Hello,

Below is a copy of our communication with Tim McHarg, the Principal Planner for the City of Mercer Island. In it you will find specifications on requirements that have been waived for our submittal.

Richard:

Given the small size of the addition and the fact that it is a "back of the house" component, I don't believe that additional amenities should be required.

The only design features that need to be considered are integration with the existing structure/materials, which you have done, and screening. The existing tree/landscape was intended to screen the existing garbage/compost/recycling area. There also seems to be a potential conflict between the existing tree/landscape and the exterior door to the expanded cooler.

MICC 19.11.080.B.2 states the following: "*Garbage, recycling collection, composting and utility areas.* Garbage, recycling collection, food scrap composting and utility areas shall be enclosed and screened around their perimeter by a wall or fence at least seven feet high, concealed on the top and must have self-closing doors. If the area is adjacent to a public street or pedestrian alley, a landscaped planting strip, minimum three feet wide, shall be located on three sides of such facility. Any emissions of noise, vapor, heat or fumes should be mitigated."

I realize that this is a constrained area with a lot going on in a small space. Can the relocated garbage/compost/recycling area include the required landscape screening on the east side between the enclosure and 78th?

Thanks.

Tim

From: Richard Floisand <richard@floisandstudio.com>
Sent: Monday, January 3, 2022 3:12 PM
To: Tim McHarg <tim.mcharg@mercerisland.gov>; Matt Galvin <matt@pagliacci.com>; Lawson Legore <lawson@floisandstudio.com>
Subject: RE: pagliacci mercer island

Thanks Tim,

This is super helpful. I just want to follow up on the question about the past design amenities that where provide in the design. Will these suffice for the addition or are all new amenities required?

Thanks,

Richard Floisand, AIA · LEED AP

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From: Tim McHarg <tim.mcharg@mercerisland.gov>
Sent: Monday, January 3, 2022 2:39 PM
To: Matt Galvin <matt@pagliacci.com>; Richard Floisand <richard@floisandstudio.com>
Subject: RE: pagliacci mercer island

Matt:

Thanks for the clarification. Richard's email below indicated that the cooler expansion was 400 sf. Yes, if the expansion is below 10% of the existing gross square footage, the parking requirements are not triggered.

Tim

From: Matt Galvin <matt@pagliacci.com>
Sent: Monday, January 3, 2022 2:37 PM
To: Tim McHarg <tim.mcharg@mercerisland.gov>; Richard Floisand <richard@floisandstudio.com>
Subject: RE: pagliacci mercer island

Thanks for the quick response, Tim.

The cooler expansion is actually only 200 square feet. The dumpster enclosure is just moving a bit to the north. Given that the square footage of the building is more than 2,500, wouldn't we be under the 10% threshold?

Matt

From: Tim McHarg <tim.mcharg@mercerisland.gov>
Sent: Monday, January 3, 2022 2:34 PM
To: Richard Floisand <richard@floisandstudio.com>
Cc: Matt Galvin <matt@pagliacci.com>
Subject: RE: pagliacci mercer island

Hi Richard:

Happy New Year.

The thresholds for design review are specified in MICC 19.15.220.C.1.c. Any improvement that requires a building permit must go through design review, and any building permit that creates additional gross floor area must go through Design Commission design review. Unfortunately, I don't have the ability to waive or modify those thresholds.

Typically, Design Commission design review requires a pre-application. However, given the scale of the cooler addition, I can waive the pre-app requirement unless you see value in that.

As far as the submittal materials, the requirements are listed HERE. We can waive the Title Report, Critical Area Study, Arborist Report, Traffic Study, and Pedestrian/Vehicle Circulation Plan. If you are not modifying signs or lighting, those plans are not required.

Since the 400 sf addition is greater than 10% of the existing gross floor area, additional parking is required per MICC 19.11.130.B.1.a. Note that the TC parking requirements are based on gross floor area. The parking requirement for restaurants in TC is 5 – 10 stalls per 1,000 gross square feet. It looks like you used 8 stalls per 1,000 gross square feet for the 2015 design review application. If you use that ratio again, it would require 3 additional stalls. Alternatively, you can provide a parking demand study to substantiate a lower parking ratio.

Let me know if you have additional questions. Thank you.

Tim McHarg, AICP
Principal Planner
City of Mercer Island
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Notice: Emails and attachments may be subject to disclosure pursuant to the Public Records Act (chapter 42.56 RCW).

From: Richard Floisand <richard@floisandstudio.com>
Sent: Monday, January 3, 2022 11:18 AM
To: Tim McHarg <tim.mcharg@mercerisland.gov>
Cc: Matt Galvin <matt@pagliacci.com>
Subject: pagliacci mercer island

Hi Tim,

I hope this finds you well. I am CC'ing Matt Galvin from Pagliacci on this email. Attached is a rendering of the small cooler addition we are proposing for the Mercer Island Pagliacci. It is around 400 sf. I noticed on the checklist that 500 sf is a threshold for not getting reviewed for stormwater and some single-family stuff. Given how small the project is, will we still need to go through Design Review? If so, I am assuming the design amenities that we provided and as shown in the second attachment, will suffice for the new cooler addition. Can you confirm this?

Thanks in advance,

Richard Floisand, AIA · LEED AP

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