



ARCHITECTURE, PROGRAMMING, ACCESSIBLE DESIGN, INTERIOR DESIGN

December 12, 2022

Project Name: 2900 78th Ave SE Apartments

Project Address: 2900 78th Ave SE, Mercer Island, WA 98040

Parcel #: 531510-1219

To Whom It May Concern,

The project at 2900 78th Ave SE proposes to demolish existing structures, uses, and improvements, and construct a new 4 story multi-family building with shared garage parking. The proposal intends to conform to Town Center Development and Design standards, while taking advantage of the maximum height and stories increase by providing community benefits as outlined within chapter 19.11. The site fronts the intersection of 78th Ave SE and SE 29th Street, with vehicular access coming from 78th Ave SE.

The attached plans address code compliance items for review and discussion.

- The proposed development provides a public open-space facing 78th Ave SE, and utilizes the existing easement for uncovered surface parking and a solid waste enclosure.
- The proposed development provides stacked multi-family residences with primary pedestrian and vehicular access from 78th Ave SE.
- The proposed development conforms to the 2018 IBC for R2 residences.

In the TC-4 zone, this project is proposing to utilize the maximum allowed height of 51' and the maximum allowed stories of 4. In order to achieve this requirement the proposed development is proposing these additional features:

- Per MICC 19.11.040(B) – At least ten percent of the total units must be affordable, so one of the (10) proposed units will be designated for affordable housing.
- Per MICC 19.11.060(B) – Any major new construction exceeding three stories shall include at least one major site feature. Due to the small lot size, this project is proposing to incorporate a public open space that meets the requirements of MICC 19.11.040(D).

The Proposed public open space is 465 SF which is 3.2% of the proposed GFA, and is 20' in width which extends from the north property line to the driveway. Because of the existing at-grade PSE easement in the NW corner of the site, a walkway and planter strip connect the public open space to the public ROW before opening up to the remainder of the space. This public open space shall be at the same level as the public sidewalk and as the building wraps around it, it helps to create a focal point at this intersection. While the proposed public open space is limited, it still incorporates design elements such as (8) linear feet of bench, 120 SF (25.8% of the open space) of planting and a water fountain that is part of the proposed minor site features. The surface of the public open space will feature decorative paving that distinguishes it from the public sidewalk as well as the walkway to the building entry.

As required for any new construction project, the site will feature a minimum of (3) minor site features. As mentioned above, a water fountain will be incorporated in the public open space adjacent to the bench. Per the landscaping plans, a bike rack is proposed on the public sidewalk next to the walkway and public open space, and a clock is proposed on the recessed portion of the building directly above the building entry and public open space.



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The proposed building is designed to maximize the small site by stacking three floors of units above an open parking garage that's entrance is centered at the intersection. The parking garage allows for a total of 11 parking stalls for the site, which includes one ADA van stall. Utilizing that number of stalls, the development is able to incorporate (10) units with floors 1 and 2 be identical floor plans with (4) unit each, and the 3rd floor having (2) larger units. To provide adequate sizing of these units, the floor plates are cantilevered above the driveway entry and are supported by the PT slab as well as 12" angled steel columns that create visual interest.

The push and pull of the building masses along with the articulation of the balconies help create modulation that is highly visible from the street while the change in materials help to accentuate those forms. While the main materials are white aluminum cladding and gray Trespa, the vertical form above the public open space is accented with Trespa's Lumen panels with an oblique finish. This is a combination of a matte and gloss finish that will reflect the light differently as the sun moves across the sky.

Per MICC 19.11.070, landscaped surfaces should equal 25% of the site. To meet this requirement on such a small site, the proposed development is proposing a few options.

- Ground Level Planting – The available space is very limited. Between the public open space and the planter strip south of the driveway there is 250 SF of available space for planting of shrubs and ground cover.
- Green Wall – A green wall will be incorporated into the public open space along the north property line that will cover up the blank wall of the adjacent property. This will be approximately 226 SF, which at a rate of 75%, 169.5 SF will count towards the landscape requirement.
- Green Roof – This will be largest portion of landscaping on site. There will be approximately 3,250 SF of sedum trays on the roof, which 1,625 SF will count towards the requirement.

Adding these up brings a landscaping total of 2,044.50 SF, or 28.4% of the site.

Thank you,

Kelly Hallstrom
Project Manager