

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