

November 27, 2023

Monaco Villa Condominiums  
c/o Best Management Co.  
3805 108th Ave NE, Suite 210  
Bellevue, WA 98004

**RE: Monaco Villa Condominiums – Topic of Discussion for Reviews**  
**Property Addresses: 2929 76th Ave SE, Mercer Island, WA 98040**

The Monaco Villa Condominiums repair and remediation project will restore the envelope to watertight condition—most of the work is behind the cladding. The project is straightforward and clarifies and highlights the base design language and massing of the building. We only have one item we would like to discuss—is the repair and enhancement acceptable as is or will you require changes.

Time is of the essence for Monaco Villa Condominiums homeowners as this project has been over a year in the making and they would like to have their homes repaired as soon as possible.

Evolution Architecture appreciates the time and consideration of the Design Commission, and we look forward to the study session.



James Ramil, RA  
Evolution Architecture