



January 17, 2024

Evolution Architecture
Attn: James Ramil / Tessa Cleary
3100 Airport Way S #65
Seattle, WA 98134
Via: Email

RE: **DSR23-014** Monaco Villa Condominiums Design Commission Study Session; 2929 76th Ave SE, Mercer Island, WA 98040

The City of Mercer Island Design Commission held a Study Session on January 3, 2024 for a Design Review Application received on November 28, 2023 for the property located at 2929 76th Ave SE, Mercer Island, WA 98040. Following the Study Session, City staff has prepared the following summary for the applicant:

- Materials –
 - Trespa seems to be a flat material and presents in one face (timestamp 1:23:40)
 - The amount of Trespa on the front elevation makes the material look not as high quality (timestamp 1:28:10)
 - Facade feels “paper thin”. The existing arches feel more monolithic and monumental, and when they are broken up with the hardy reveals, they start to feel thinner in materiality. Suggestion to turn the corner with the material (timestamp 1:30:41)
- Super graphics –
 - How is the classical architecture of the building interpreted with the super graphic? (timestamp 1:25:00)
 - Existing foliage at the ends of the building gives more license to have a cleaner and simpler design due to the wall acting as a backdrop to the trees (timestamp 1:26:53)
- The applicant should demonstrate how the design integrates patterned material that elevates the building and the elements associated with the building into the neighborhood.
- The applicant should demonstrate how the selection of materials is high quality and durable. The materials should be an upgrade in quality from the existing materials in architectural terms.

The full Design Commission video from January 3, 2024 is available on the City of Mercer

Island's website: [Meetings | Mercer Island, Washington](#).

Please do not hesitate to contact me at 206-275-7712 or via e-mail at molly.mcguire@mercerisland.gov if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Molly McGuire". The signature is written in a cursive, flowing style.

Molly McGuire, Planner
City of Mercer Island Community Planning and Development