

# MILBRANDT

## ARCHITECTS

June 13, 2023

City of Mercer Island

9611 SE 36<sup>th</sup> street

Mercer Island, WA 98040

Attn: Permit Department

RE: TI of existing structure, The Mercer Apartment Homes. Located at 7650 SE 27th St, Mercer Island, WA 98040.

The intent of this TI is to provide additional safety and security for the residents of The Mercer Apartment Homes. There has been ongoing vandalism in the parking garage and the owner would like to secure the parking garage to help prevent future issues. We are proposing custom decorative gates with the goal of still allowing visibility, so it maintains an outdoor/indoor connection. The gates/locks will be on a timer so that during the day the public can still access the parking garage and at night the gates will close. The pedestrian gates will have fob access to enter the garage but not locked in the direction of emergency egress.

The proposed scope of work will include.

1. Revising the egress path out of the western parking garage so that the lobby door can have a key fob. The revised egress in the western garage is shown on the code summary plan on sheet A3. The new path of egress will be directed towards the vehicular gate that will have an integrated accessible man door with panic hardware.
2. Provide gates (3 vehicular and 2 pedestrian) to secure the western and eastern garages. The location of the additional gates is called out on the site plan and the floor plans, please reference sheets A2- A4. The revisions we are making to the eastern garage will not have an impact on the existing egress. All pedestrian gates that are being added will have a fob to access the parking garages but will not be locked in any manor for the interior of the garage. Panic hardware will be provided in the direction of egress travel.

We are not providing all submittal requirements for design review due to the limited scope of work. Below is an explanation of why each piece has not been provided.

1. Pre-application- there are no land use modifications with the proposed scope, and we are not requesting any deviations.
2. Title report- Email with Molly stated this can be waived for this scope of work.
3. Critical areas study- There are no modifications to the site with the proposed scope of work.
4. Arborist report- There are no modifications to the site/ tress with the proposed scope of work. The work will not be near any existing trees.
5. SEPA Checklist- There are no modifications to the site with the proposed scope of work.
6. Transportation Concurrncy application- Don Cole confirmed that this application is not required for the scope of work.

7. Landscape plan- There are no modifications to the site landscaping with the proposed scope of work.
8. Parking plan- There are no modifications to the amount of parking, driveways, or drive aisles with the proposed scope of work. The plans do indicate the direction of travel near the modified sections of the project.
9. Bike Rack locations- There are no modifications to the bike parking with the proposed scope of work.
10. Loading zones- There are no modifications to the bike parking with the proposed scope of work.
11. Proposed utilities, trash, HVAC- There are no modifications to the utilities or location of trash with the proposed scope of work.
12. Existing and proposed exterior lighting plan- There are no modifications to the exterior lighting with the proposed scope of work.
13. Photo realistic renderings have been provided in the form of a product brochure that has pictures of the product to get a better sense of the how this will look.
14. Massing model- The building is existing and not under a major design review.

### Code Compliance

19.11.010- 19.11.060 C- Existing no change.

19.11.060- D-2- Gate additions do not impact public open space. These gates help delineate where the public open spaces end, and the private garage starts.

19.11.060- E- 19.11.100- A- Existing no change.

19.11.100- B-1- While this was not fenestration initially, we are proposing a gate that still has some transparency to it. The fine metal mesh sections will allow visibility but will also provide the needed security to prevent vandals from easily accessing the garage. The material selection was important to the owners as they wanted to keep visibility but were concerned with how easily other materials could be broken and how costly and difficult it would be to replace elements in a custom gate.

19.11.100- B-2- 5- Existing no change.

19.11.100- B-6- These decorative gates are designed to be aesthetically pleasing and not your ordinary cheap looking gate. The gates are formed to mimic the existing architecture. The fine metal mesh connects the exterior and the interior spaces visually. These gates are recessed from the public sidewalk/ public spaces.

19.11.100- B-7- 14- Existing no change.

19.11.110- Materiality is metal. The color will be an anodized aluminum to match the other metal elements on the facade. No bright colors are proposed.

19.11.120-19.11.140- Existing no change.

If you have any questions or need any further clarification about any of the information above or plans, please feel free to call our office at 425-454-7130.

Sincerely,

A handwritten signature in black ink, appearing to read "Rae Hauff". The signature is fluid and cursive, with a long, sweeping underline that extends to the right.

Rae Hauff  
Milbrandt Architects, Inc. P.S.