

January 24, 2024

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—much of the work is behind the cladding. The project is straightforward and has a light touch on modifying the base design language and massing of the building. We would like to discuss how we implemented the recommended changes of the Design Review Board and if there are any other requirements to get approved.

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