

January 24, 2024

Islandian Condominiums
c/o Northland Group, RA LLC
3040 78th Ave SE #81
Mercer Island, WA 98040

RE: Islandian Condominiums – Project Narrative
Property Addresses: 3055 80th Ave SE, Mercer Island, WA 98040

The Islandian Condominiums repair and remediation project will restore the envelope to watertight condition and enhance the aesthetics of the current building. The scope calls for removal of all existing siding at the north, south, west, and partial east elevations. We will replace the siding with a new durable fiber cement siding with a similar exposure to the current lap siding. The covered walkways and interior corridors will remain in place and receive new paint to bring it in line with the rest of the building.

The building will receive all new windows, exterior sliding glass doors and exterior storage room doors within the area of work, which excludes the covered walkways and corridors. Openings will remain the same size and the windows and doors will match their existing operation and swing direction. The frames will be white and visually increase the presence of the windows slightly.

All unit deck railings will be demolished. We will install new fascia mounted framed glass railings at all locations to expand the views and increase the daylight into the units. The aluminum rails will be powder coated in a dark grey to coordinate with the trim color.

Currently the building is monochromatic, and the new design will use color and texture to highlight the massing and material of the building. After an extensive study session with the Design Review Board and conversations with the client the design has changed to satisfy many of the recommendations. The new colorway will make use of two warm grey tones to add visual distinction and interest to the primary building masses. The main body will be light grey while the strong vertical and circulation elements will be a dark grey to provide contrast. All balcony areas will be wrapped in a warm wood tone color to provide visual warmth for the residents.

The design upgrades adhere to the codes and standards set forth by the City of Mercer Island and they are a significant improvement on the current design. From a material standpoint, it is long lasting and already part of the neighborhood aesthetic. From a color perspective, the owners selected a warm grey scheme that continues the neutrality of the current color, but in a more interesting way that accentuates circulation and massing.

Thank you for your insight and time on this important repair and remediation project. We look forward to our discussion with the Design Commission.



James Ramil, RA
Evolution Architecture