

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

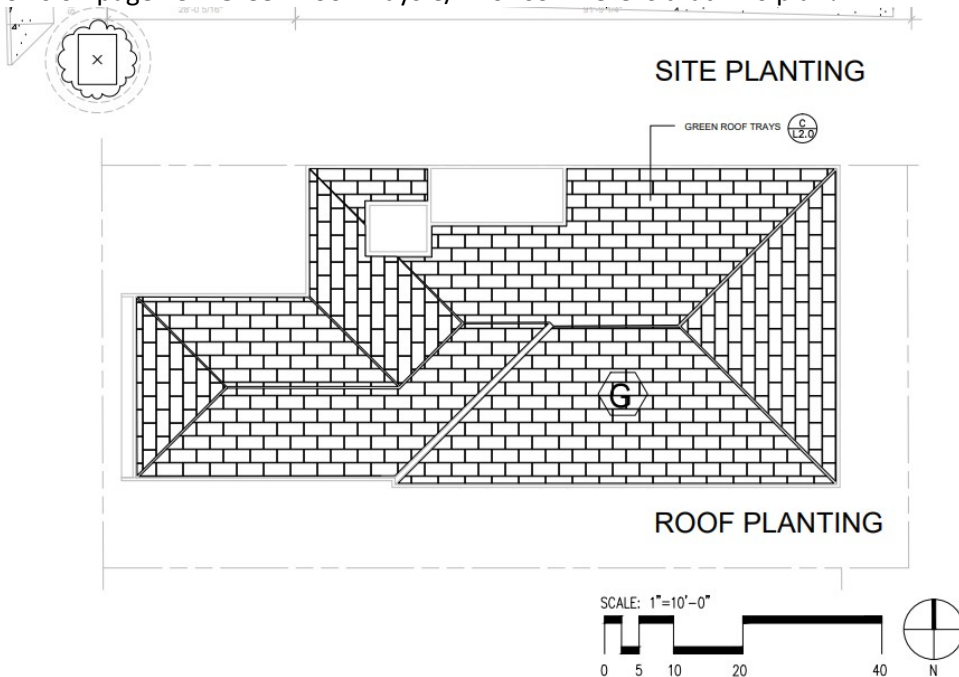
I am sorry, but did you not look at their plans? See attached (page 7). They plan on putting 24 inches worth of sorghum trays which you could buy at Home Depot and just shove them on the roof. They do not mention how they plan on securing the trays and there does not appear to be a plan L2.0.

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"x1/2" 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.
- **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

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