

CITY OF MERCER ISLAND

COMMUNITY PLANNING & DEVELOPMENT

9611 SE 36TH STREET | MERCER ISLAND, WA 98040

PHONE: 206.275.7605 | www.mercerisland.gov



CITY USE ONLY

PROJECT NO.

RECEIPT NO.

FEE

Date Received:

Received By:

DEVELOPMENT APPLICATION

A Development Application form is required to be completed for any land use project within the City of Mercer Island. Additional supplemental information for each specific land use permit requested is required. See below for land use permits and associated permit forms.

PROPERTY INFORMATION

Property Address:

Parcel Number(s):

Gross Lot Area(s):

Net Lot Area(s):

Zone:

Shoreline Environment Designation:
(if located within 200 feet of Lake Washington)

☐

Urban Residential

☐

Urban Park

CRITICAL AREAS ON PROPERTY

GEOLOGICALLY HAZARDOUS AREAS

☐

Potential Landslide Hazard

☐

Erosion Hazard

☐

Seismic Hazard

☐

Steep Slope

WATERCOURSES

☐

Type F

☐

Type Np

☐

Type Ns

☐

Piped

☐

Unknown

WETLANDS

☐

Category I

☐

Category II

☐

Category III

☐

Category IV

☐

Unknown

PROPERTY OWNER INFORMATION

Name:

Company (if applicable):

Address:

E-Mail:

Phone:

APPLICANT/REPRESENTATIVE INFORMATION

Same as property owner

☐

Name:

Company (if applicable):

Address:

E-Mail:

Phone:

DECLARATION: I HEREBY STATE THAT I AM THE OWNER OF THE SUBJECT PROPERTY OR I HAVE BEEN AUTHORIZED BY THE OWNER(S) OF THE SUBJECT PROPERTY TO REPRESENT THIS APPLICATION, AND THAT THE INFORMATION FURNISHED BY ME IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Signature

Date

PROPOSED APPLICATION(S) AND CLEAR DESCRIPTION OF PROPOSAL (please use additional paper if needed):

INDICATE REQUESTED LAND USE APPROVALS

CRITICAL AREAS		ENVIRONMENTAL REVIEW (SEPA)		SUBDIVISION	
	Critical Area Review 1		Environmental Impact Statement		Short Plat- Preliminary
	Critical Area Review 2		SEPA Review		Short Plat- Alteration
DESIGN REVIEW		LEGISLATIVE			Short Plat- Final Plat
	Design Review – Signs		Code Amendment		Long Plat- Preliminary
	Design Review – Code Official		Comprehensive Plan Docket Application		Long Plat- Alteration
	Design Commission Study Session		Comprehensive Plan Application (If Docketed)		Long Plat- Final Plat
	Design Commission Review – Exterior Alteration		Rezone		Lot Line Revision
	Design Commission Review – Major New Construction	OTHER LAND USE		WIRELESS COMMUNICATION FACILITIES	
			Accessory Dwelling Unit		New Wireless Communication Facility
DEVIATIONS			Code Interpretation Request		Wireless Communications Facilities- 6409 Exemption
	Deviations to Antenna Standards – Code Official		Conditional Use (CUP)		Small Cell Deployment
	Deviations to Antenna Standards – Design Commission		Noise Exception Type I - IV		Height Variance
	Public Agency Exception		Other Permit/Services Not Listed		
	Reasonable Use Exception	SHORELINE MANAGEMENT			
	Variance		Shoreline Exemption		
	Seasonal Development Limitation Waiver – Wet Season Construction Approval		Shoreline Substantial Development Permit		
			Shoreline Variance		
			Shoreline Conditional Use Permit		
			Shoreline Permit Revision		

LAND USE APPLICATION SUBMITTAL REQUIREMENTS

Each Land Use Application requested above must be accompanied by the appropriate land use application form and required materials. Refer to the [City of Mercer Island Permit Forms](#) webpage for a complete list of all land use application forms and submittal requirements.

RE: Noise Exception Request – Construction Activities

Project Address: Xing Hua, Mixed Use - 2885 78th Ave SE Mercer Island, Washington 98040

This application is to request a temporary noise variance on June 19th 2025 from 7 AM to 6 PM on June 19th to continue construction activities. This noise variance will cover the following activities during June 19th.

- Demobilization of water detention tanks using semi-trucks
- Sawcutting asphalt, excavate and vac truck for water main
- Roofing material delivery on 40' semi-trucks
- General impact noise inside the building for construction activities
- Crane use for deliveries and material movement.

These activities will take place in the construction site.

List of equipment that will be used from 7 AM to 6 PM:

- 40' semi trucks
- Saw cutter
- Vac truck
- Crane
- General construction tools

Noise Mitigation and Monitoring Plan:

- Utilizing white noise back up alarms
- Noise monitor onsite ensuring dba does not exceed levels proposed during the eight-hour period.

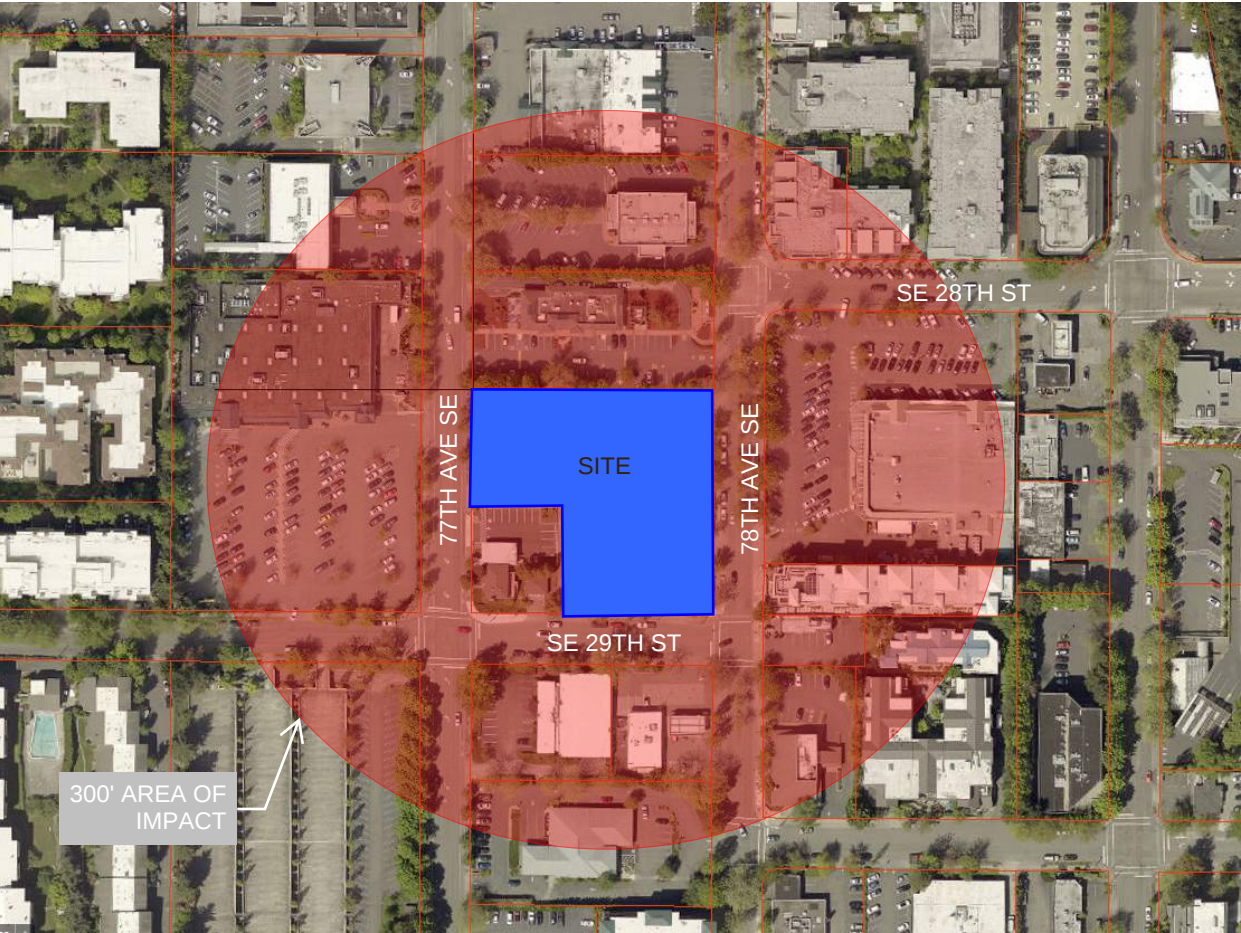
Contact Information:

Chad Weaver, Project Superintendent, 425-540-9160

Anjel David, Assistant Project Manager, 425-471-2193

Enclosures:

- Exhibit A - Detailed map delineating the project area. Page 4
- City of Mercer Island Approved TCP. Page 5
- Drafted Public Notice letter. Page 6
- Detailed construction schedule. Pages 7-24



Sunrise of Mercer Island
2959 76th Ave SE, Mercer Island, WA 98040

Monaco Villa
2929 76th Ave SE, Mercer Island, WA 98040

Blue Sky Vista
2800 75th Ave SE, Mercer Island, WA 98040

Mercer Tower Apartments
2805 75th PI SE, Mercer Island, WA 98040

The Hadley Mercer Island
2601 76th Ave SE, Mercer Island, WA 98040

Aviara Apartments
2441 76th Ave SE, Mercer Island, WA 98040

77 Central Apartments
2630 77th Ave SE, Mercer Island, WA 98040

Mercer Island Chamber of Commerce
7605 SE 27th st., Suite 109, Mercer Island, WA 98040

QFC Grocery Store
7823 SE 28th St, Mercer Island, WA 98040

McDonald's
2807 78th Ave SE, Mercer Island, WA 98040

Metropolitan Market,
2755 77th Ave SE, Mercer Island, WA 98040

Baskin Robbins
2900 78th Ave SE, Mercer Island, WA 98040

Shell Gas Station
2903 78th Ave SE, Mercer Island, WA 98040

The Dermatology Clinic
7707 SE 27th St, #104, Mercer Island, WA 98040

Cleaners Plus One
7707 SE 27th St, #102, Mercer Island, WA 98040

Umpqua Bank
7803 SE 27th St, #107, Mercer Island, WA 98040

Dawn Bova, DMD
7803 SE 27th St, #160, Mercer Island, WA 98040

Hip Zephyr
2727 78th Ave SE, Mercer Island, WA 98040

Cindy's Beauty Salon
2723 78th Ave SE, Mercer Island, WA 98040

Sushi Joa Restaurant
2717 78th Ave SE, Mercer Island, WA 98040

The Mercer Apartment Homes
7650 SE 27th St, Mercer Island, WA 98040

Grace Place Apartments (formerly Ellsworth House)
2720 76th Ave SE, Mercer Island, WA 98040

Parc Mercer Condominiums
740 76th Ave SE, Mercer Island, WA 98040

Devington Condominium Complex
7600 SE 29th St, Mercer Island, WA 98040

Islandaire Townhouses
2920 76th Ave SE, Mercer Island, WA 98040

Newell Court Apartments
3011 78th Ave SE, Mercer Island, WA 98040

Island Square
2758 78th Ave SE, Mercer Island, WA 98040

US Bank Branch
2737 78th Ave SE, Mercer Island, WA 98040

Windermere Office Plaza
2737 77th Ave SE, Mercer Island, WA 98040

The Friendship Circle of Washington
2737 77th Ave SE, Suite 101, Mercer Island, WA 98040

Norman Legal Group
2737 77th Ave SE, Suite 206, Mercer Island, WA 98040

Dollar Development
2737 78th Ave SE, #201 Mercer Island, WA 98040

Key Bank
2731 77th Ave SE, Mercer Island, WA 98040

Walgreens / True Value
7707 SE 27th St, Mercer Island, WA 98040

Starbucks Coffee
7695 SE 27th St, Mercer Island, WA 98040

Pogocha Restaurant
2707 78th Ave SE, Mercer Island, WA 98040

Coldwell Banker
7808 SE 28th St, #128, Mercer Island, WA 98040

Avellino Apartments
2836 78th Ave SE, Mercer Island, WA 98040

Mival Gallery
2836 78th Ave SE, Mercer Island, WA 98040

Banner Bank
2918 78th Ave SE, Mercer Island, WA 98040



MERCER ISLAND MIXED USE
2885 78TH AVE SE
MERCER ISLAND, WA 98040

DATE:	12/15/2022
DRAWN BY:	MWB
CHECKED BY:	RH/ML
PROJECT #:	205006
SCALE:	AS NOTED
REVISION #:	
REVISION DATE:	

CONSTRUCTION
NOTIFICATION
LIST

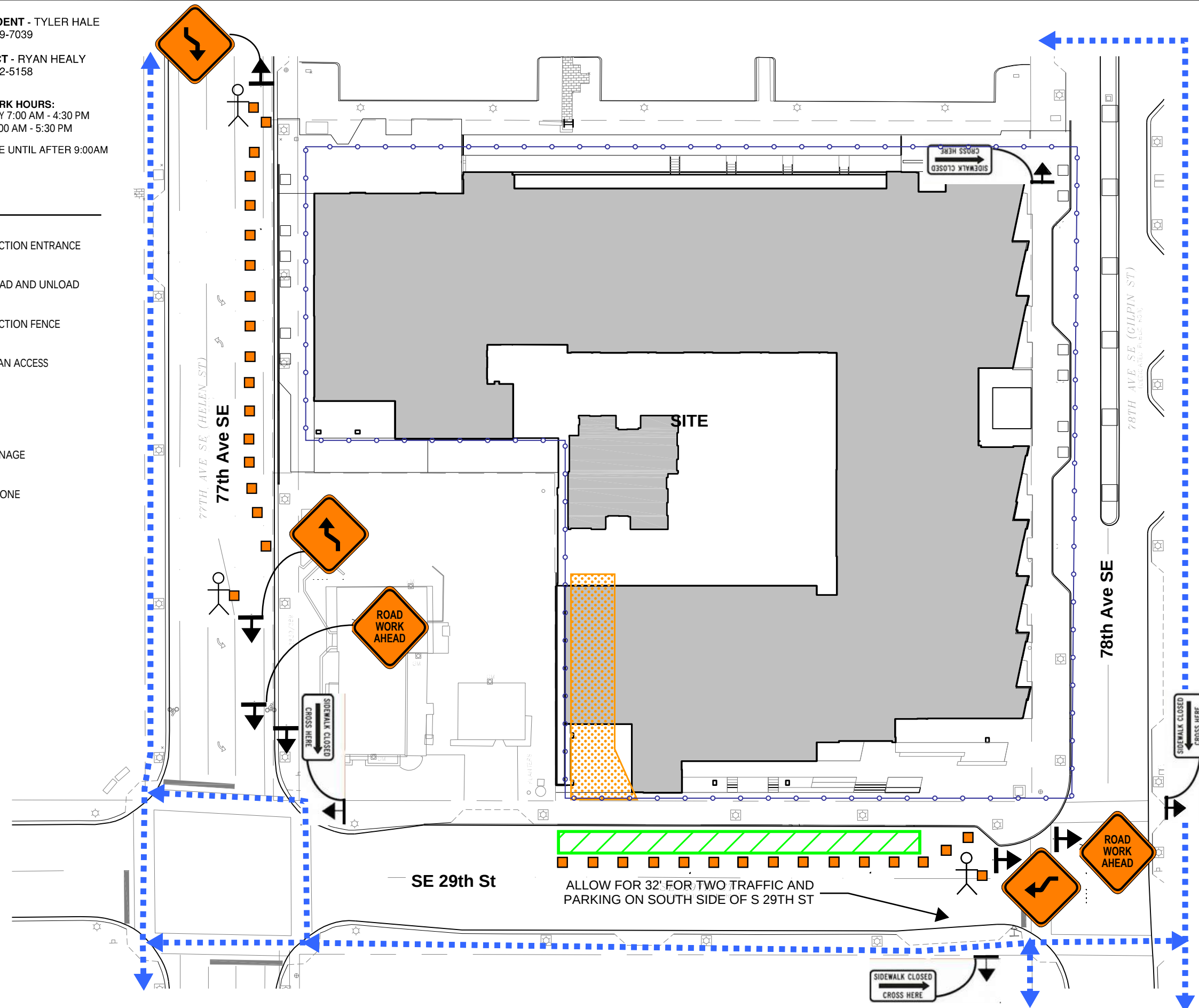
ATTACHMENT:

2.0



NO EXTERIOR NOISE UNTIL AFTER 9:00AM

	CONSTRUCTION ENTRANCE
	TRUCK LOAD AND UNLOAD
	CONSTRUCTION FENCE
	PEDESTRIAN ACCESS
	FLAGGER
	ROAD SIGNAGE
	TRAFFIC CONE



18321 98th Avenue NE, Suite #1
Bothell, WA. 98011
425.775.3822 rmillerinc.COM

MERCER ISLAND MIXED USE
2885 78TH AVE SE
MERCER ISLAND, WA 98040

DATE:	12/15/2022
DRAWN BY:	MWB
CHECKED BY:	RH/ML
PROJECT #:	205006
SCALE:	AS NOTED
REVISION #:	
REVISION DATE:	

TRAFFIC PLAN:
UTILITIES

ATTACHMENT:

4.1Fa



RE: Xing Hua Mixed Use Project – Juneteenth Construction Activities

Site Address: 2885 78th Ave SE Mercer Island, Washington 98040

6/16/2025

To whom it may concern:

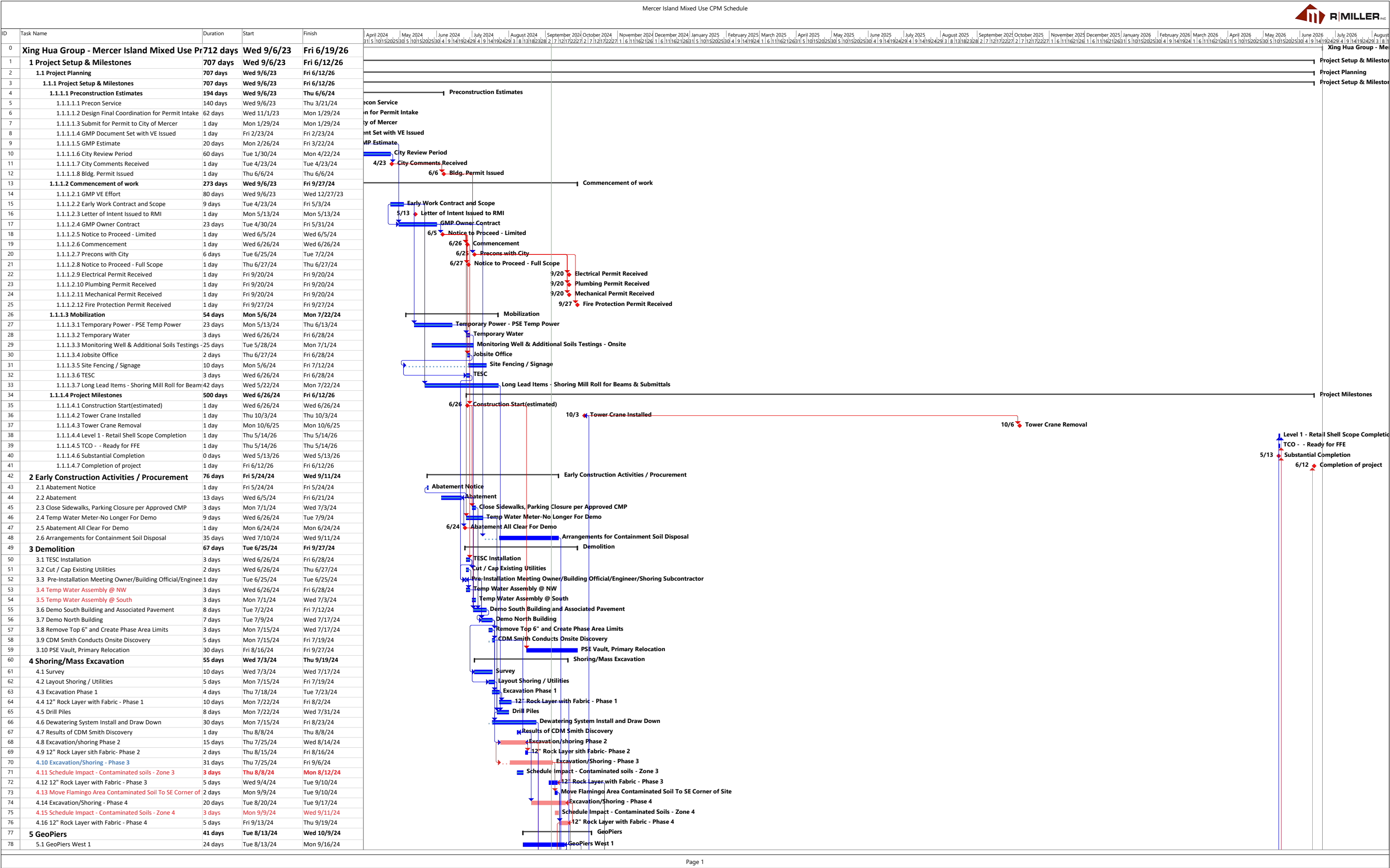
The purpose of this letter is to inform residents in the surrounding area of general construction activities on June 19th, 2025 from 7 AM to 6 PM on June 19th..

R|Miller is working to comply with Noise Variance procedures as required by the City of Mercer Island's Noise Control Program, including notifying the surrounding neighborhood of the project. All mitigating efforts will be followed to reduce the noise impact to the community. Efforts such as using white noise back-up beepers for equipment and locating equipment as far from residences as possible will be implemented.

If you have any questions or noise concerns, please contact our project superintendent, Chad Weaver at 425-540-9160. Should you have any questions regarding the Noise Variance procedures and/or the Noise Control Program, you may call the City of Mercer Island Community Planning and Development staff at (206)-275-7605

Sincerely,

R|MILLERINC

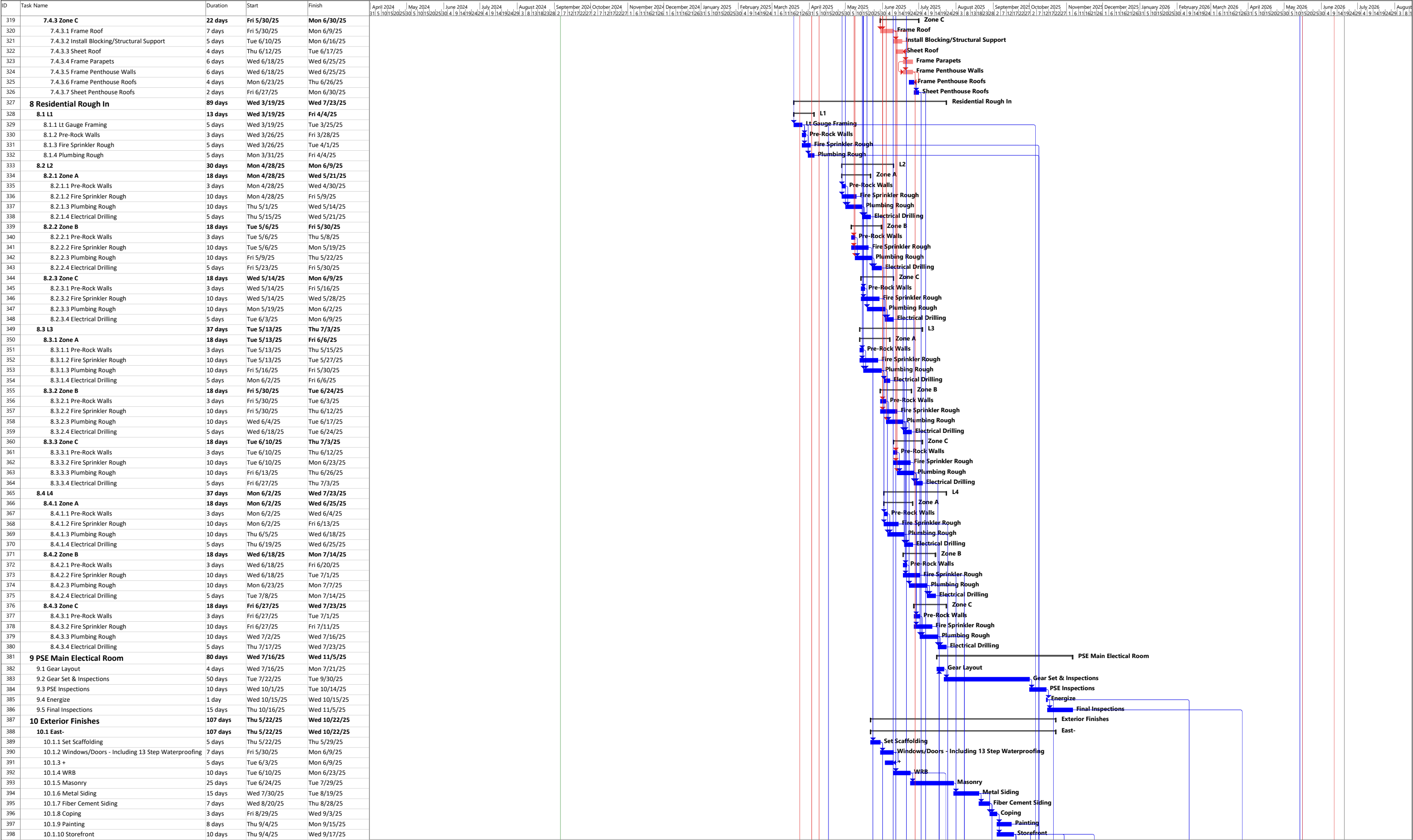


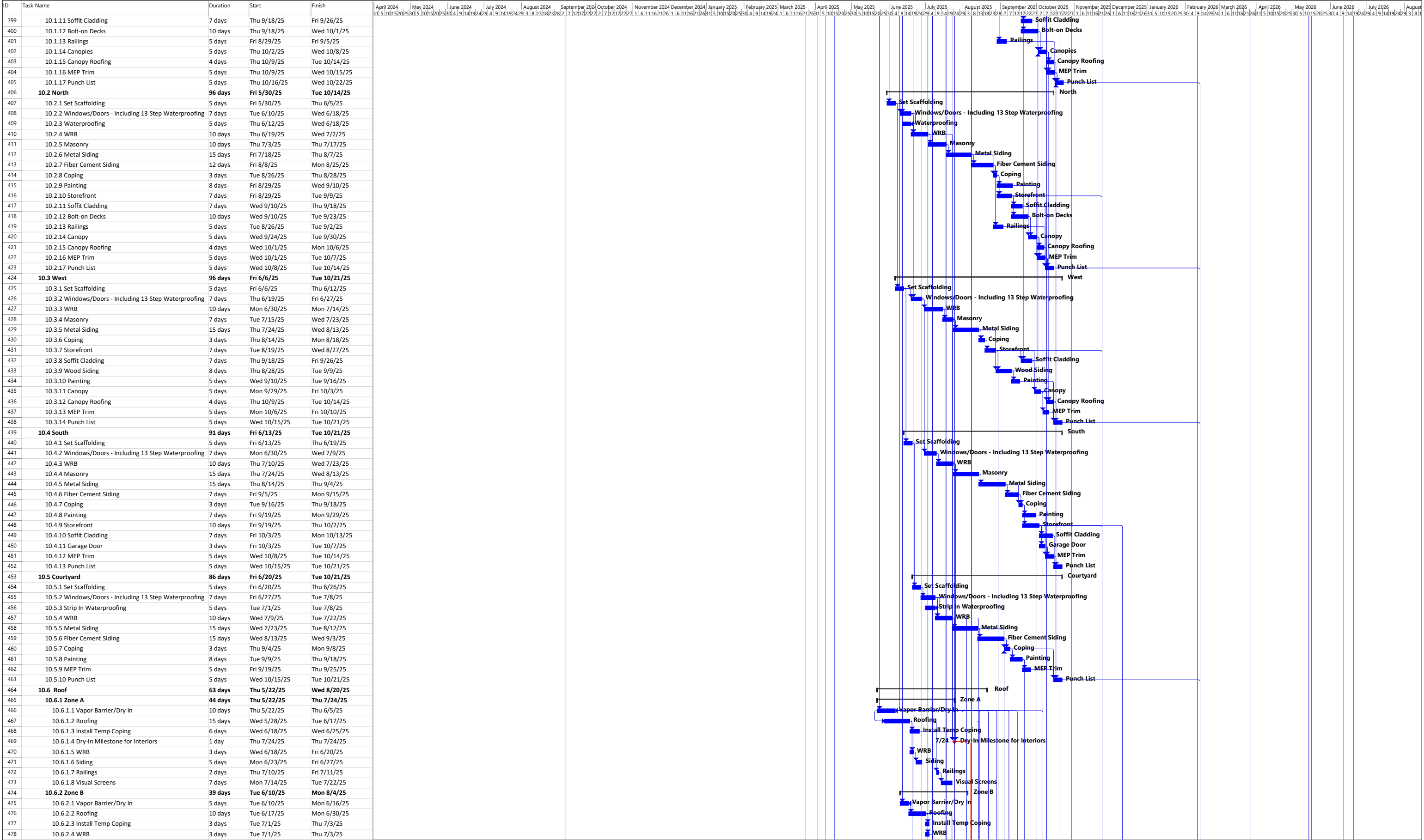
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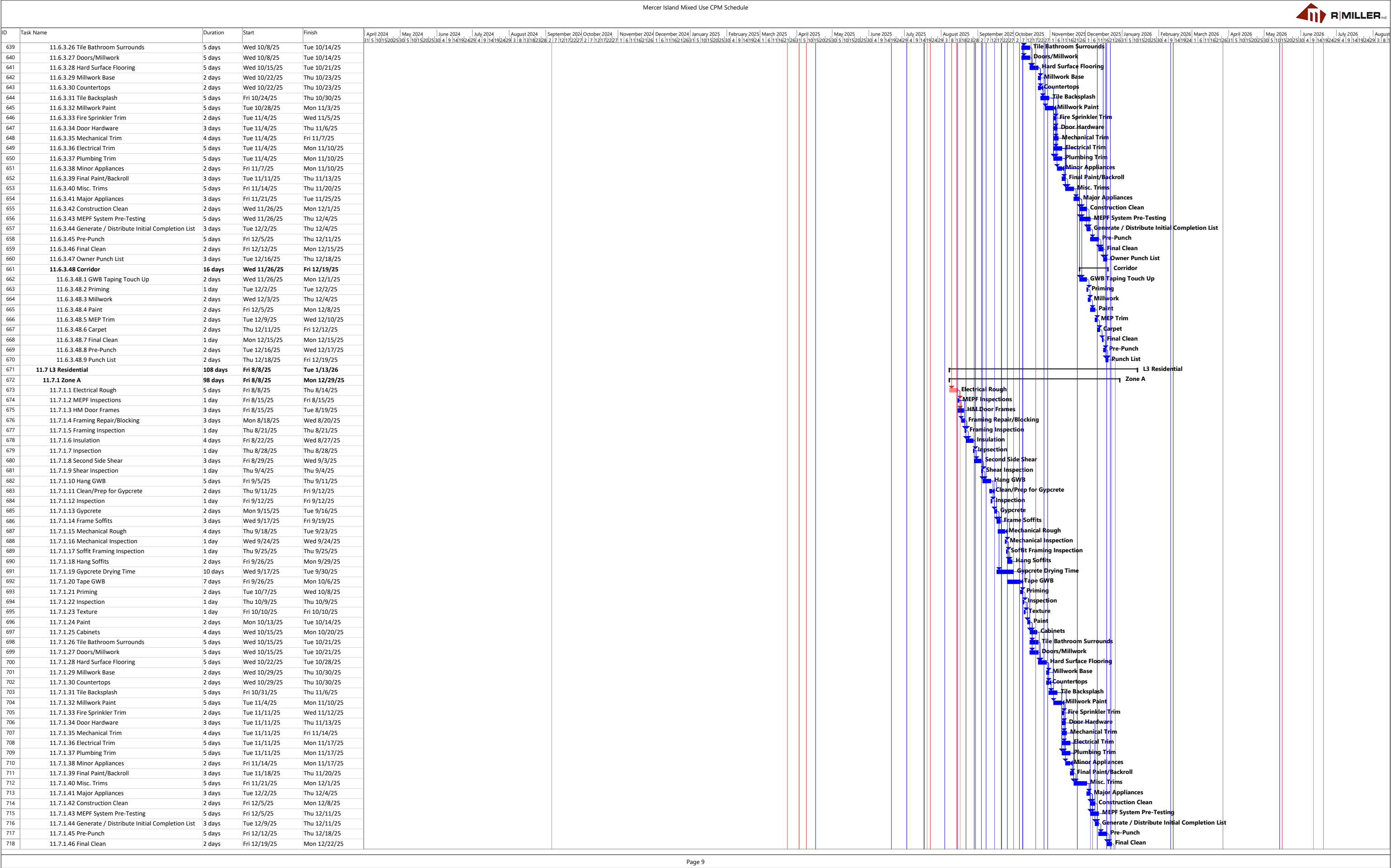
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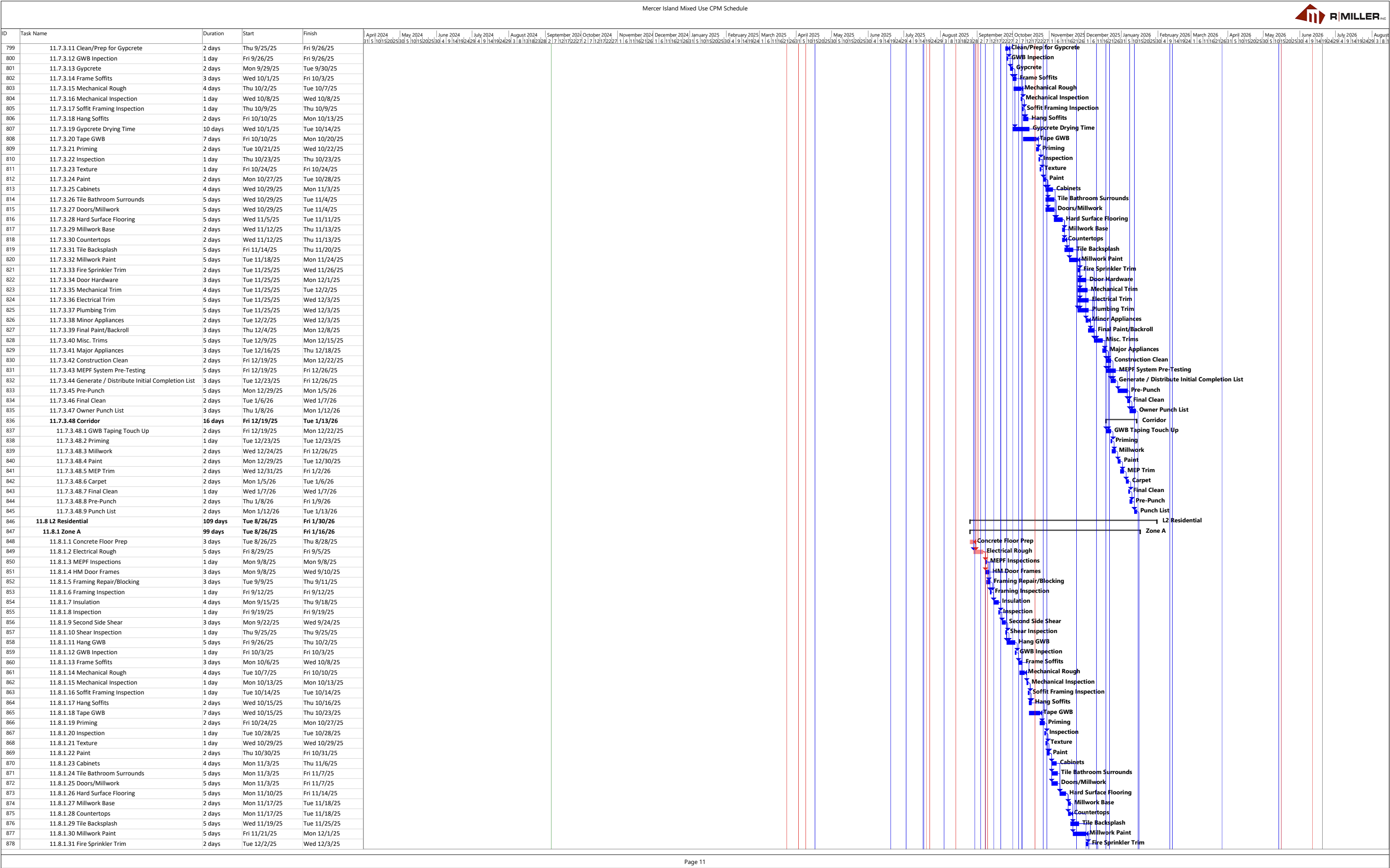
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Mercer Island Mixed Use CPM Schedule					R MILLER inc																													
ID	Task Name	Duration	Start	Finish	April 2024	May 2024	June 2024	July 2024	August 2024	September 2024	October 2024	November 2024	December 2024	January 2025	February 2025	March 2025	April 2025	May 2025	June 2025	July 2025	August 2025	September 2025	October 2025	November 2025	December 2025	January 2026	February 2026	March 2026	April 2026	May 2026	June 2026	July 2026	August 2026	
559	11.6.2.4 Framing Repair/Blocking	3 days	Mon 8/4/25	Wed 8/6/25																														
560	11.6.2.5 Framing Inspection	1 day	Thu 8/7/25	Thu 8/7/25																														
561	11.6.2.6 Insulation	4 days	Fri 8/8/25	Wed 8/13/25																														
562	11.6.2.7 Inspection	1 day	Thu 8/14/25	Thu 8/14/25																														
563	11.6.2.8 Second Side Shear	3 days	Fri 8/15/25	Tue 8/19/25																														
564	11.6.2.9 Shear Inspection	1 day	Wed 8/20/25	Wed 8/20/25																														
565	11.6.2.10 Hang GWB	5 days	Thu 8/21/25	Wed 8/27/25																														
566	11.6.2.11 Clean/Prep for Gypcrete	2 days	Wed 8/27/25	Thu 8/28/25																														
567	11.6.2.12 GWB Inpection	1 day	Thu 8/28/25	Thu 8/28/25																														
568	11.6.2.13 Gypcrete	2 days	Fri 8/29/25	Tue 9/2/25																														
569	11.6.2.14 Frame Soffits	3 days	Wed 9/3/25	Fri 9/5/25																														
570	11.6.2.15 Mechanical Rough	4 days	Thu 9/4/25	Tue 9/9/25																														
571	11.6.2.16 Mechanical Inspection	1 day	Wed 9/10/25	Wed 9/10/25																														
572	11.6.2.17 Soffit Framing Inspection	1 day	Thu 9/11/25	Thu 9/11/25																														
573	11.6.2.18 Hang Soffits	2 days	Fri 9/12/25	Mon 9/15/25																														
574	11.6.2.19 Gypcrete Drying Time	10 days	Wed 9/3/25	Tue 9/16/25																														
575	11.6.2.20 Tape GWB	7 days	Fri 9/12/25	Mon 9/22/25																														
576	11.6.2.21 Priming	2 days	Tue 9/23/25	Wed 9/24/25																														
577	11.6.2.22 Inspection	1 day	Thu 9/25/25	Thu 9/25/25																														
578	11.6.2.23 Texture	1 day	Fri 9/26/25	Fri 9/26/25																														
579	11.6.2.24 Paint	2 days	Mon 9/29/25	Tue 9/30/25																														
580	11.6.2.25 Cabinets	4 days	Wed 10/1/25	Mon 10/6/25																														
581	11.6.2.26 Tile Bathroom Surrounds	5 days	Wed 10/1/25	Tue 10/7/25																														
582	11.6.2.27 Doors/Millwork	5 days	Wed 10/1/25	Tue 10/7/25																														
583	11.6.2.28 Hard Surface Flooring	5 days	Wed 10/8/25	Tue 10/14/25																														
584	11.6.2.29 Millwork Base	2 days	Wed 10/15/25	Thu 10/16/25																														
585	11.6.2.30 Countertops	2 days	Wed 10/15/25	Thu 10/16/25																														
586	11.6.2.31 Tile Backsplash	5 days	Fri 10/17/25	Thu 10/23/25																														
587	11.6.2.32 Millwork Paint	5 days	Tue 10/21/25	Mon 10/27/25																														
588	11.6.2.33 Fire Sprinkler Trim	2 days	Tue 10/28/25	Wed 10/29/25																														
589	11.6.2.34 Door Hardware	3 days	Tue 10/28/25	Thu 10/30/25																														
590	11.6.2.35 Mechanical Trim	4 days	Tue 10/28/25	Fri 10/31/25																														
591	11.6.2.36 Electrical Trim	5 days	Tue 10/28/25	Mon 11/3/25																														
592	11.6.2.37 Plumbing Trim	5 days	Tue 10/28/25	Mon 11/3/25																														
593	11.6.2.38 Minor Appliances	2 days	Fri 10/31/25	Mon 11/3/25																														
594	11.6.2.39 Final Paint/Backroll	3 days	Tue 11/4/25	Thu 11/6/25																														
595	11.6.2.40 Misc. Trims	5 days	Fri 11/7/25	Thu 11/13/25															</															

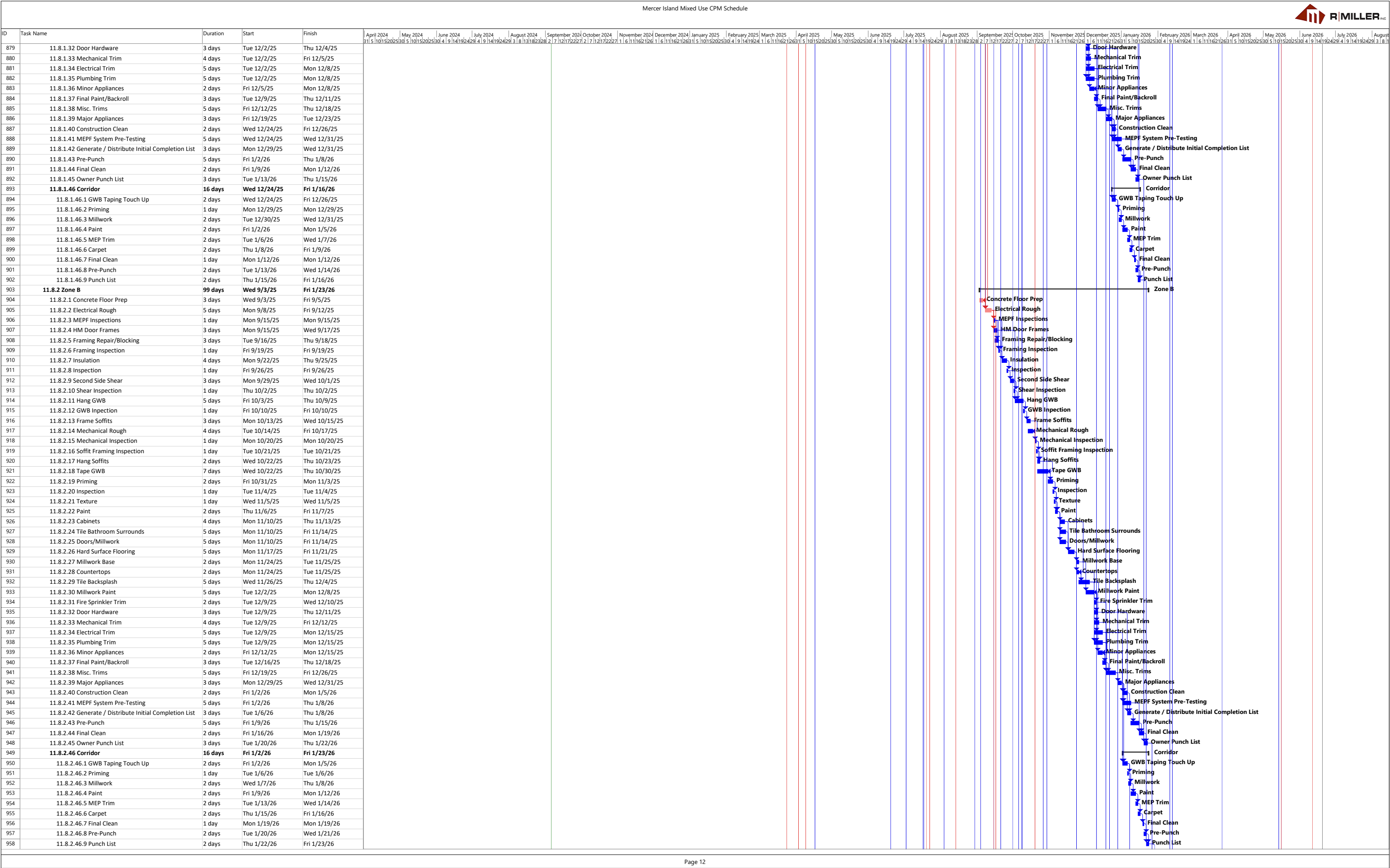


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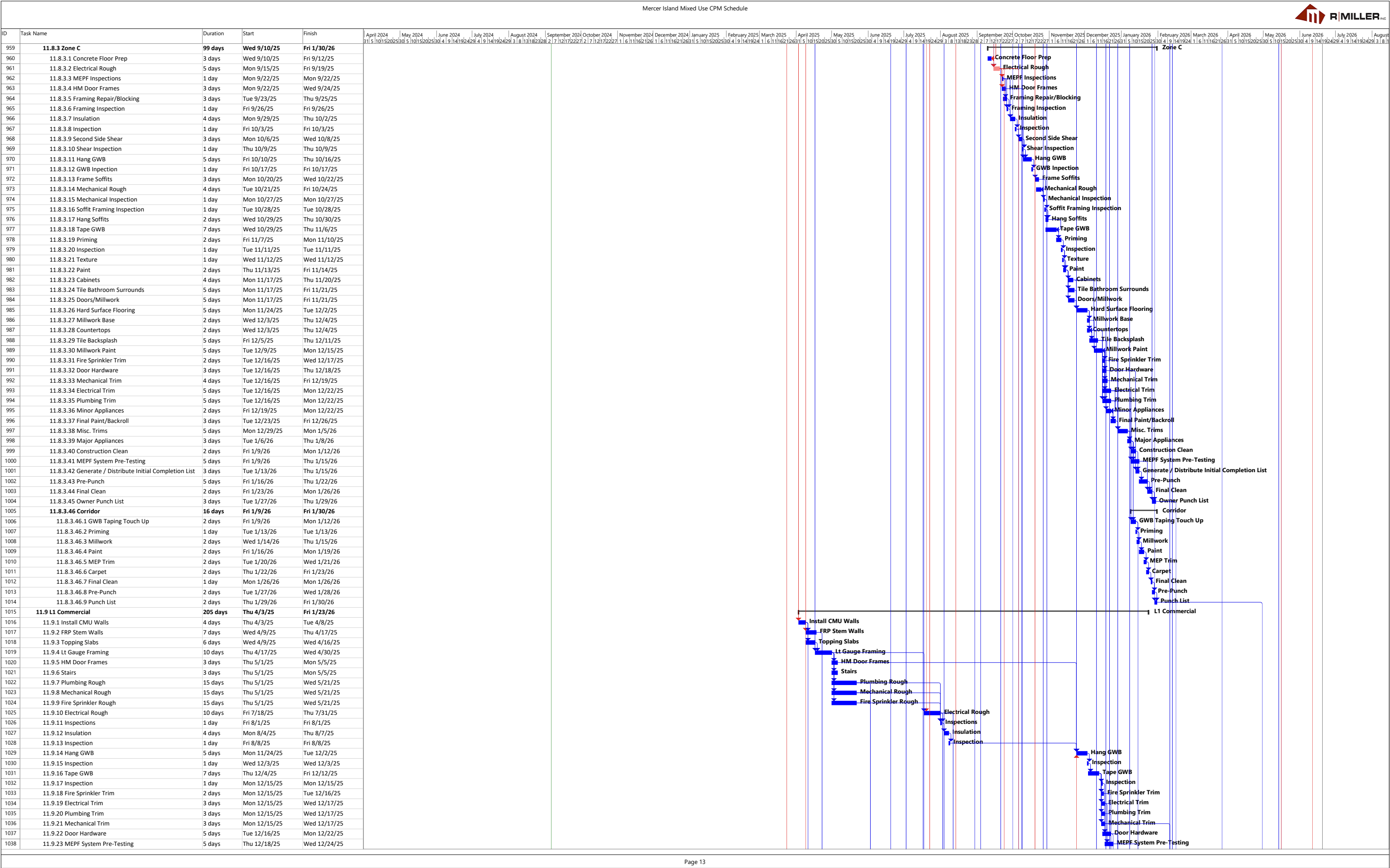
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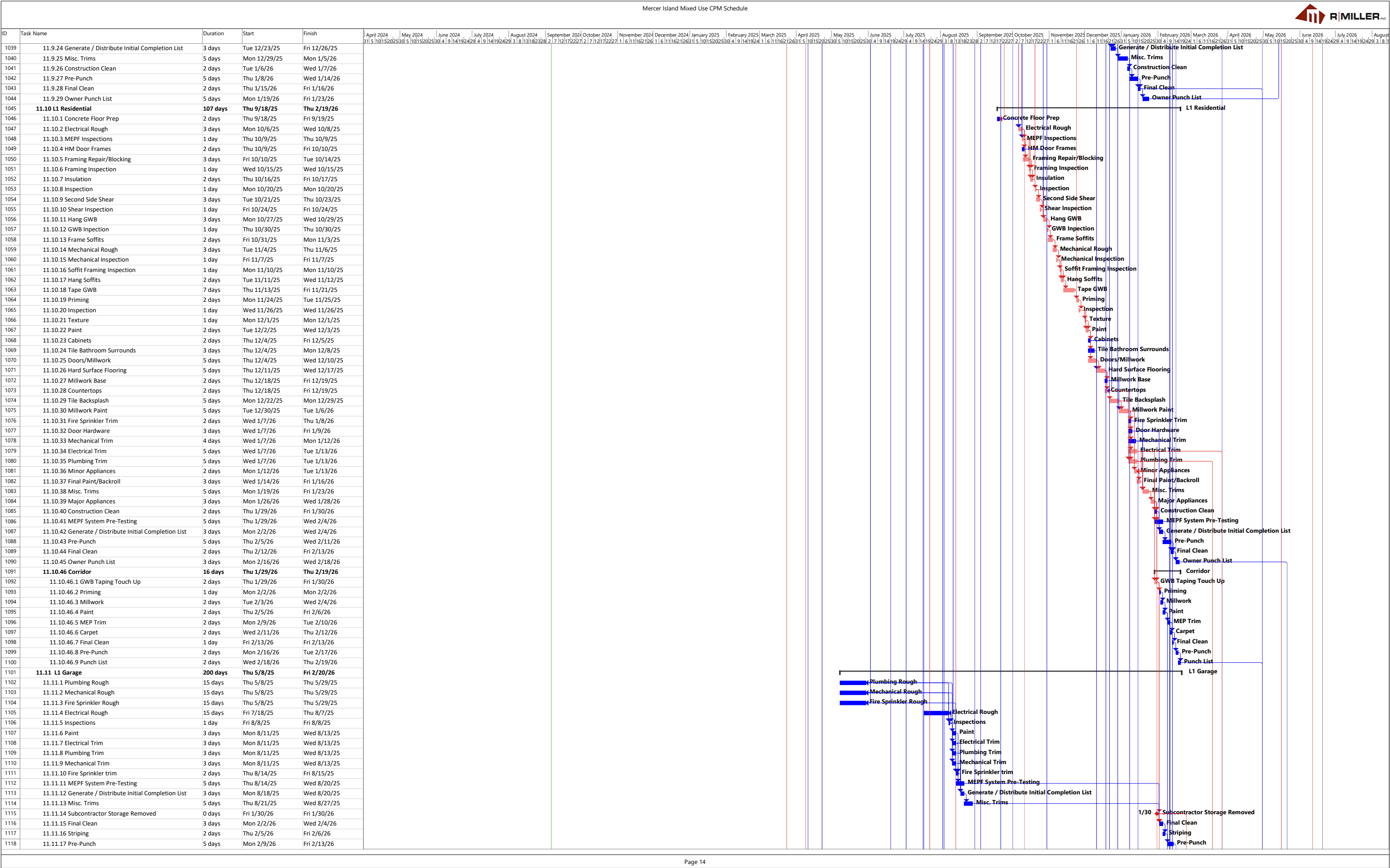


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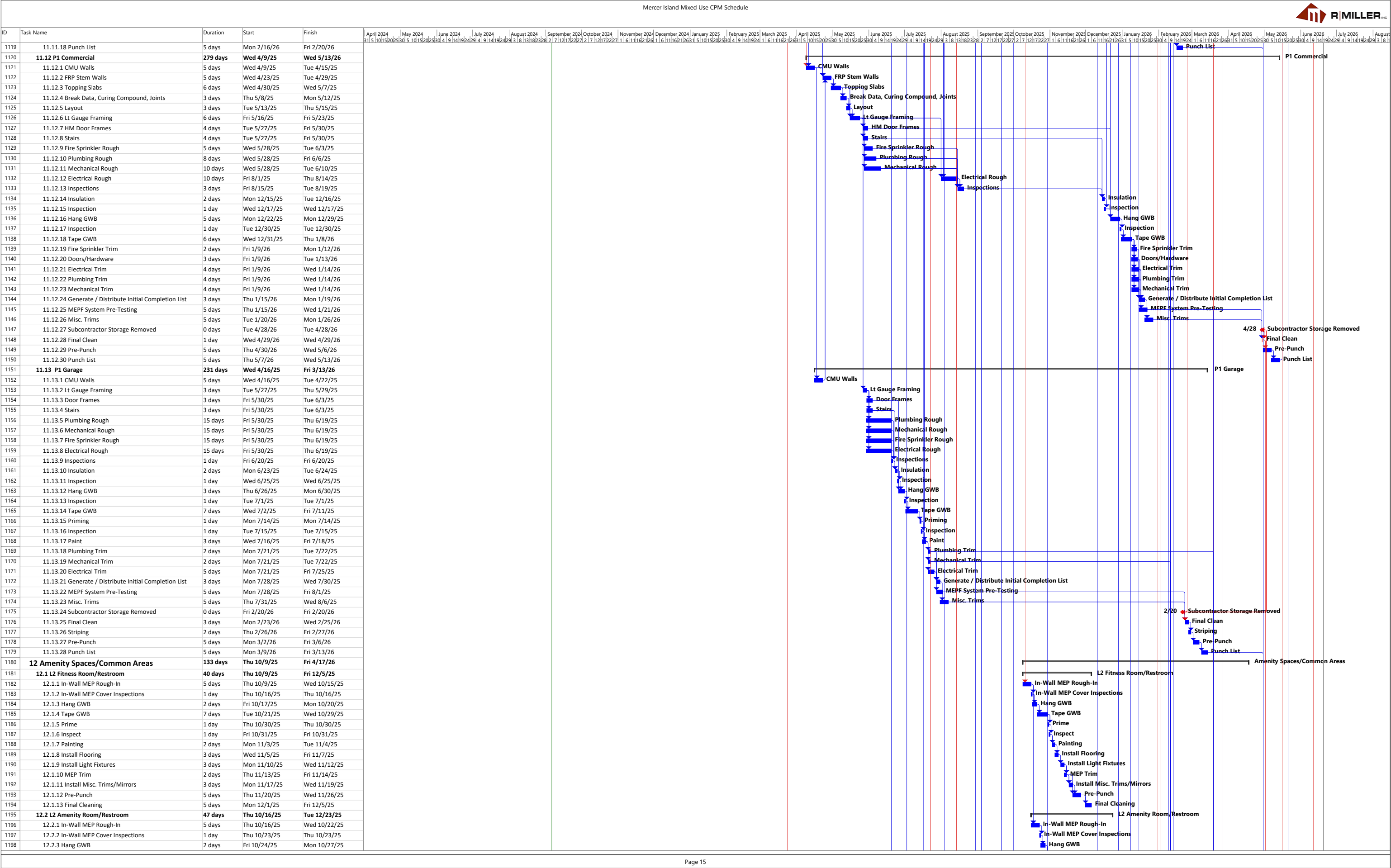


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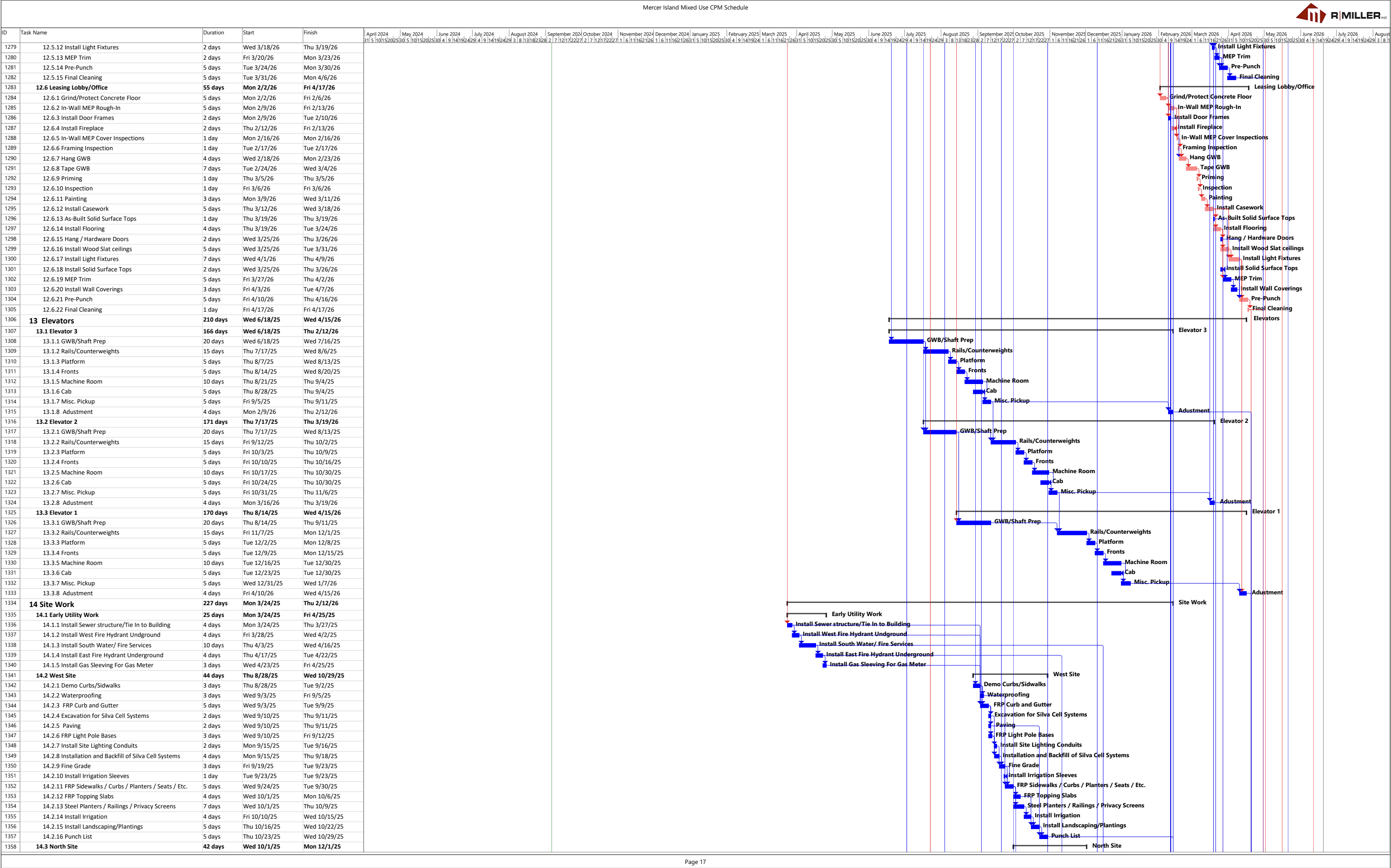


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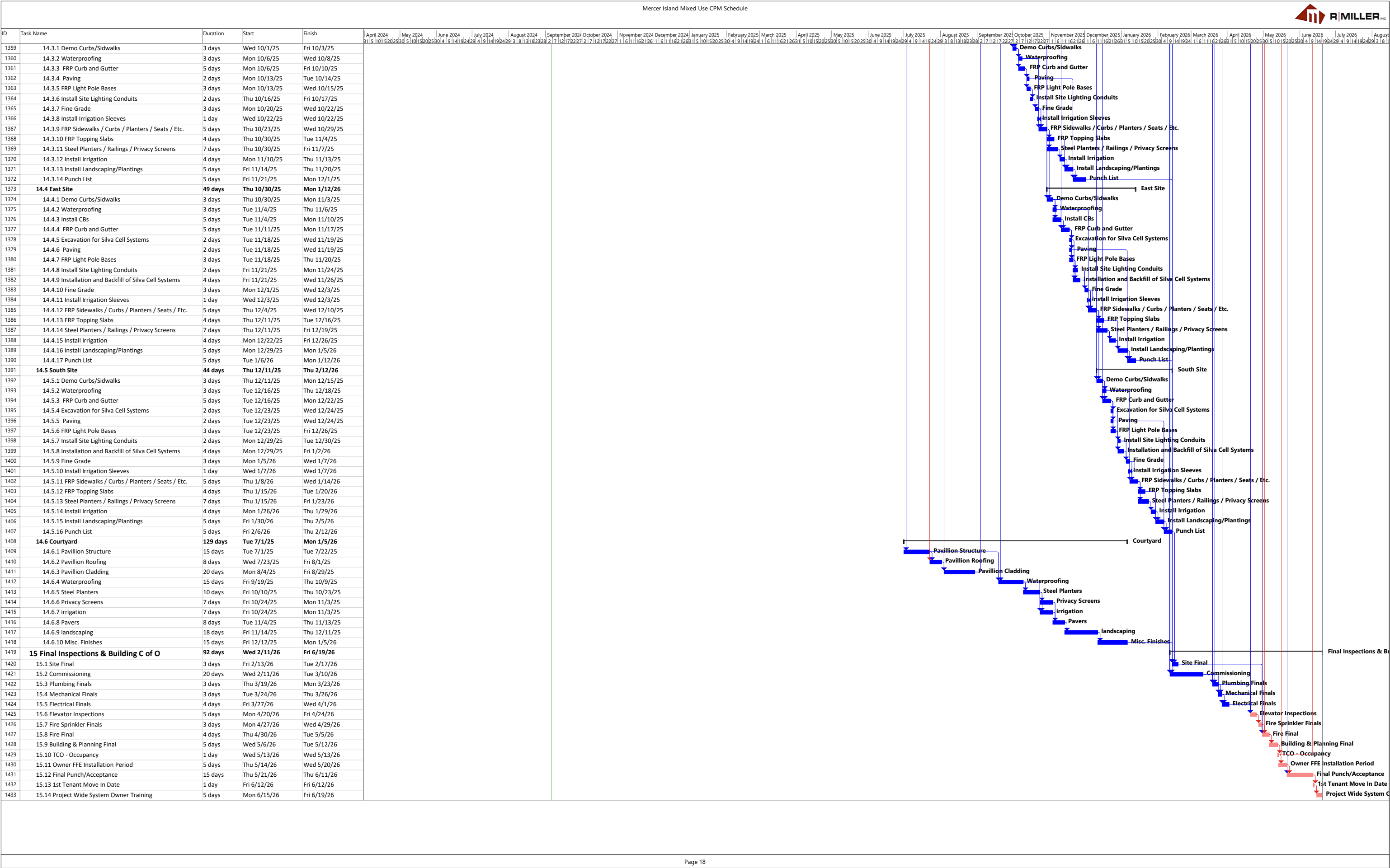


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Mercer Island Mixed Use CPM Schedule					R MILLER INC																																															
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1199	12.2.4 Tape GWB	7 days	Tue 10/28/25	Wed 11/5/25																																																
1200	12.2.5 Prime	1 day	Thu 11/6/25	Thu 11/6/25																																																
1201	12.2.6 Inspection	1 day	Fri 11/7/25	Fri 11/7/25																																																
1202	12.2.7 Painting	2 days	Mon 11/10/25	Tue 11/11/25																																																
1203	12.2.8 Install Casework	2 days	Wed 11/12/25	Thu 11/13/25																																																
1204	12.2.9 As-Built Solid Surface Tops	1 day	Fri 11/14/25	Fri 11/14/25																																																
1205	12.2.10 Install Flooring	3 days	Fri 11/14/25	Tue 11/18/25																																																
1206	12.2.11 Install Light Fixtures	4 days	Wed 11/19/25	Mon 11/24/25																																																
1207	12.2.12 Install Solid Surface Tops	1 day	Mon 11/24/25	Mon 11/24/25																																																
1208	12.2.13 Install Plumbing Fixtures	2 days	Tue 11/25/25	Wed 11/26/25																																																
1209	12.2.14 MEP Trim	3 days	Tue 11/25/25	Mon 12/1/25																																																
1210	12.2.15 Install Misc. Trims	5 days	Tue 12/2/25	Mon 12/8/25																																																
1211	12.2.16 Pre-Punch	5 days	Tue 12/9/25	Mon 12/15/25																																																
1212	12.2.17 Final Cleaning	1 day	Tue 12/16/25	Tue 12/16/25																																																
1213	12.2.18 Punch List	5 days	Wed 12/17/25	Tue 12/23/25																																																
1214	12.3 Stair Finishes	28 days	Mon 12/29/25	Thu 2/5/26																																																
1215	12.3.1 Stair 3	18 days	Mon 12/29/25	Thu 1/22/26																																																
1216	12.3.1.1 GWB Taping Touch Up	2 days	Mon 12/29/25	Tue 12/30/25																																																
1217	12.3.1.2 Priming	1 day	Wed 12/31/25	Wed 12/31/25																																																
1218	12.3.1.3 Install Railings	2 days	Fri 1/2/26	Mon 1/5/26																																																
1219	12.3.1.4 Millwork	2 days	Tue 1/6/26	Wed 1/7/26																																																
1220	12.3.1.5 Paint	2 days	Thu 1/8/26	Fri 1/9/26																																																
1221	12.3.1.6 MEP Trim	2 days	Mon 1/12/26	Tue 1/13/26																																																
1222	12.3.1.7 Carpet	2 days	Wed 1/14/26	Thu 1/15/26																																																
1223	12.3.1.8 Final Clean	1 day	Fri 1/16/26	Fri 1/16/26																																																
1224	12.3.1.9 Pre-Punch	2 days	Mon 1/19/26	Tue 1/20/26																																																
1225	12.3.1.10 Punch List	2 days	Wed 1/21/26	Thu 1/22/26																																																
1226	12.3.2 Stair 2	18 days	Tue 1/6/26	Thu 1/29/26																																																
1227	12.3.2.1 GWB Taping Touch Up	2 days	Tue 1/6/26	Wed 1/7/26																																																
1228	12.3.2.2 Priming	1 day	Thu 1/8/26	Thu 1/8/26																																																
1229	12.3.2.3 Install Railings	2 days	Fri 1/9/26	Mon 1/12/26																																																
1230	12.3.2.4 Millwork	2 days	Tue 1/13/26	Wed 1/14/26																																																
1231	12.3.2.5 Paint	2 days	Thu 1/15/26	Fri 1/16/26																																																
1232	12.3.2.6 MEP Trim	2 days	Mon 1/19/26	Tue 1/20/26																																																
1233	12.3.2.7 Carpet	2 days	Wed 1/21/26	Thu 1/22/26																																																
1234	12.3.2.8 Final Clean	1 day	Fri 1/23/26	Fri 1/23/26																																																



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