors who live on the island who wishes they could afford a retail space down town. Without having more retail space available, you will be pushing current retail space even higher. As you are taking away even more retail space.

Please do consider this, as this will have long term/decade long impacts.

Thank you so much,
Shelby Dobbs
206-890-0934
2403 60th Ave SE. MI, WA 98040