

Memo

To: City of Mercer Island
From: Joe Taflin, P.E.
CC: Randy Gross, Covenant Living
Jake Friend and Dustin Warmus, TWHD (architects)
Date: July 20, 2023

Subject: Covenant Living at the Shores 9150 Fortuna Drive SE – List of Pre-App Questions

The project team would like to submit the following questions for discussion at the pre-application conference for the proposed Covenant Living at the Shores Redevelopment Project:

1. Please confirm if there are any LEED/green requirements for the project.
2. Please confirm if there are any architectural guidelines to follow as it pertains to application of style or use of materials.
3. Please review the provided building height calculations and confirm if the correct method of calculation was utilized or provide guidance as to the required method.
4. Please confirm if “base of a building façade” is considered grade or a roof/terrace where a façade is set back.
5. Does tiering or terracing the building mass affect the assessment of number of stories (base building stories allowed vs. maximum allowable building stories)?
6. How are the number of stories determined; at the main entry or ground floor or worse case location or lowest grade?
7. Will the new fire water loop and fire hydrants be considered public or private? If private, please describe any additional requirements (e.g. backflow prevention at the new tees to the public main).
8. There will be a gate just west of the service vehicle turnaround at the NE corner of the site, limiting the north access drive aisle to be fire only. The following questions pertain to this drive aisle.

- a. Can the pavement material be Grasscrete or similar “green” product that will support the fire truck loading?
 - b. Can the surface west of the gate be excluded from water quality treatment requirements since the surface will be infrequently utilized (fire only)?
 - c. Please confirm fire access requirements are met with this fire lane location and associated fire hydrants.
9. The project will pursue a Shoreline Conditional Use Permit (SCUP) after this pre-application meeting. The last pre-app notes indicated a Shoreline Variance and Substantial Development Permit might be needed. Can the city confirm if the Shoreline Variance and Substantial Development Permit are required?
 - a. If unknown at this time, should the team submit for the SCUP and then wait for further direction?
 - b. Can Design Review occur with Building Permit, after the SCUP?
 - c. Should the Shoreline Variance and Substantial Development Permit submittals be made concurrently with the SCUP?
10. The proposed storm drainage relocations include combining two public drainage lines into a single public drainage line that discharges at the existing piped outfall to Lake Washington, but with a larger outfall. Can this be permitted through the Building Permit process?
11. The proposed private storm drainage relocation layout includes routing the new storm drainage pipe below the new building, protecting the pipe within a steel pipe sleeve. Does this City have any objections to this routing?
12. The proposed private sanitary sewer relocation layout includes routing the new sanitary sewer pipe below the new building, protecting the pipe within a steel pipe sleeve. Does the City have any objections to this routing?