



ARCHITECTURE, PROGRAMMING, ACCESSIBLE DESIGN, INTERIOR DESIGN

April 28, 2023

From: Kelly Hallstrom
Medici Architects
kelly@mediciarchitects.com

To: Charlene Bohbot

RE: Public Comment Response

Dear Charlene,

Thank you for expressing your concerns regarding the proposed project located at 2900 78th Ave SE. While this application will meet all applicable aspects of the code within the Town Center, it is proposing the minimum required parking which is not only intended to reduce the impact to infrastructure, but also promotes pedestrian activity within the Town Center as well as alternative methods of transportation given its proximity to public transit.

Based on the current code, this site is located along the portion of 78th Ave SE that does not have a ground floor commercial requirement. Due to this as well as site constraints and other code requirements, it is not feasible to have ground floor retail on this site which is why only residential use is being proposed.

Thank you,

Kelly Hallstrom



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April 28, 2023

From: Kelly Hallstrom
Medici Architects
kelly@mediciarchitects.com

To: Jaqueline Tacher

RE: Public Comment Response

Dear Jaqueline,

Thank you for expressing your concerns regarding the proposed project located at 2900 78th Ave SE. It is understandable to be concerned about wanting to have plenty of options nearby when wanting to dine out. While this project is located within the Town Center, it is located along the portion of 78th Ave SE that does not have a ground floor commercial requirement. Due to this as well as site constraints and other code requirements, it is not feasible to have ground floor retail on this site which is why only residential use is being proposed.

Thank you,

Kelly Hallstrom



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April 28, 2023

From: Kelly Hallstrom
Medici Architects
kelly@mediciarchitects.com

To: Jeff Goldstein

RE: Public Comment Response

Dear Jeff,

Thank you for expressing your concerns regarding the proposed project located at 2900 78th Ave SE. It is understandable to be concerned about not having adequate commercial space within the urban core. While this project is located within the Town Center, it is located along the portion of 78th Ave SE that does not have a ground floor commercial requirement. Due to this as well as site constraints and other code requirements, it is not feasible to have ground floor retail on this site which is why only residential use is being proposed.

Thank you,

Kelly Hallstrom



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April 28, 2023

From: Kelly Hallstrom
Medici Architects
kelly@mediciarchitects.com

To: John Lackland

RE: Public Comment Response

Dear John,

Thank you for expressing your concerns regarding the proposed project located at 2900 78th Ave SE. It is understandable to be concerned about not having adequate commercial space within the urban core. While this project is located within the Town Center, it is located along the portion of 78th Ave SE that does not have a ground floor commercial requirement. Due to this as well as site constraints and other code requirements, it is not feasible to have ground floor retail on this site which is why only residential use is being proposed that meets the requirements of the Town Center subarea code.

Thank you,

Kelly Hallstrom



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April 28, 2023

From: Kelly Hallstrom
Medici Architects
kelly@mediciarchitects.com

To: Julien and David Kern

RE: Public Comment Response

Dear Julien and David,

Thank you for expressing your concerns regarding the proposed project located at 2900 78th Ave SE. It is understandable to be concerned about not having adequate commercial space within the urban core. While this project is located within the Town Center, it is located along the portion of 78th Ave SE that does not have a ground floor commercial requirement. Due to this as well as site constraints and other code requirements, it is not feasible to have ground floor retail on this site which is why only residential use is being proposed that meets the requirements of the Town Center subarea code with its use, density, and height requirements.

Thank you,

Kelly Hallstrom



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April 28, 2023

From: Kelly Hallstrom
Medici Architects
kelly@mediciarchitects.com

To: Kelly LeFebvre

RE: Public Comment Response

Dear Kelly,

Thank you for expressing your concerns regarding the proposed project located at 2900 78th Ave SE. It is understandable to be concerned about not having adequate commercial space within the urban core. While this project is located within the Town Center, it is located along the portion of 78th Ave SE that does not have a ground floor commercial requirement. Due to this as well as site constraints and other code requirements, it is not feasible to have ground floor retail on this site which is why only residential use is being proposed that meets the requirements of the Town Center subarea code with its use, density, and height requirements.

Thank you,

Kelly Hallstrom



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April 28, 2023

From: Kelly Hallstrom
Medici Architects
kelly@mediciarchitects.com

To: Lara Felker

RE: Public Comment Response

Dear Lara,

Thank you for expressing your concerns regarding the proposed project located at 2900 78th Ave SE. This application will meet all applicable aspects of the code within the Town Center subarea, and it is proposing the minimum number of parking spaces that are required for a residential project within the Town Center which is not only intended to reduce the impact to infrastructure, but also promotes pedestrian activity within the Town Center as well as alternative methods of transportation given its proximity to public transit.

Thank you,

Kelly Hallstrom



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April 28, 2023

From: Kelly Hallstrom
Medici Architects
kelly@mediciarchitects.com

To: Lisa Lackland

RE: Public Comment Response

Dear Lisa,

Thank you for expressing your concerns regarding the proposed project located at 2900 78th Ave SE. It is understandable to be concerned about not having adequate commercial space within the urban core. While this project is located within the Town Center, it is located along the portion of 78th Ave SE that does not have a ground floor commercial requirement. Due to this as well as site constraints and other code requirements, it is not feasible to have ground floor retail on this site which is why only residential use is being proposed that meets the requirements of the Town Center subarea code.

Thank you,

Kelly Hallstrom



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April 28, 2023

From: Kelly Hallstrom
Medici Architects
kelly@mediciarchitects.com

To: Lorin Freedman

RE: Public Comment Response

Dear Lorin,

Thank you for your support of this project and for taking the time to comment on the housing matter. The number of units in this multi-family project are limited by many factors within the code and site constraints. As part of the Mercer Island code requirements, any new project over two stories with dwelling units requires at least 10% of those dwelling units to be affordable. Which this requirement will apply towards this proposed project.

Thank you,

Kelly Hallstrom



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April 28, 2023

From: Kelly Hallstrom
Medici Architects
kelly@mediciarchitects.com

To: Matt Anderson

RE: Public Comment Response

Dear Matt,

Thank you for expressing your concerns regarding the proposed project located at 2900 78th Ave SE. It is understandable to be concerned about not having adequate commercial space within the urban core. While this project is located within the Town Center, it is located along the portion of 78th Ave SE that does not have a ground floor commercial requirement. Due to this as well as site constraints and other code requirements, it is not feasible to have ground floor retail on this site which is why only residential use is being proposed that meets the requirements of the Town Center subarea code.

Thank you,

Kelly Hallstrom



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April 28, 2023

From: Kelly Hallstrom
Medici Architects
kelly@mediciarchitects.com

To: Michael Fink

RE: Public Comment Response

Dear Michael,

Thank you for your support of this project and for taking the time to comment on your concerns. While it's understandable to have a desire for additional retail within the urban core of any town, this project is located along the portion of 78th Ave SE that does not have a ground floor commercial requirement. Due to this as well as site constraints and other code requirements, it is not feasible to have ground floor retail on this site which is why only residential use is being proposed that meets the requirements of the Town Center subarea code.

While still in development, this project will have a portion along the street frontage that is devoted to public open space that will be accessible 24/7.

Thank you,

Kelly Hallstrom



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April 28, 2023

From: Kelly Hallstrom
Medici Architects
kelly@mediciarchitects.com

To: Michael Hubert

RE: Public Comment Response

Dear Michael,

Thank you for expressing your concerns regarding the proposed project located at 2900 78th Ave SE. This application will meet all applicable aspects of the code within the Town Center subarea including density, building height, and it is proposing the minimum number of parking spaces that are required for a residential project within the Town Center which is not only intended to reduce the impact to infrastructure, but also promotes pedestrian activity within the Town Center as well as alternative methods of transportation given its proximity to public transit.

Thank you,

Kelly Hallstrom



ARCHITECTURE, PROGRAMMING, ACCESSIBLE DESIGN, INTERIOR DESIGN

April 28, 2023

From: Kelly Hallstrom
Medici Architects
kelly@mediciarchitects.com

To: Paul Hoeffler

RE: Public Comment Response

Dear Paul,

Thank you for expressing your concerns regarding the proposed project located at 2900 78th Ave SE. It is understandable to be concerned about not having adequate commercial space within the urban core. While this project is located within the Town Center, it is located along the portion of 78th Ave SE that does not have a ground floor commercial requirement. Due to this as well as site constraints and other code requirements, it is not feasible to have ground floor retail on this site which is why only residential use is being proposed that meets the requirements of the Town Center subarea code.

Thank you,

Kelly Hallstrom



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April 28, 2023

From: Kelly Hallstrom
Medici Architects
kelly@mediciarchitects.com

To: Pradeep Kumar

RE: Public Comment Response

Dear Pradeep,

Thank you for expressing your concerns regarding the proposed project located at 2900 78th Ave SE. It is understandable to be concerned about not having adequate commercial space and parking space within the urban core. While this project is located within the Town Center, it is located along the portion of 78th Ave SE that does not have a ground floor commercial requirement. Due to this as well as site constraints and other code requirements, it is not feasible to have ground floor retail on this site which is why only residential use is being proposed that meets the requirements of the Town Center subarea code.

Given the small nature of the site and proximity to the urban core and public transit, this residential project is meeting all applicable aspects of the code and will be providing the minimum number of required parking stalls for the residents which is intended to reduce the impact to infrastructure and promote pedestrian activity within the Town Center.

Thank you,

Kelly Hallstrom



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April 28, 2023

From: Kelly Hallstrom
Medici Architects
kelly@mediciarchitects.com

To: Richard Winslow

RE: Public Comment Response

Dear Richard,

Thank you for expressing your concerns regarding the proposed project located at 2900 78th Ave SE. This proposed project will meet all applicable requirements within the City Code and the Town Center subarea, which includes the landscaping requirements set forth in MICC 19.11.070. The base requirement for this section is landscaped surfaces must account for 25% of the site. If it's not feasible to have 25% of the ground covered in landscaping, then the method of green walls and/or green roofs may be implemented to help achieve this requirement.

Where feasible within this small site, ground level landscaping will be provided. While no walls or roofs are being painted green, a green wall or vertical landscaping is being proposed at the ground level of the public open space adjacent to 78th Ave SE. Also, a large portion of the roof will be considered a green roof, which will be covered in sedum trays will help reduce the heat island effect and create habitats for small creatures.

As you mentioned, the code does require at least 10% of the units to be affordable. We cannot say what any affordable rate may be as the terms will be determined later in this process.

While we cannot predict the number of vehicles any of the residents may have or who may need what stall, we can say that the number of parking stalls meets the requirements for residential use within the Town Center and based on the number of those stalls, also meets the requirements of accessible parking spaces set forth in the International Building Code and the Washington Administrative Code.

Thank you,

Kelly Hallstrom



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April 28, 2023

From: Kelly Hallstrom
Medici Architects
kelly@mediciarchitects.com

To: Sabina Chang

RE: Public Comment Response

Dear Sabina,

Thank you for expressing your concerns regarding the proposed project located at 2900 78th Ave SE. It is understandable to be concerned about not having adequate commercial space within the urban core. While this project is located within the Town Center, it is located along the portion of 78th Ave SE that does not have a ground floor commercial requirement. Due to this as well as site constraints and other code requirements, it is not feasible to have ground floor retail on this site which is why only residential use is being proposed that meets the requirements of the Town Center subarea code with its use, density, and height requirements.

Thank you,

Kelly Hallstrom



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April 28, 2023

From: Kelly Hallstrom
Medici Architects
kelly@mediciarchitects.com

To: Sarah Fletcher

RE: Public Comment Response

Dear Sarah,

Thank you for expressing your concerns regarding the proposed project located at 2900 78th Ave SE and for citing various code references. While this project is still in the design process and any issues will be worked out between the applicant and the city, the current proposal does conform to the applicable codes sections with the MICC. While this project is located within the Town Center, it is located along the portion of 78th Ave SE that does not have a ground floor commercial requirement. Due to this as well as site constraints and other code requirements, it is not feasible to have ground floor retail on this site which is why only residential use is being proposed that meets the requirements of the Town Center subarea code with its use, density, and height requirements.

As part of the Town Center requirements and due to the infeasibility of a through-block passage, there will be some public open space that is located along the street frontage that will be accessible to the public 24/7. The size of this space is based on the requirement that it be at least 3% of the overall size and includes certain requirements set forth in Chapter 19.11.060.

The proposed parking will only be within the private parking garage that will be shared amongst residents only. The use by off-site users is not intended, nor is use of neighboring parking lots for the residents use. Since this project isn't proposing any non-residential uses, the public parking requirement isn't applicable. The only street frontage is at the intersection of 78th Ave SE and SE 29th St which isn't feasible for off-street parking. This street frontage is used up by the driveway entrance, loading zone, and proposed fire hydrant which also doesn't provide available space for street parking. The proposed street level parking garage will be open on two sides, and due to the proximity to the property line will have solid concrete walls for fire protection requirements. The long side of this concrete wall will be up against the neighboring concrete wall to the north and hidden from view. This garage will be for residential vehicles only and the adjacent street level loading zone will be for any delivery, moving, or garbage trucks.

Where feasible within this small site, ground level landscaping will be provided. The remaining landscape requirement will be achieved by the use of a green wall at the public open space and on the roof as sedum trays which will cover the majority of the roof and will help reduce the heat



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island effect and create habitats for small creatures. These sedum trays will be properly maintained by an HOA and maintenance staff. The proposed plans show the majority of the roof covered in sedum trays except for the mechanical area and the perimeter of the roof for maintenance purposes.

Any of the improvements within the public right-of-way along 78th Ave SE are part of the requirements determined by the City. These improvements include a 15-foot sidewalk, specific street lights, street signs and the addition of a bike rack among other potential requirements. Because of the short 60' width of the site as well as the access points, no additional street trees are being proposed and no city trees are being proposed for removal.

As part of the requirements in the MICC, any new project over two stories with dwelling units requires at least 10% of those dwelling units to be affordable. The proposed project will comply with this requirement and any agreement will be recorded with King County during the appropriate time in the permitting process.

Thank you,

Kelly Hallstrom



ARCHITECTURE, PROGRAMMING, ACCESSIBLE DESIGN, INTERIOR DESIGN

April 28, 2023

From: Kelly Hallstrom
Medici Architects
kelly@mediciarchitects.com

To: Shelby Dobbs

RE: Public Comment Response

Dear Shelby,

Thank you for expressing your concerns regarding the proposed project located at 2900 78th Ave SE. While this application will meet all applicable aspects of the code within the Town Center, it is proposing the minimum required parking which is not only intended to reduce the impact to infrastructure, but also promotes pedestrian activity within the Town Center as well as alternative methods of transportation given its proximity to public transit. This on-site proposed parking will be for residents of the proposed building only.

Based on the current code, this site is located along the portion of 78th Ave SE that does not have a ground floor commercial requirement. Due to this as well as site constraints and other code requirements, it is not feasible to have ground floor retail on this site which is why only residential use is being proposed.

Thank you,

Kelly Hallstrom