

---

# CITY OF MERCER ISLAND

## COMMUNITY PLANNING & DEVELOPMENT

9611 SE 36TH STREET | MERCER ISLAND, WA 98040

PHONE: 206.275.7605 | [www.mercerisland.gov](http://www.mercerisland.gov)



---

## DESIGN COMMISSION

---

**To:** Design Commission  
**From:** Robin Proebsting, Senior Planner  
**Date:** April 16, 2021  
**RE:** Clarifying information for Xing-hua design review (DSR20-001)

---

### SUMMARY

Staff will present updated exhibits for the Xing-hua project at the Design Commission's April 22, 2021 meeting, clarifying the amount and type of parking proposed to be provided.

### BACKGROUND

On February 24, 2021, the Design Commission held a public hearing and voted to approve, with conditions, design review for the proposed Xing-hua project (DSR20-001), a new four-story mixed-use development located at 2570 77th Avenue SE and 2885 78th Avenue SE in the Town Center. A written decision of the Design Commission's approval has yet to be issued. The project proposes to construct 159 residential units, 7,579 square feet of retail space, 5,727 square feet of restaurant space, and 202 parking stalls of which 90 stalls will be dedicated to residential parking, 43 stalls will be dedicated to commercial parking and 69 stalls will be dedicated as shared or flex parking – residential or commercial depending on the time of day.

The design review approval request was initially submitted in early 2020. The design evolved throughout iterations of the staff review process in response to review comments. As a result, some inconsistencies were created between the original document package submitted and select documents received later in the process. The packet of materials presented to the Design Commission in February 2021 contained a blend of older and newer documents presented as exhibits to the staff report.

While the Design Commission gave every indication of confidence in understanding the proposal to be voted on and ultimately approved, enough variation existed in the project record for the City to determine the appropriate course of action is to seek clarification from the applicant and reconvene the Design Commission to present the clarifications on the project record before a written decision is issued. Applicant did not object, and agreed with the course of action as determined by the City. Specifically, exhibits 3, 10, 11 and 12 have been updated to be consistent in the number of residential units, the amount of commercial space and the number of parking stalls proposed for construction.

The clarifications to the project exhibits consist of:

- **Exhibit 3:** Three plan sheets were updated to show 202 parking stalls, together with a breakdown of the parking types (i.e. reserved residential, reserved commercial, and flex residential);
- **Exhibits 10 and 11:** The updated memo from the project transportation planner provides analysis of the scope of work shown in the updated Exhibit 3 (i.e. parking needs for 159 apartment units instead of 160 units as was provided in the analysis provided with the February 2021 staff report);
- **Exhibit 12:** The review memo from the City's third-party reviewer reviews and confirms the analysis done by the project transportation planner, noting that while the proposed commercial and flex spaces are estimated to have 90% occupancy at peak demand, the proposed design includes an additional ten flex parking spaces, providing an estimated 82% occupancy during peak demand.

These clarifications have been received by the City for the project record and staff will present these to the Design Commission on April 22, 2021. No formal action is being requested of the Design Commission. A written decision of the Design Commission's February 24, 2021 approval of this proposal will be issued in short order following this meeting.

#### **NEXT STEPS**

Receive presentation of updated exhibits at the April 22, 2021 Design Commission meeting.

#### **ATTACHMENTS**

1. Updated excerpt from Exhibit 3: Plan sheets A200, A200.2, A201 dated March 30, 2021
2. Updated Exhibits 10 and 11: Memorandum from Transpo Group, dated April 5, 2021
3. Updated Exhibit 12: Memorandum from KPG, dated April 9, 2021