

April 18, 2024

City of Mercer Island
Community Planning & Development
9611 SE 36th Street
Mercer Island, WA, 98040

RE: 2955 80th Ave SE - Plaza Repair

Dear City of Mercer Island:

This letter details how the application does not meet the requirements for Design Commission Review per MICC 19.15.220 (C)(1)(c)(i), see explanations below.

Scope of Work:

This project is in response to failures in exterior waterproof membranes at this building's exterior main entry and north plaza decks which has resulted in deterioration of the existing structure. This project proposes the following:

1. Demolition of existing wood framed planters, soil, and irrigation currently located on the main entry deck.
2. Demolition of the existing thin brick pavers, sand sub base and deck waterproofings.
3. Removal and in-kind replacement of water damaged and deteriorated plywood, 3x8 wood decking and wood beams.
4. Removal and in-kind replacement of existing concrete steps.
5. Installation of new waterproof membranes at the main entry and north entry decks.
6. Refurbishment of existing guardrails.
7. Installation of new guardrails in locations where existing planters previously acted to restrict access to locations where the entry decks were more than 18-inches above grade.

MICC 19.15.220 (C)(1)(c)(i)

- a. **New buildings:** This proposed project is not a new building, it is an alteration/repair to an existing structure/building.
- b. **Any additions of gross floor area to an existing building(s).** This proposed project does not include additions to the existing buildings gross floor area.
- c. **Any alterations to an existing building that will result in a change of 50 percent, or more, of the exterior surface area.** This proposed project will occur over an exterior area of approximately 1,140 sf. This is an alteration/repair only and will not increase any exterior hardscapes. The existing lot where this work will occur is 29,840 sf, so this project will occur over 3.8 percent of the existing exterior surface.
- d. **Any alterations to a site, where the alteration will result in a change to the site design that affects more than 50 percent of the development proposal site; and**
The existing lot where this work will occur is 29,840 sf, and this proposed project will occur over an area of 1,140 sf, so this project will alter the site design over 3.8 percent of the proposed site.

- e. **Any alterations to existing facades, where the building is identified by the city as an historic structure.** No historic structure(s) exist at this projects address, 2955 80th Ave SE, Mercer Island.

Sincerely,

Marc Tegen,

Stemper Architecture Collaborative

