

**March 22, 2024**

**Re:**

WaFd Bank – Mercer Island Branch  
7633 SE 27<sup>th</sup> Street  
Mercer Island, WA 98040

**Tax Lot (Parcel):** 531510-1445

To Whom it May Concern,

**Project Narrative:**

The proposed project is a tenant improvement of an existing 1,366 square foot space within the Tabit Village Square shopping center. The scope of work includes the demolition and construction of interior walls, ceilings, finishes and associated mechanical, electrical and plumbing work. A walk-up ATM is proposed at the existing doorway on the north elevation. The extent of exterior work is limited to a proposed parking space located at the previous dry cleaning drop-off parking space off SE 27<sup>th</sup> Street. ADA upgrades are as needed for ATM access. We believe this project meets the Town Center Development and Design Standards noted in Chapter 19.11 of the Mercer Island City Code. Relevant standards include:

- **19.11.020 Land Uses** – Office (financial services) is a permitted use in zone TC-4
- **19.11.090 Lighting**
  - (B)(3) Building entrances - Main tenant entrance will be lit using existing Tabit Village lighting. The proposed ATM to include building mounted LED light fixtures above.
  - (B)(5) Parking areas - Proposed parking stall will be close in proximity to the ATM. ATM light fixtures to provide sufficient lighting for the parking space.
  - (B)(7) Shielding – Lighting fixtures shall comply with shielding and illumination requirements
- **19.11.130 Parking, vehicular and pedestrian circulation**
  - (B)(1) Parking requirements – Financial services to provide 3 to 5 parking spaces per 1000 square feet of gross floor area. In calculating the stalls required per gross square feet of space, the bank is required to provide a minimum of 4 parking spaces, which is one space more than the former dry cleaner business. With the addition of the parking space off of SE 27<sup>th</sup> Street, we believe this requirement will be met. In addition, please refer to the Traffic Impact Analysis Report attached with this submittal, which includes analysis for the parking space.
  - (B)(2) Signs and Wayfinding – Signs indicating parking location shall be provided.
- **19.11.140 Signs**
  - (B)(2) Wall Signs - Please see the signage package included with this submittal. There are two building signs proposed: 1 over the main entry facing the Tabit Village Square

parking lot. A second sign is proposed at the north elevation facing SE 27<sup>th</sup> Street. Door signage with branch information and opening hours to be provided as well.

Thank you for your review of our submittal documents. Please let me know if we can provide additional information for review.

Sincerely,

A handwritten signature in black ink, appearing to read 'Aguon', with a stylized flourish at the end.

Carlana Aguon, Project Manager  
Driftmier Architects, P.S.  
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