

2900 78th Ave SE, Mercer Island WA 98040



PROJECT ADDRESS

2900 78th Ave SE
Mercer Island, WA 98040

MERCER ISLAND PERMITS

2207-281, DSR22-014, DSR24-010

PROJECT TEAM

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VICINITY MAP AND DESIGN OBJECTIVES

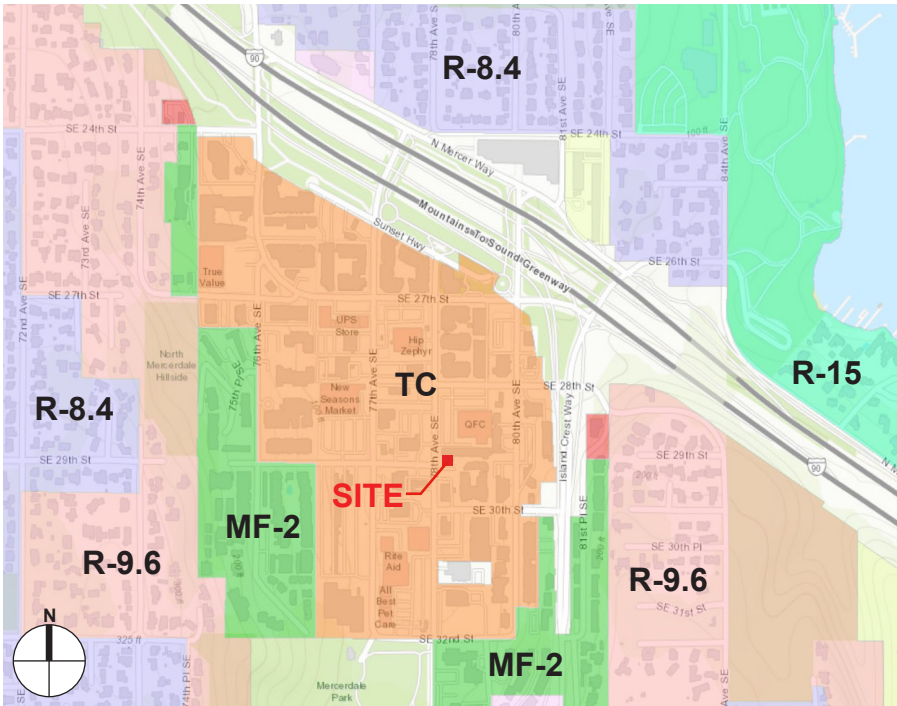


PROJECT DESCRIPTION

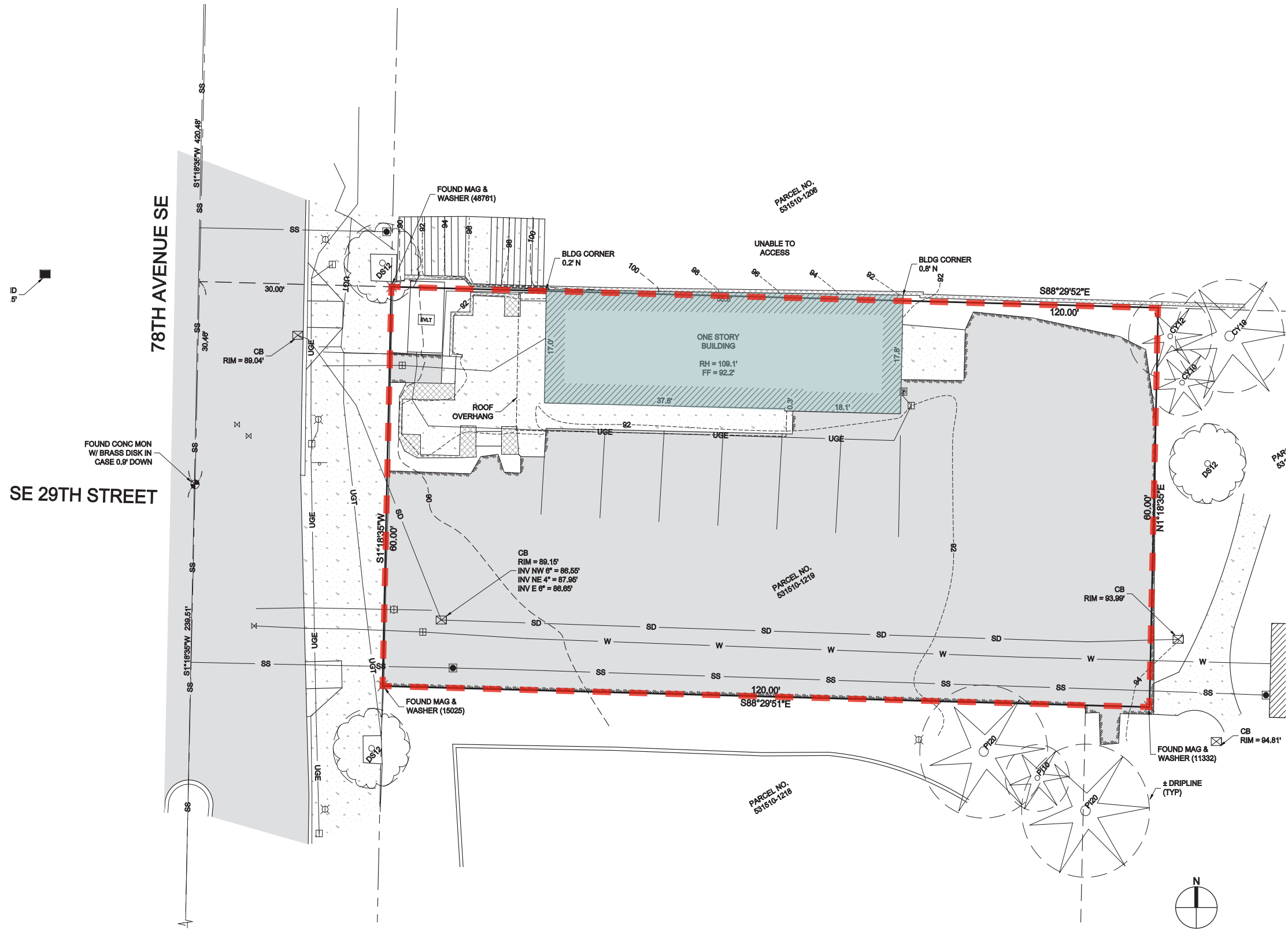
(8) unit apartment building over an at-grade, open parking garage. Public open space, on-site loading and ROW improvements are included in this proposal.

DEVELOPMENT OBJECTIVES

To create an urban infill apartment development for an under-utilized lot within the Mercer Town Center and nearby light rail station. This project seeks to maximize density and provide much needed housing within the urban core, while fostering a safe and active street.



ZONING DATA AND CODE ANALYSIS



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2900 78th Ave SE
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PARCEL #

531510-1219

ZONE

TC-4

LOT AREA

7,200 SF .17 acre

MAXIMUM HEIGHT

51' Max Building height
(Up to 4 stories if affordable housing is provided)
Affordable housing proposed.

SETBACKS

0' rear setback, 0' side setbacks
front setback 15' from face of curb to face of building

PARKING

8 parking stalls provided.

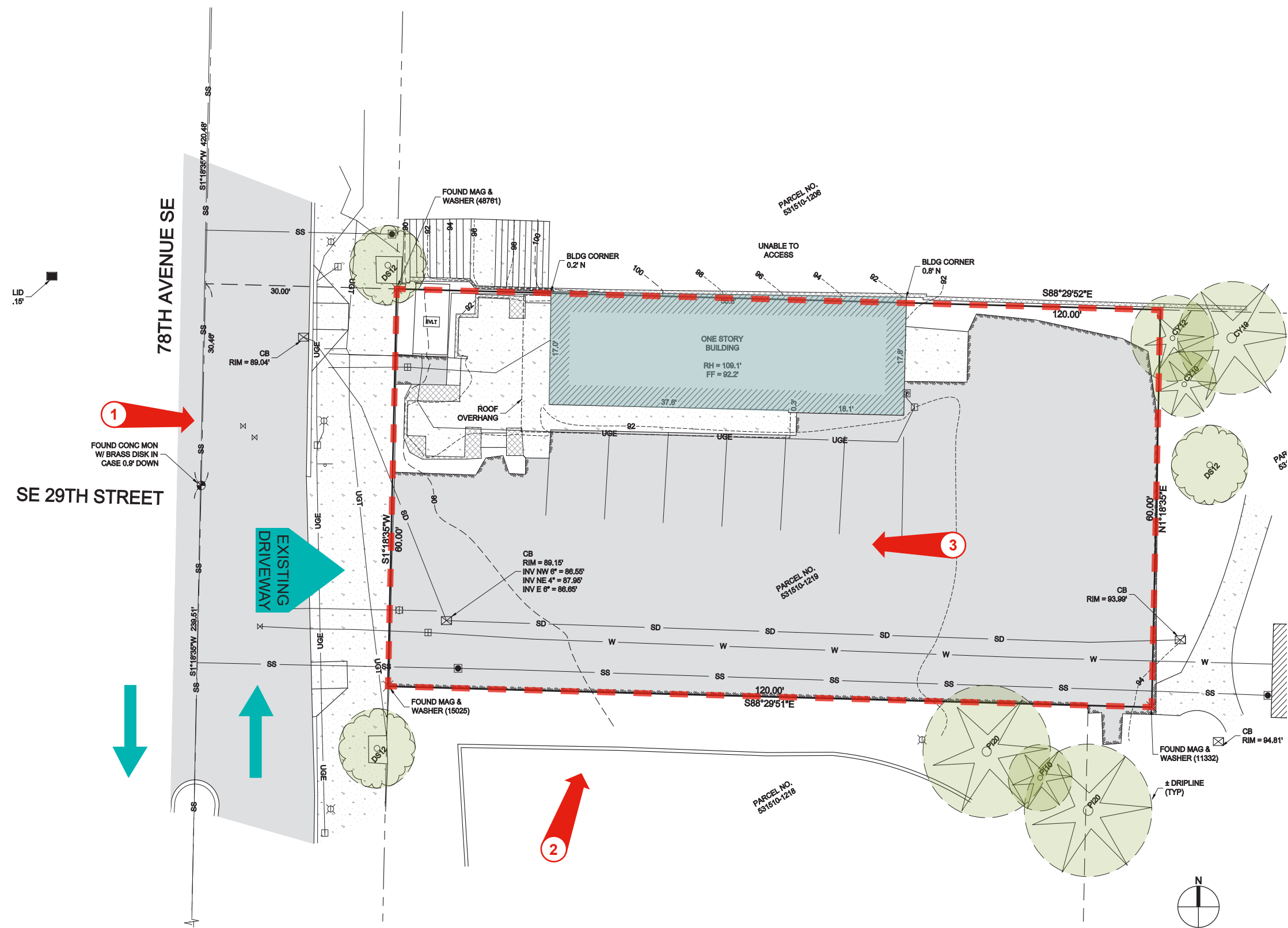
LANDSCAPE

Landscape areas must equal at least 25% of site
(1,800 sf)

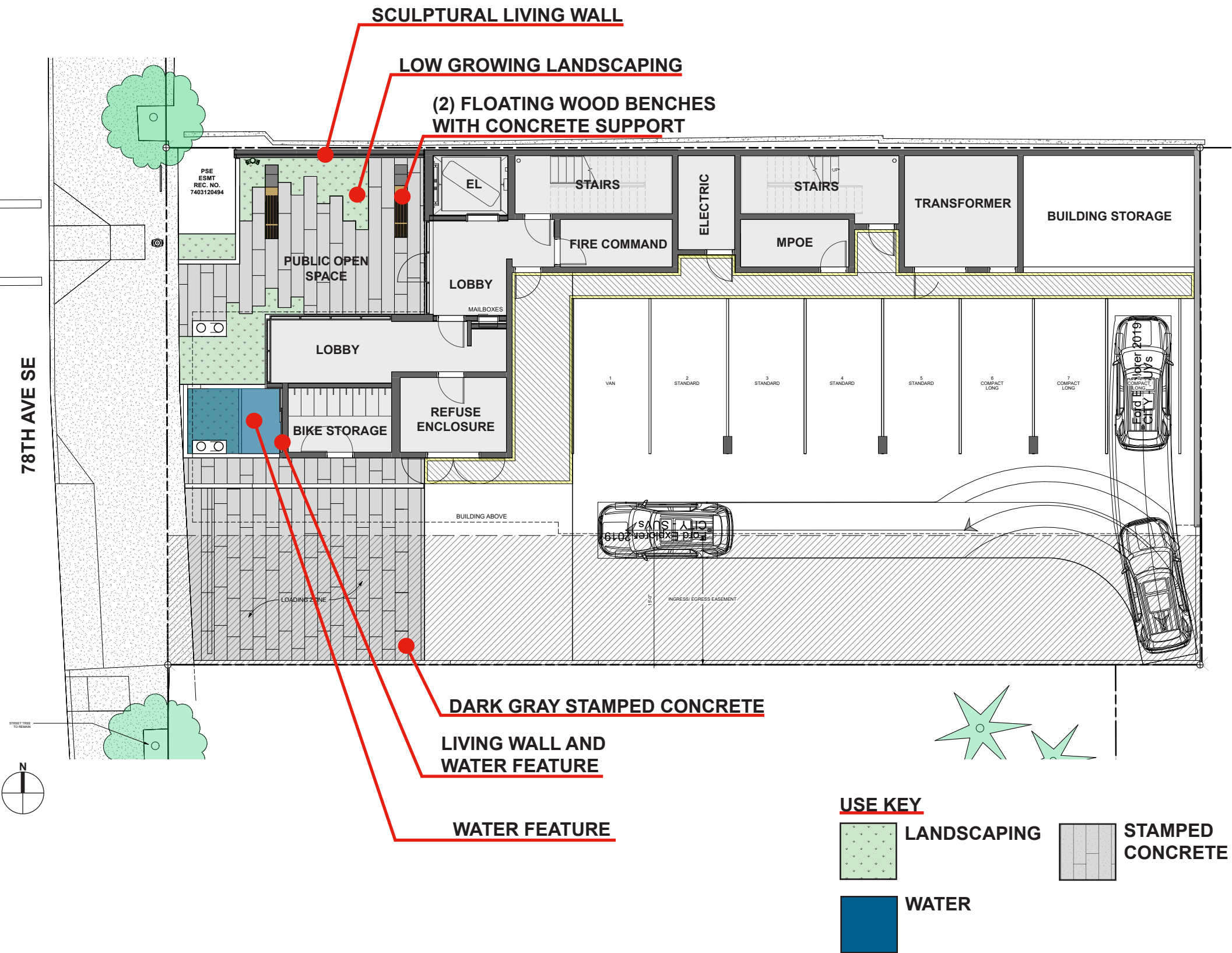
SITE FEATURES

Public open space min. 3% OF GFA &
min. of 3 minor site features

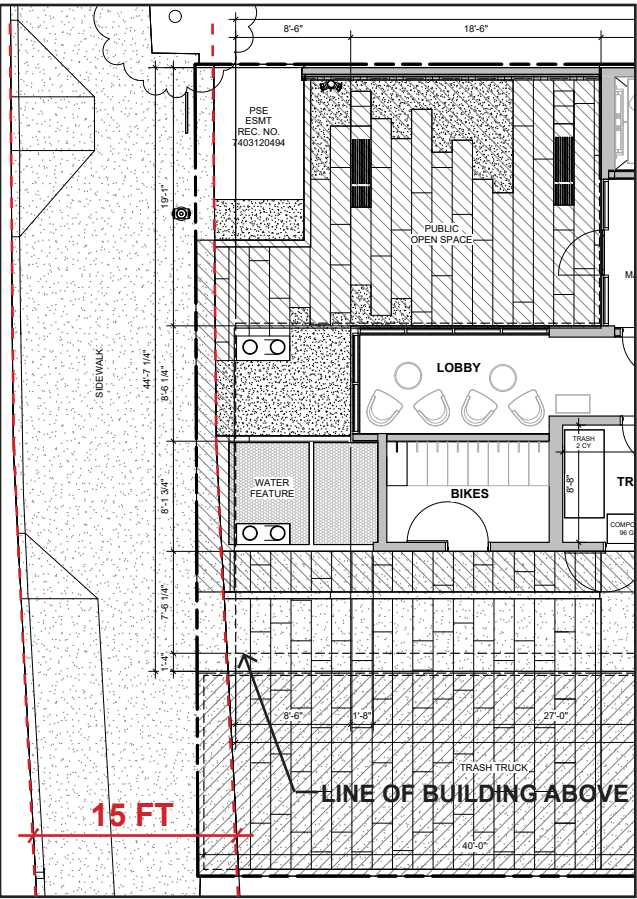
EXISTING CONDITIONS



PROPOSED SITE PLAN



ZONING & LAND USE ANALYSIS



19.11.030 BULK REGULATIONS:

A.2 - BASE BUILDING HEIGHT

MAX: 27 FT (2 STORIES)
PROPOSED: 47 FT - 6 INCHES
(SEE 19.11.040.B: 4 STORIES, 51 FT ALLOWED)

A.6 - SETBACKS:

FRONT STREET: REQUIRED: 15 FT
PROPOSED: 15 FT +

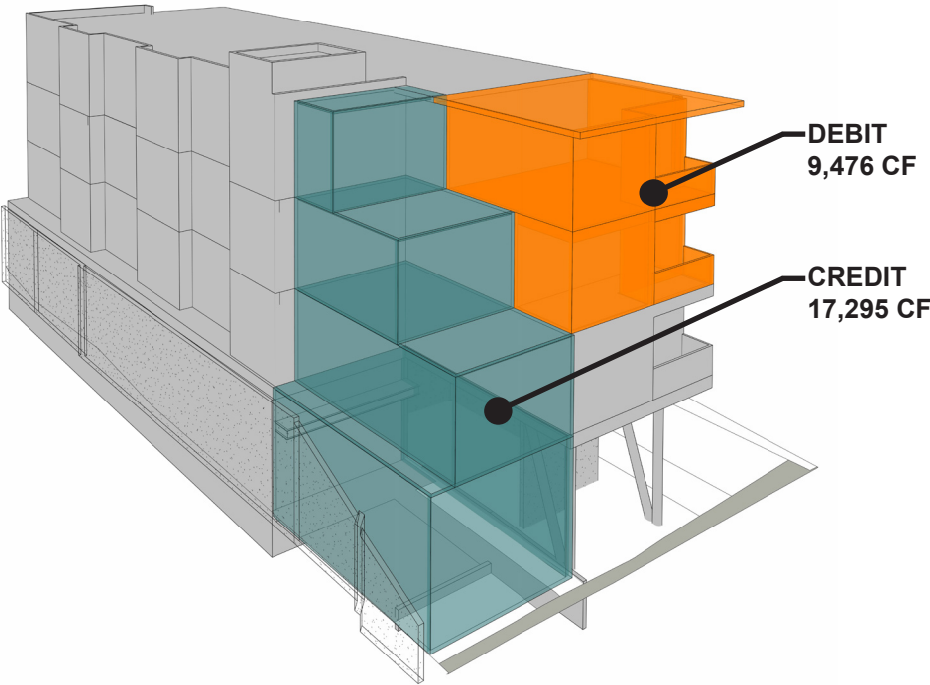
NORTH: 0 FT REQUIRED & PROPOSED
SOUTH: 0 FT REQUIRED (EXISTING 15 FT EASEMENT)
EAST: 0 FT REQUIRED & PROPOSED

A.7 - AVERAGE DAYLIGHT PLANE:

DEBIT VOLUME: LEVEL 3: 2,606 CF
LEVEL 4: 6,870 CF
DEBIT TOTAL = 9,476 CF

CREDIT VOLUME: LEVEL 1: 7,940 CF
LEVEL 2: 4,768 CF
LEVEL 3: 3,237 CF
LEVEL 4: 1,350 CF
CREDIT TOTAL = 17,925 CF

DIFFERENCE: 17,295 CF
TOTAL CREDIT VOLUME = 7,819 CF



19.11.040.B AFFORDABLE HOUSING:

B - AFFORDABLE HOUSING RATIO:

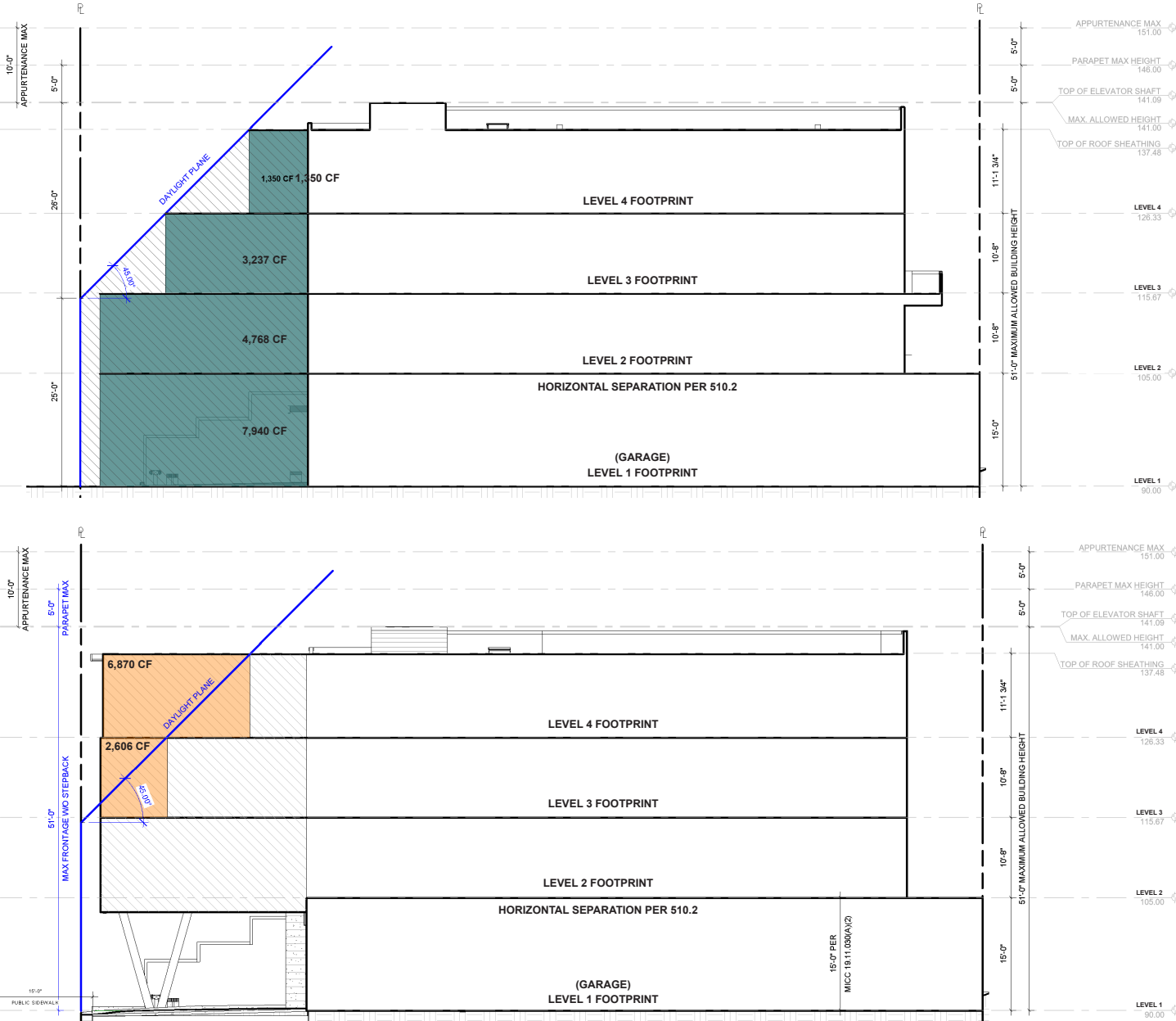
TO QUALIFY FOR AN ADDITIONAL 2 STORIES & MAX HEIGHT OF 51FT, 10% OF THE TOTAL UNITS ARE REQUIRED TO BE AFFORDABLE:

8 UNITS X 10% = 1 UNIT REQUIRED
1 AFFORDABLE UNIT PROPOSED

19.11.050 GREEN BUILDING STANDARDS:

B - GREEN BUILDING STANDARDS

PROJECT WILL MEET LEED GOLD STANDARD OR BUILT-GREEN 4 STAR STANDARD.



ZONING & LAND USE ANALYSIS

19.11.060 SITE DESIGN:

A - MINOR SITE FEATURES

THREE MINOR SITE FEATURES REQUIRED WHICH WILL COMPLIMENT BUILDING DESIGN AND CREATE A VISUAL FOCAL POINT:

1. SCULPTURAL LIVING WALLS
2. SPECIAL PAVING INTEGRATED INTO THE OVER ALL OPEN SPACE
3. WATER FEATURE

B - MAJOR SITE FEATURES

A PUBLIC OPEN SPACE PER 19.11.060.D IS PROPOSED.

D - PUBLIC OPEN SPACE

D.1 SIZE: MIN. 3% OF GROSS FLOOR AREA, WITH A MIN. WIDTH OF 20 FT
GROSS FLOOR AREA: 14,339 SF
14,339 SF X 3% = 430.17 SF REQUIRED (600 SF PROPOSED)

D.2 DESIGN ELEMENTS:

SIDEWALK LEVEL AMENITIES FOR PUBLIC USE TO INCLUDE FEATURES SUCH AS SEATING, LIGHTING, WATER FEATURES, SPECIAL PAVING, AND LANDSCAPING FEATURES.

PROPOSED AMENITIES INCLUDE:

- 12 FT OF LINEAR SEATING
- LIGHTING OF DESIGN ELEMENTS
- VERTICAL AND HORIZONTAL WATER FEATURES
- STAMPED CONCRETE PAVING

SEATING:

- HALF TO HAVE SEAT BACKS
- WOOD SURFACE
- 18 INCHES DEEP
- 2 FT LINEAR PER 100 SF OF OPEN SPACE

LANDSCAPE:

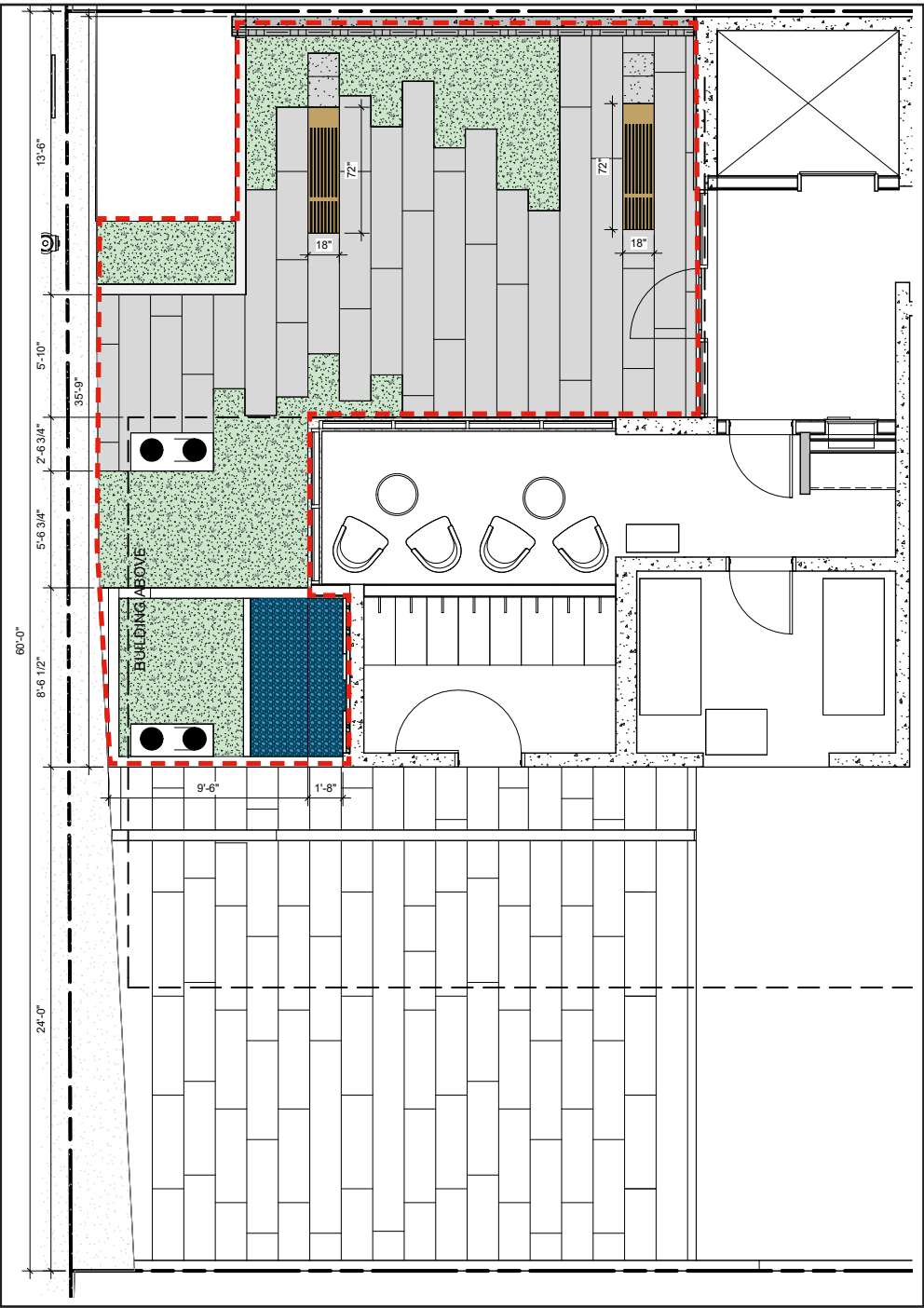
- SIZE: MIN. 25%, MAX. 60%
- 206 SF OR 34% PROPOSED

D.3 PUBLIC OPEN SPACE PLAN:

(SEE PLAN)

D.4 PUBLIC ACCESS:

THE PROPOSED OPEN SPACE WILL BE AVAILABLE TO THE PUBLIC 24/7.



19.11.070 GREENERY AND OUTDOOR SPACES:

A - LANDSCAPE AREA REQUIREMENT:

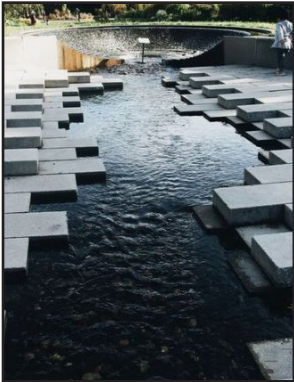
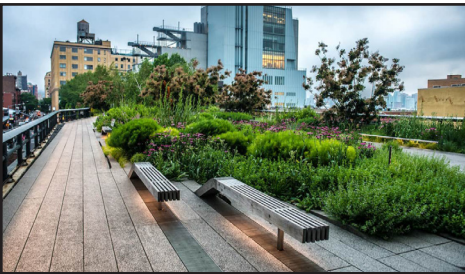
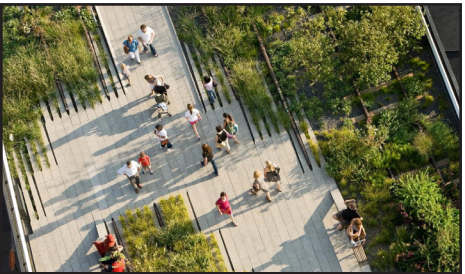
MIN. 25% OF THE DEVELOPMENT SITE TO BE LANDSCAPED.

$$7,200 \text{ SF} \times 25\% = 1,800 \text{ SF}$$

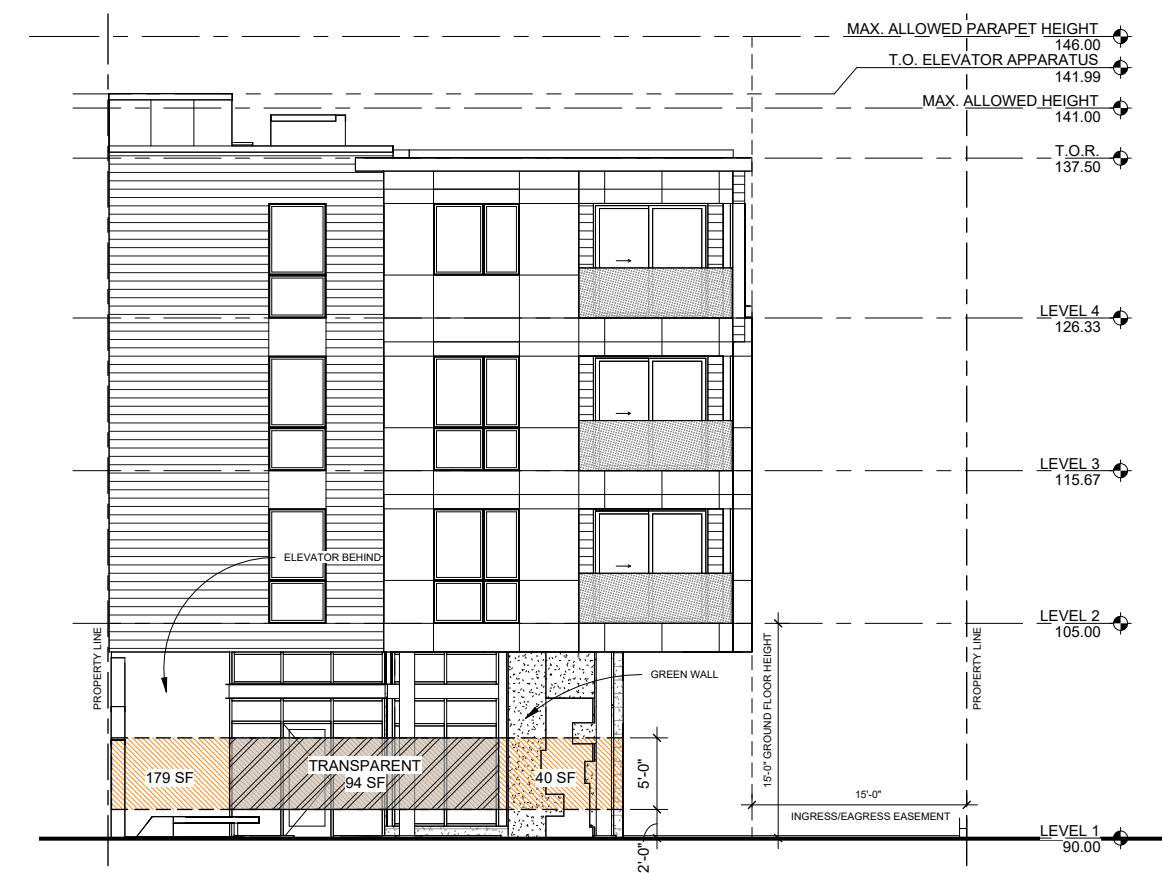
- | | |
|------------------|--------------------------|
| A. GROUND LEVEL: | 206 SF (COUNTED @ 100%) |
| B. GREEN WALL: | 283 SF (COUNTED @ 125%) |
| C. GREEN ROOF: | 2,480 SF (COUNTED @ 50%) |

TOTAL LANDSCAPE PROPOSED:

$$\begin{aligned} &206 \text{ SF} \\ &354 \text{ SF} \\ &+1,240 \text{ SF} \\ &\hline &1,800 \text{ SF LANDSCAPE AREA PROPOSED} \end{aligned}$$



ZONING & LAND USE ANALYSIS



19.11.100 BUILDING DESIGN:

B.1 - FENESTRATION:

AREA CALCULATION

TOTAL AREA: 179 SF
DOOR & WINDOW AREA: 94 SF
GREEN WALL: 40 SF

134 SF/179 SF = 75% PROPOSED (75% REQUIRED)
*NOTE LIMITED WIDTH OF BUILDING FRONTAGE DUE TO EASEMENT

B.2 - STREET-FACING FACADE ELEMENTS:

1. A COMBINATION OF EQUITONE INTEGRATED COLOR PANELS & NICHHA NON-COMBUSTIBLE WOOD SIDING, WRAP THE MASSING ABOVE THE PUBLIC OPEN SPACE.
2. CLERESTORY WINDOWS ARE PROVIDED ABOVE THE STOREFRONT OF THE LOBBY.
3. RECESSED BALCONIES FOR THE INDIVIDUAL RESIDENTIAL UNITS.
4. ACCENT MATERIAL TO HIGHLIGHT THE RECESSED BALCONIES.
5. PERFORATED METAL PANELS WRAP THE STREET FACING RESIDENTIAL BALCONIES.
6. SLANTED STRUCTURAL COLUMNS THAT SUPPORT THE CANTILEVERED UPPER FLOORS.
7. POWDER COATED STEEL SHEETS THAT CREATE THE PERIMETER OF THE RAISED GRAVEL BED ALONG THE NORTH PROPERTY LINE TURN DOWNWARD AT THE FRONT CORNER OF THE FACADE AND WILL BLEND SEAMLESSLY WITH COLOR COORDINATED EXIT PASSAGEWAY DOOR SO IT WON'T FROM THE OVERALL DESIGN.

B.3 - MAJOR FACADE MODULATION:

BLOCK FRONTAGES SHALL INCLUDE AT LEAST ONE OF THE FEATURES IN SUBSECTION A, B, AND C.

A. THE STREET-FACING FACADE IS MODULATED INTO TWO MAJOR VERTICAL MASSINGS. THE CANTILEVERED MASSING THAT STACKS ON ALL UPPER FLOORS IS 26 FT WIDE. THE SECOND MAJOR MASSING IS RECESSED 30 FT FROM THE ROW AND IS 19 FEET WIDE.

B. THE MASSINGS FEATURE A MIXTURE OF MATERIALS THAT HIGHLIGHT THIS FORM AS DISTINCT MASSING THAT SITS ON TOP OF THE LOBBY STRUCTURE. THIS RECESSED MASSING FEATURES A PARAPET ROOF LINE WHERE THE CANTILEVERED MASSING SHOWS A FLAT ROOF WITH OVERHANGS.

C. THERE IS A VARIATION IN MATERIAL ARTICULATION AND ROOF LINE MODULATION AND THE CANTILEVER MASSING COMPARED TO THE GROUNDED, RECESSED MASSING, THE BUILDING COULD READ AS TWO DISTINCT BUT CONNECTED BUILDINGS.

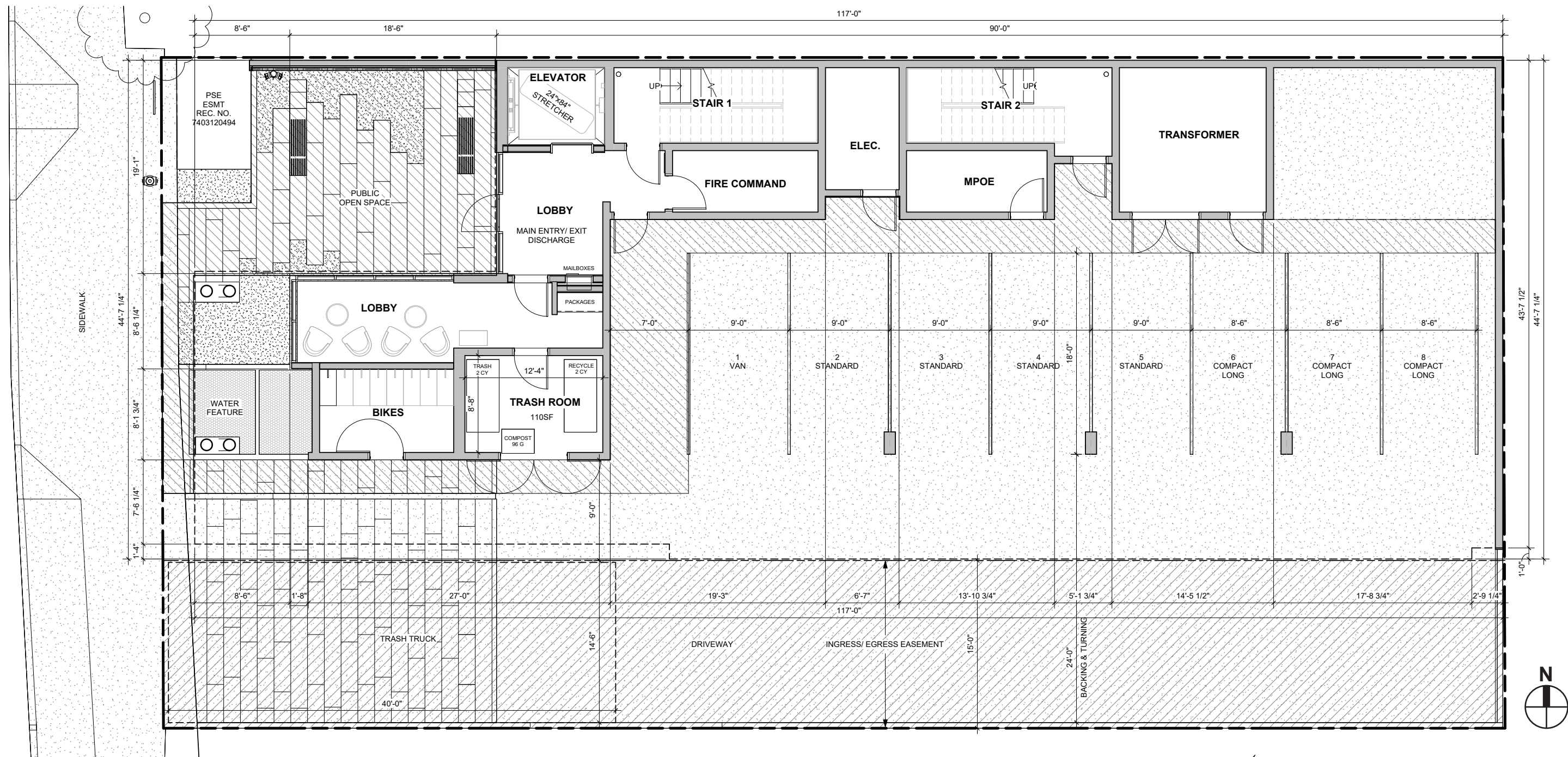
B.4 - MINOR FACADE MODULATION:

AT LEAST 3 MINOR FACADE MODULATIONS SHALL BE INCORPORATED IN THE DESIGN OF THE BUILDING.

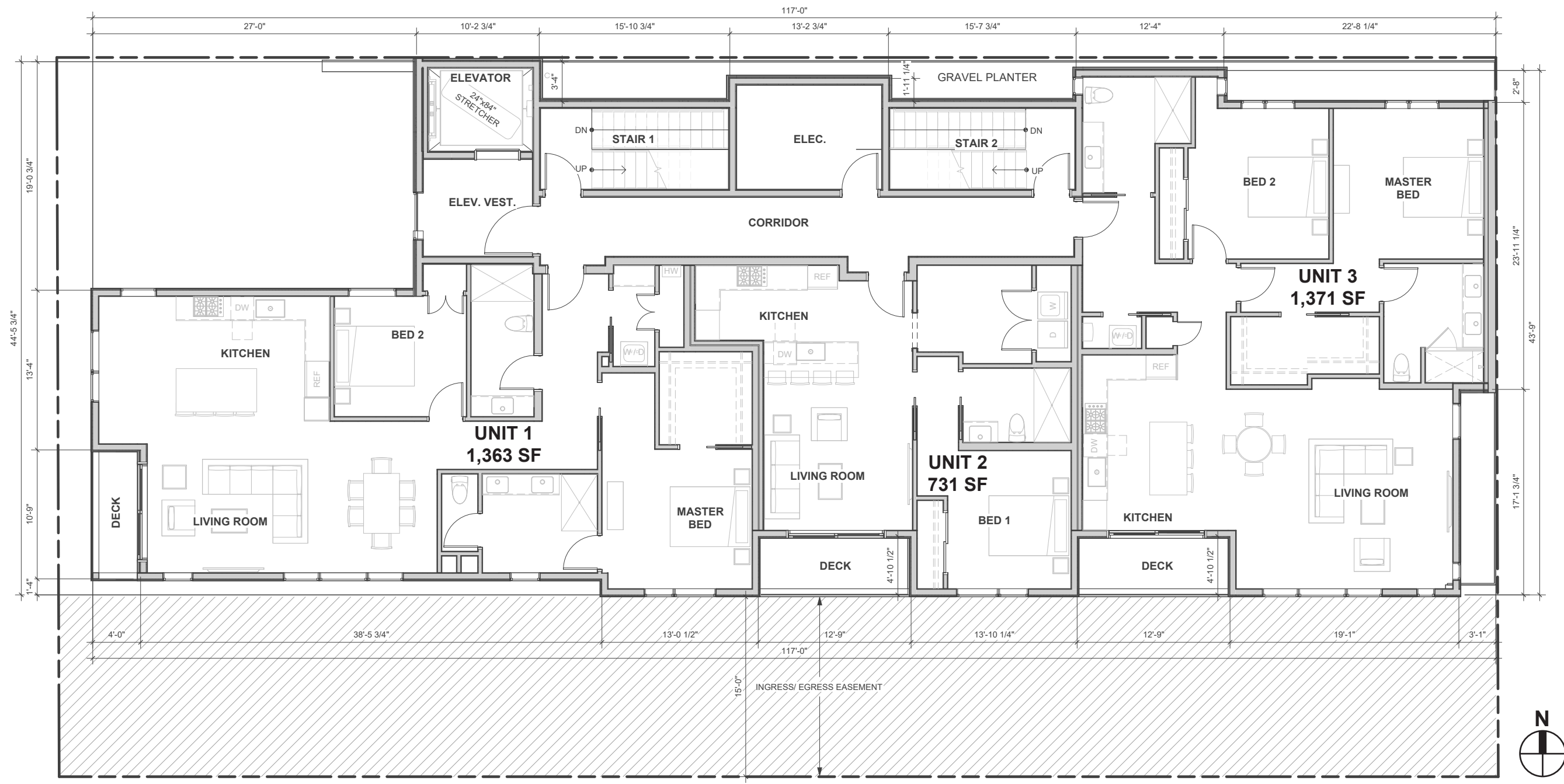
1. RECESSED BALCONIES FOR EACH UNIT RESIDENTIAL UNIT.
2. BUMP-OUTS ARE HIGHLIGHTED BY A CHANGE IN MATERIAL.
3. FENESTRATION PATTERNS BREAK UP THE OPAQUE MASSINGS.



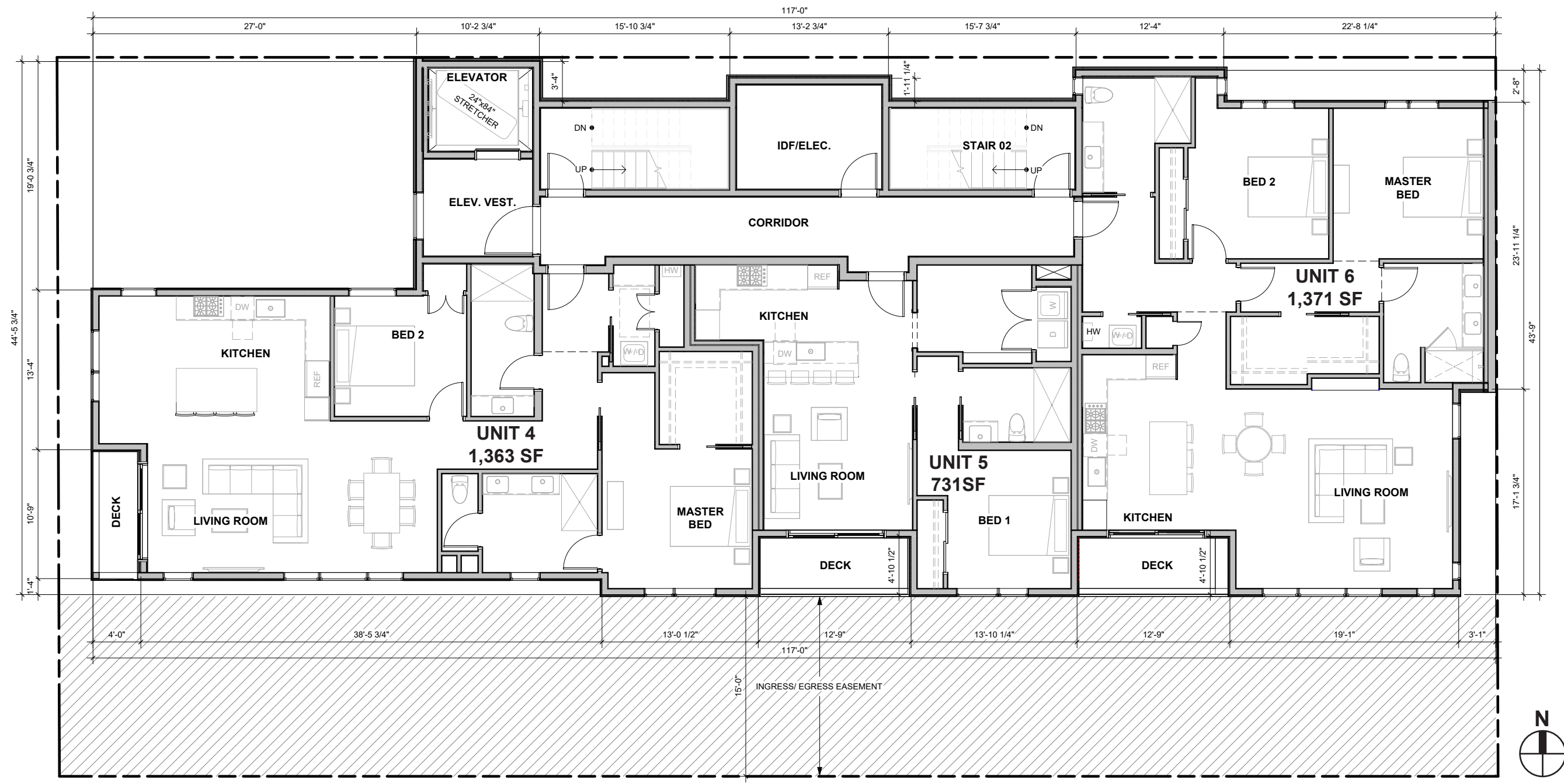
FLOOR PLANS - LEVEL 1



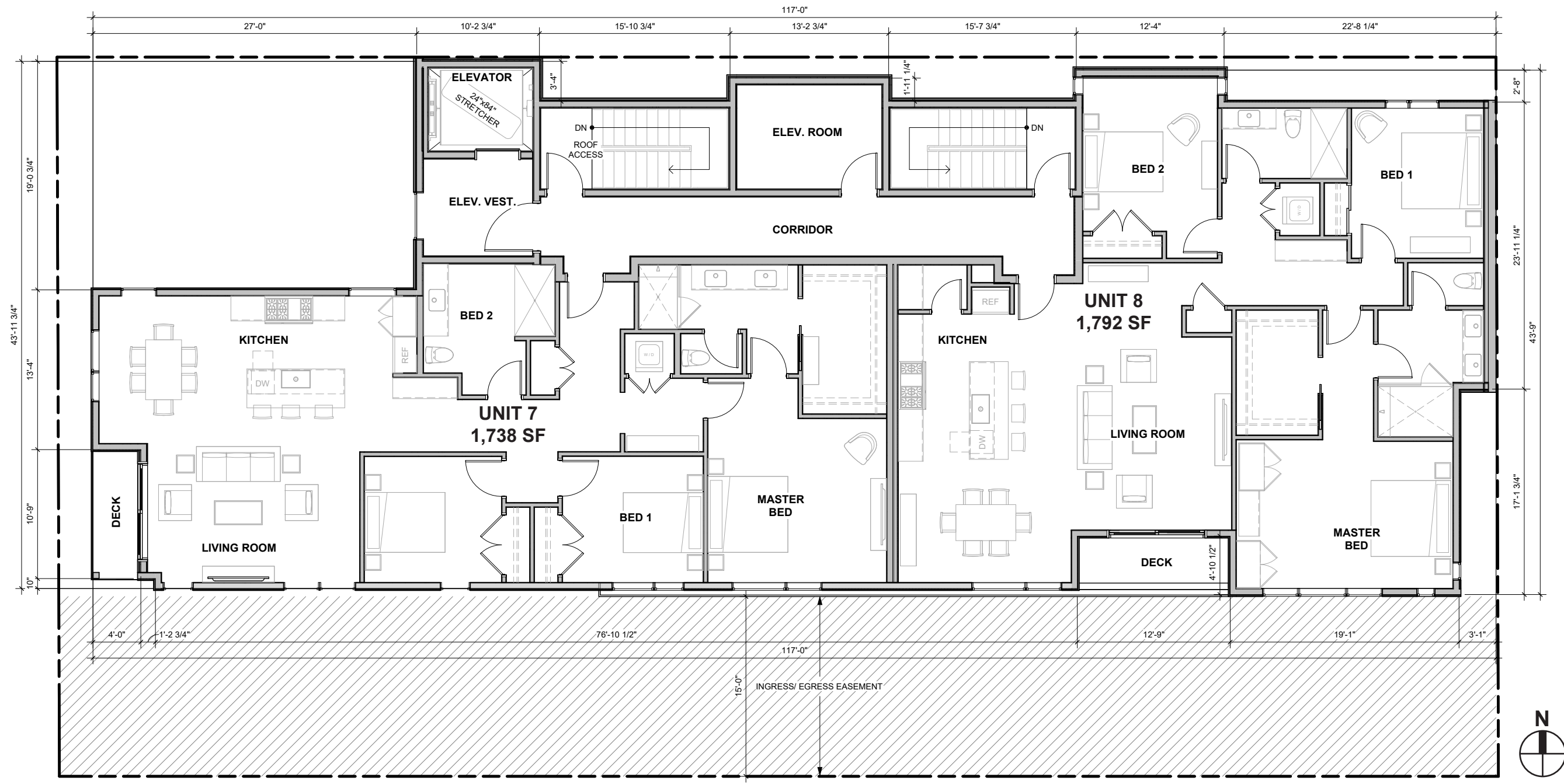
FLOOR PLANS - LEVEL 2



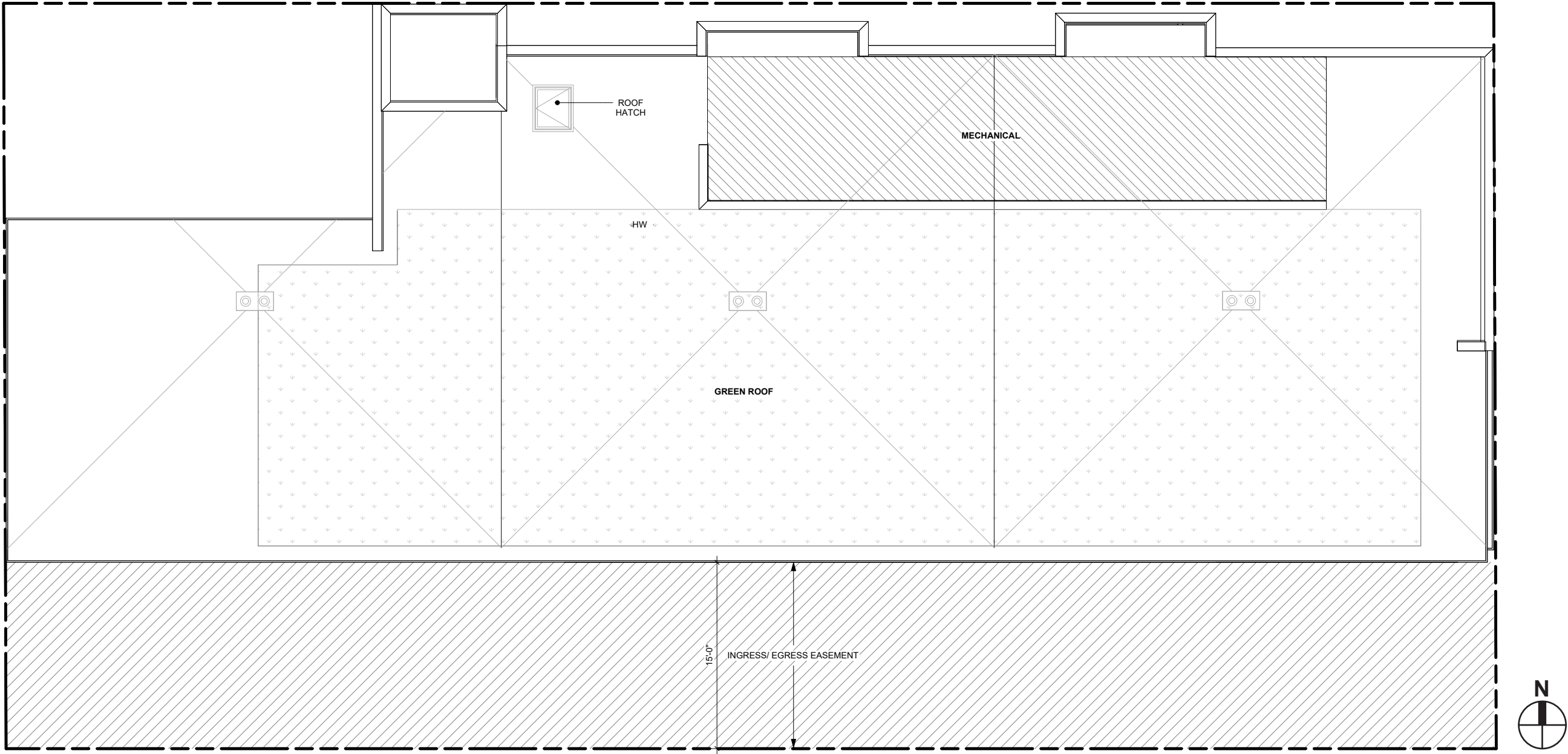
FLOOR PLANS - LEVEL 3



FLOOR PLANS - LEVEL 4



FLOOR PLANS - ROOF LEVEL



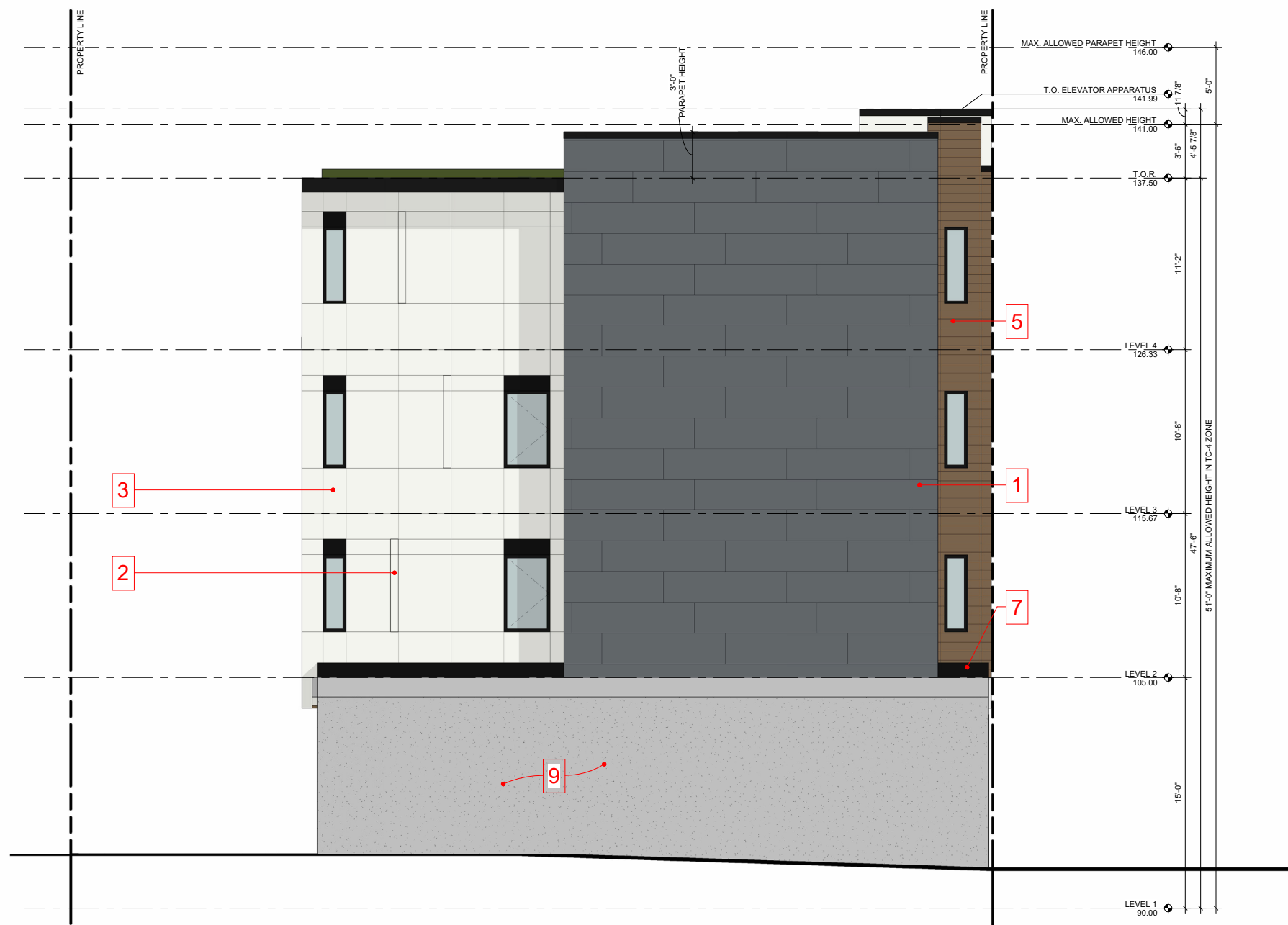
ELEVATIONS: WEST



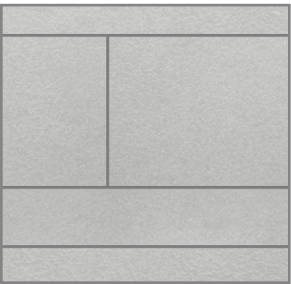
ELEVATIONS: SOUTH



ELEVATIONS: EAST



1 EQUITONE - LUNARA
LA 20 - INTEGRATED COLOR
PANEL OR SIMILAR



2 BLACK METAL PANEL
ACCENTS - SHERWIN
WILLIAMS SW 6258



3 EQUITONE - TECHTIVA
TE 90 OR SIMILAR



4 POWDER COATED METAL
SW 6258



5 NICHHA - VINTAGE WOOD
CEDAR OR SIMILAR



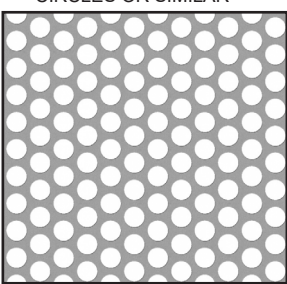
6 CONCRETE
BOARD FORMED



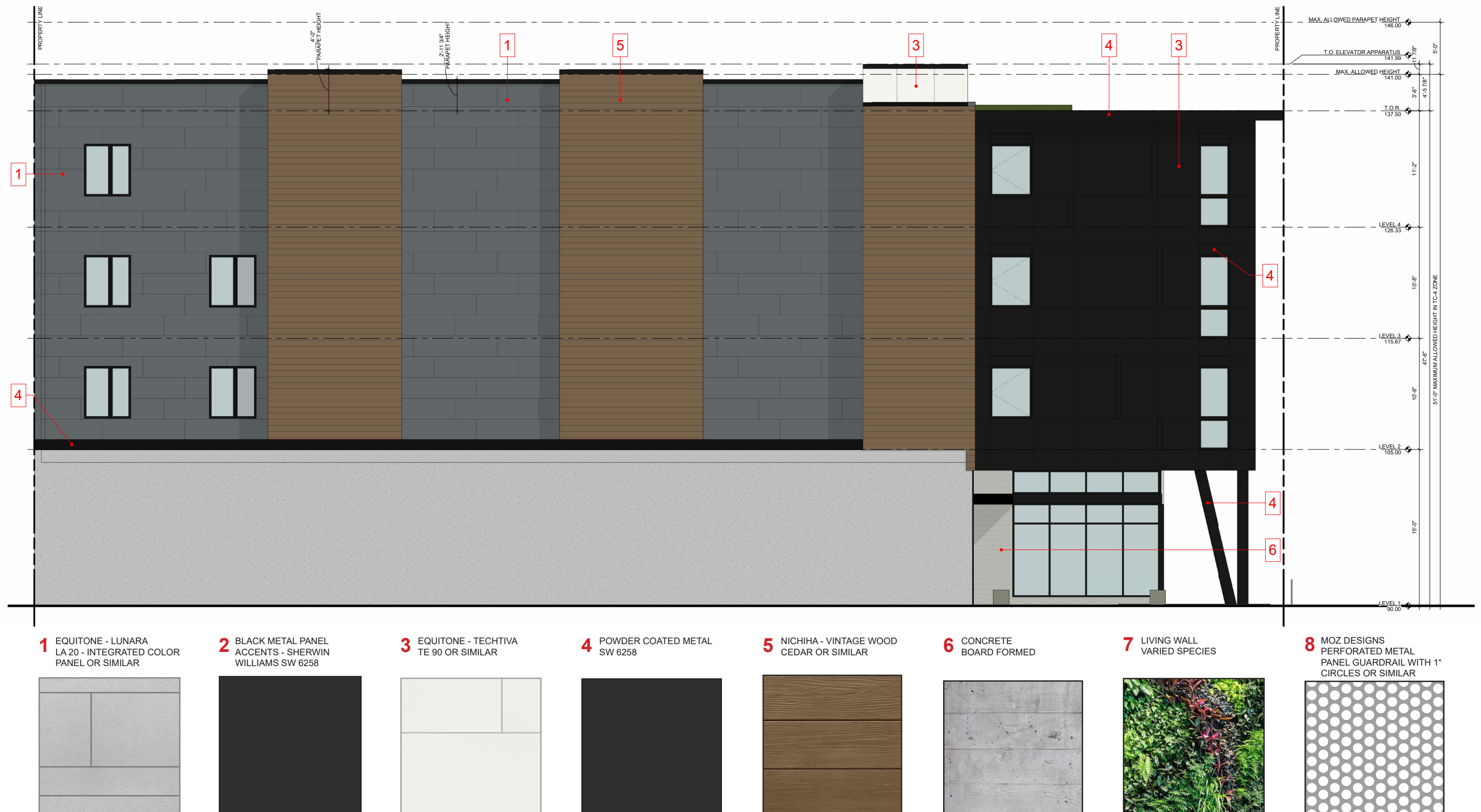
7 LIVING WALL
VARIED SPECIES



8 MOZ DESIGNS
PERFORATED METAL
PANEL GUARDRAIL WITH 1"
CIRCLES OR SIMILAR



ELEVATIONS: NORTH



SOUTHWEST PERSPECTIVE



NORTHWEST PERSPECTIVE



NORTHEAST PERSPECTIVE



SOUTHEAST PERSPECTIVE



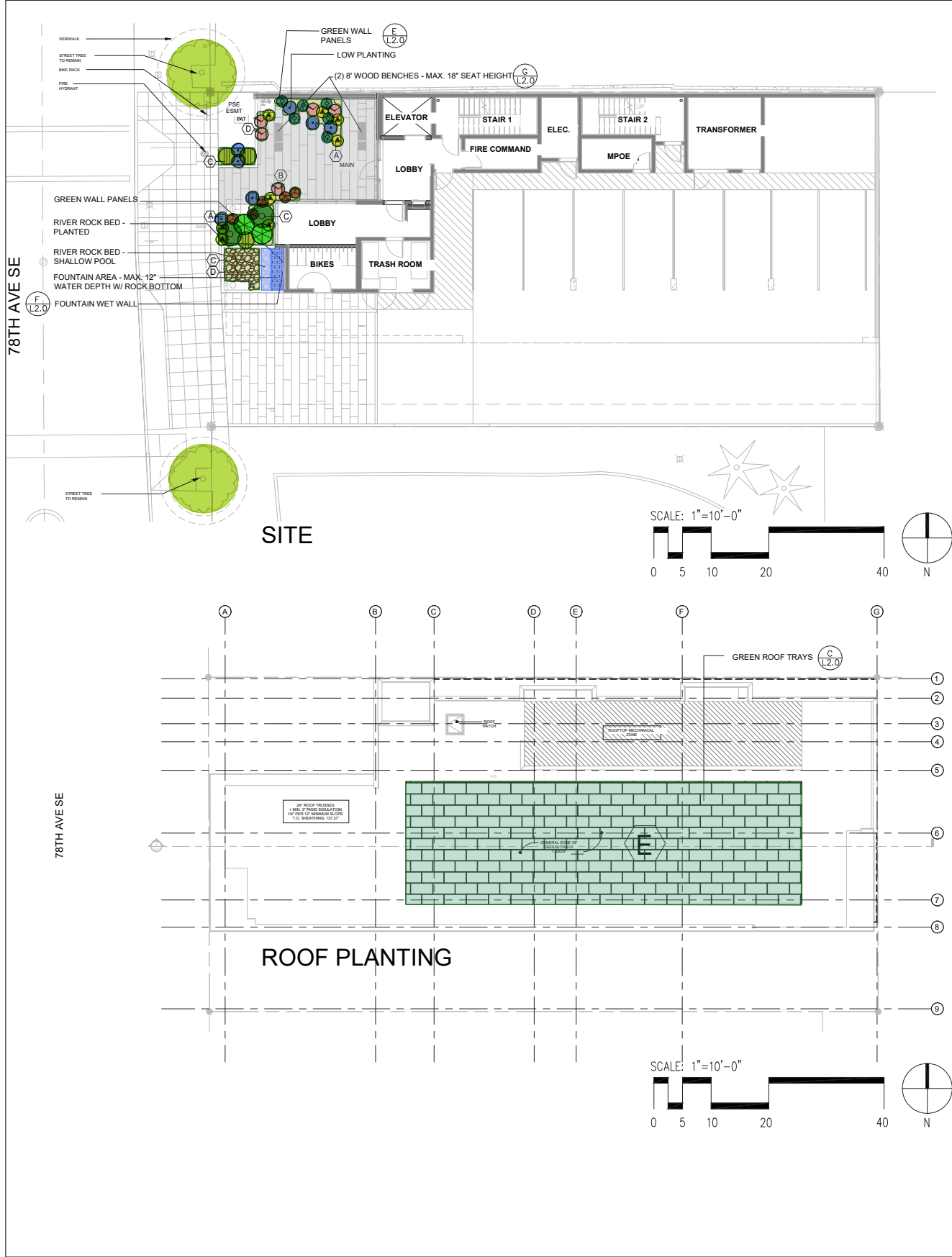
NW PERSPECTIVE



SW PERSPECTIVE



LANDSCAPE PLAN



PLANTING SCHEDULE:

SYMBOL	BOTANICAL NAME/ COMMON NAME	SIZE AT PLANTING	QTY.	NATIVE/ ADAPTIVE
TREES				
	INDICATES EXISTING SIGNIFICANT TREE AND CRITICAL ROOT ZONE AT CANOPY EDGE - SAVE AND PROTECT.			
SHRUBS				
	SARCOCOCCA RUSIFOLIA / SARCOCOCCA	24" HT., 5-GAL POT	2	YES
	SKIMMIA JAPONICA / SKIMMIA	24" HT., 5-GAL POT	2	YES
	MAHONIA NERVOSA/ LONG-LEAF MAHONIA	12" HT., 2-GAL POT MAX. HT. 20"	6	YES
	BLECHNUM SPICANT / DEER FERN	18" HT., 1-GAL POT	3	YES
	CORNUS STOLONIFERA 'KELSEY' / DWARF RED-TWIG	12" HT., 2-GAL POT MAX. HT. 20"	5	YES
	AQUILEGIA FORMOSA / WESTERN COLUMBINE	12" HT., 1-GAL POT MAX. HT. 18"	7	YES
	LIRIOPE MUSCARI / BIG BLUE LILY	12" HT., 1-GAL POT MAX. HT. 18"	8	NO
	PENNISETUM ALOPECUROIDES 'HADELN' / FOUNTAIN GRASS	12" HT., 2-GAL POT MAX. HT. 20"	5	YES
GREEN WALL PLANTS				
	GALAX URCEOLATA	GSKY STANDARD GREEN WALL PANEL		YES
	ADIATUM ALEUTICUM / WESTERN MAIDENHAIR FERN	GSKY STANDARD GREEN WALL PANEL		YES
	ASARUM CAUDATUM / WILD GINGER	GSKY STANDARD GREEN WALL PANEL		YES
	IRIS TECTORUM / ROOF IRIS	GSKY STANDARD GREEN WALL PANEL		NO
GROUNDCOVERS				
	LIRIOPE SPICATA / CREEPING LILY	4-INCH POT	1'-0" O.C.	NO
	CORNUS CANADENSIS / BUNCHBERRY	4-INCH POT	1'-0" O.C.	YES
	GAULTHERIA OVATIFOLIA /	4-INCH POT	1'-0" O.C.	YES
	GALIUM ODORATUM / SWEET WOODRUFF	4-INCH POT	1'-0" O.C.	YES
	SEDUM DIVERGENS / STONECROP, MIX OF THREE VARIETIES	2'x4'x4-1/2" DEEP GREENROOF TRAYS	1,570 S.F.	YES

NOTES

- ALL NEW PLANTING SHALL BE INSTALLED AS PER CITY OF MERCER ISLAND INSTALLATION STANDARDS AND PLANS.
- ALL NEW ON-GRADE PLANTING AREAS SHALL RECEIVE MINIMUM 12" OF IMPORTED TOPSOIL TILLED INTO THE TOP 12" AND MINIMUM 2" OF BARK MULCH.
- ALL NEW PLANTING AREAS SHALL BE IRRIGATED BY AUTOMATIC IRRIGATION SYSTEM WITH RAIN SHUT OFF DEVICE.
- PROPOSED APARTMENT BUILDING WILL BE PERMITTED UNDER A SEPARATE BUILDING PERMIT.

JGM
LANDSCAPE ARCHITECTS
INCORPORATED P.S.
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REVISIONS/DRAWING ISSUES:

- 7-20-2022
- 2-7-2023
- 5-15-2024
- 4-30-2025

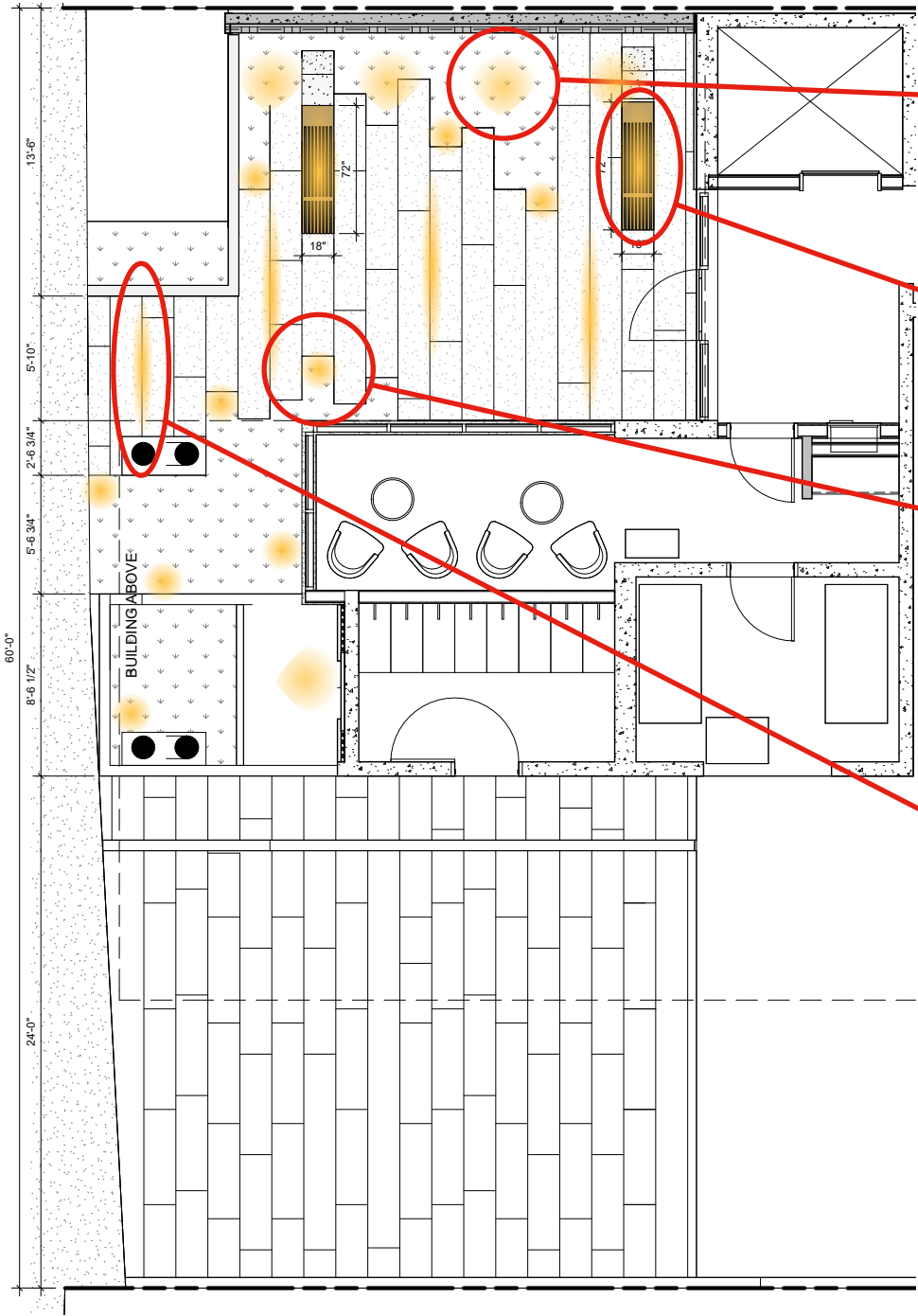
Drawn by: CL
Checked by: CL

STATE OF
WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
Luigi A. Rea
CERTIFICATE NO. 442

DATE: 4-30-2025
LAST UPDATE:
CAD FILE:
DRAWING TITLE
PLANTING PLAN

SHEET NUMBER
L1.0

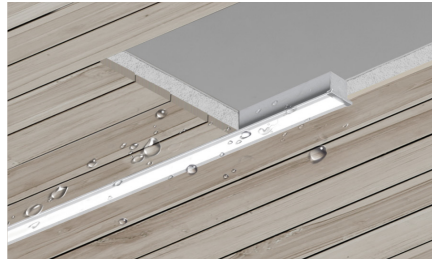
LIGHTING PLAN



ALCON
LIGHTING
LED OUTDOOR SIGN LIGHT
COLOR TEMP: 2700K
MODEL: 31031
COLOR: BLACK
@ LIVING WALL



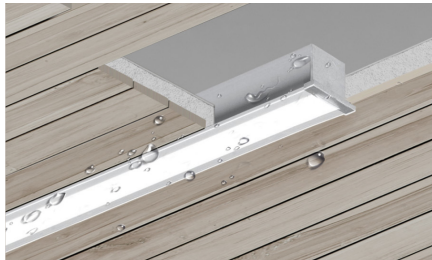
ALCON
LIGHTING
0.8-INCH LINEAR WET RECESSED LED
COLOR TEMP: 2700K
MODEL: 12100-8-R
COLOR: BLACK
@ BENCH



ALCON
LIGHTING
SPRUCE LED CONTEMPORARY PATH LIGHT
COLOR TEMP: 2700K
MODEL: 9066
COLOR: BLACK
@ PATHWAY



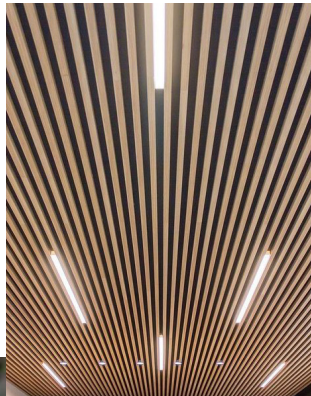
ALCON
LIGHTING
2.4-INCH LINEAR WET RECESSED LED
COLOR TEMP: 2700K
MODEL: 12100-24-R
COLOR: BLACK
@ CANTILEVER SOFFIT



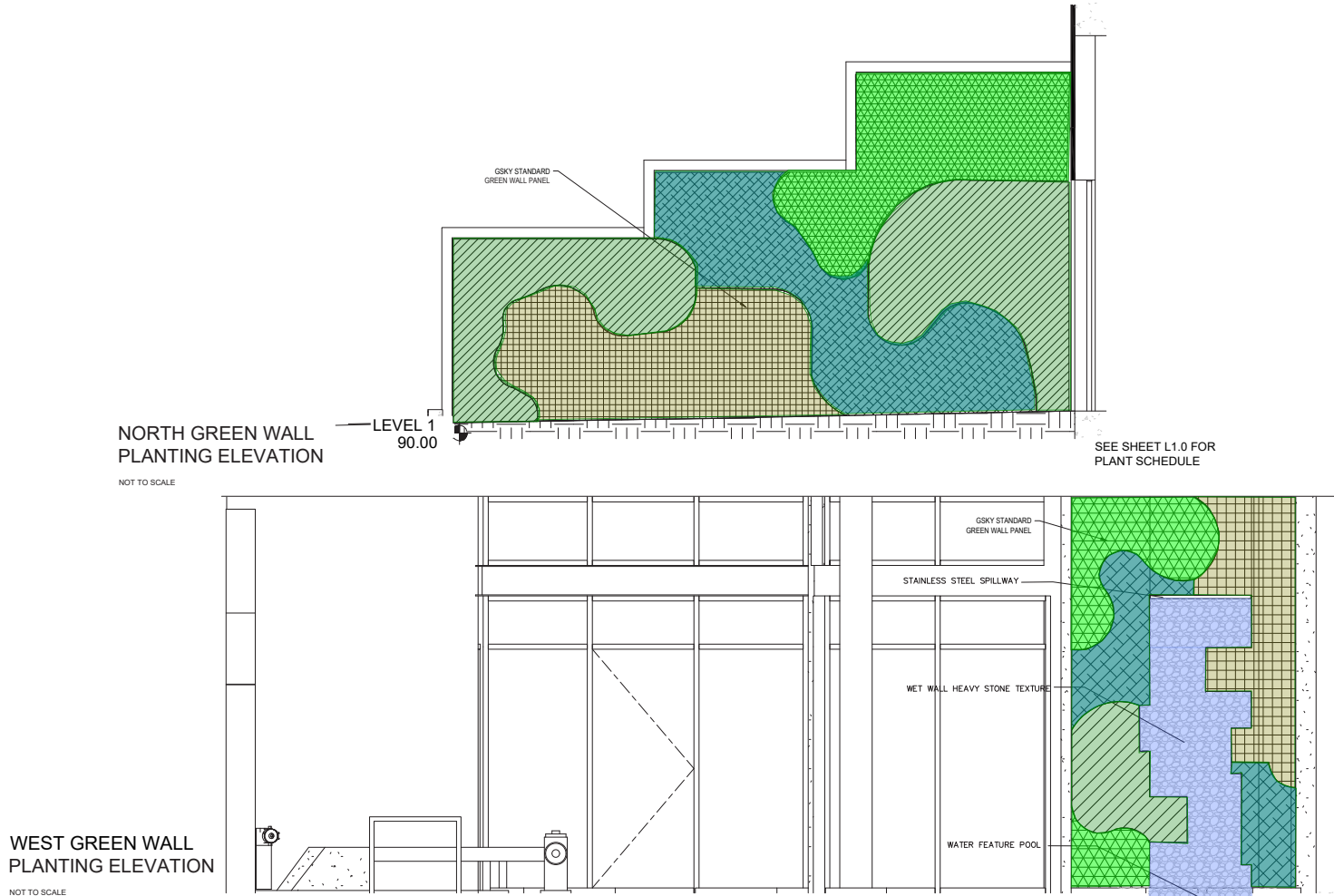
ALCON
LIGHTING
RECESSED ROUND LED
COLOR TEMP: 2700K
MODEL: 14144-R
COLOR: BLACK
@ ENTRY AWNING



ALCON
LIGHTING
SQUARED ARCHITECTURAL 4-INCH
COLOR TEMP: 2700K
MODEL: 11137
COLOR: BLACK
@ UNIT DECKS



LIVING WALL



GREEN WALL PLANTS

	GALAX URCEOLATA
	ADIATUM ALEUTICUM / WESTERN MAIDENHAIR FERN
	AGAPANTHUS 'PETER PAN' / LILY-OF-NILE
	IRIS TECTORUM / ROOF IRIS

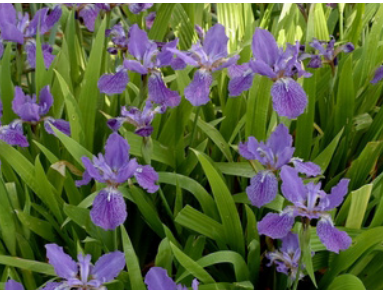
GALAX URCEOLATA



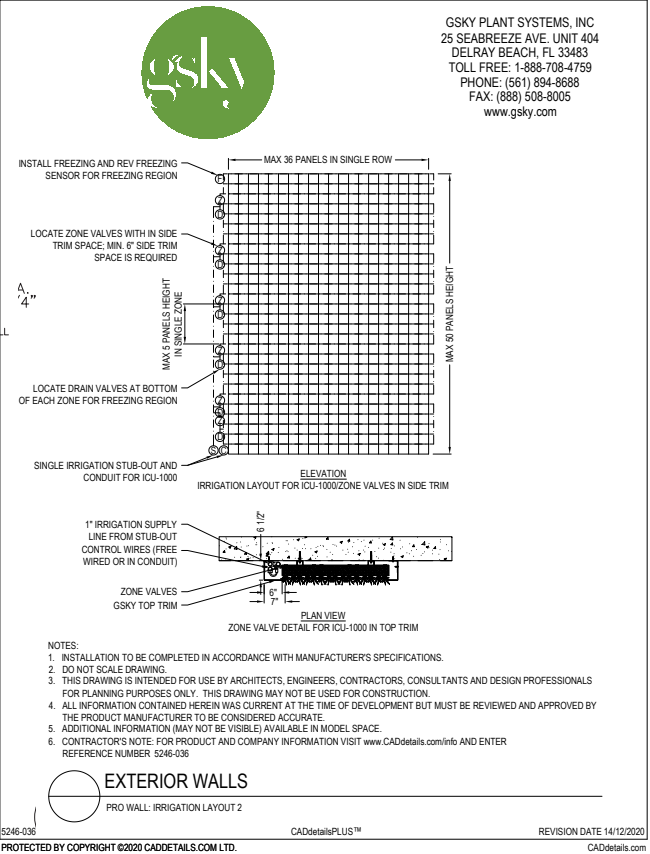
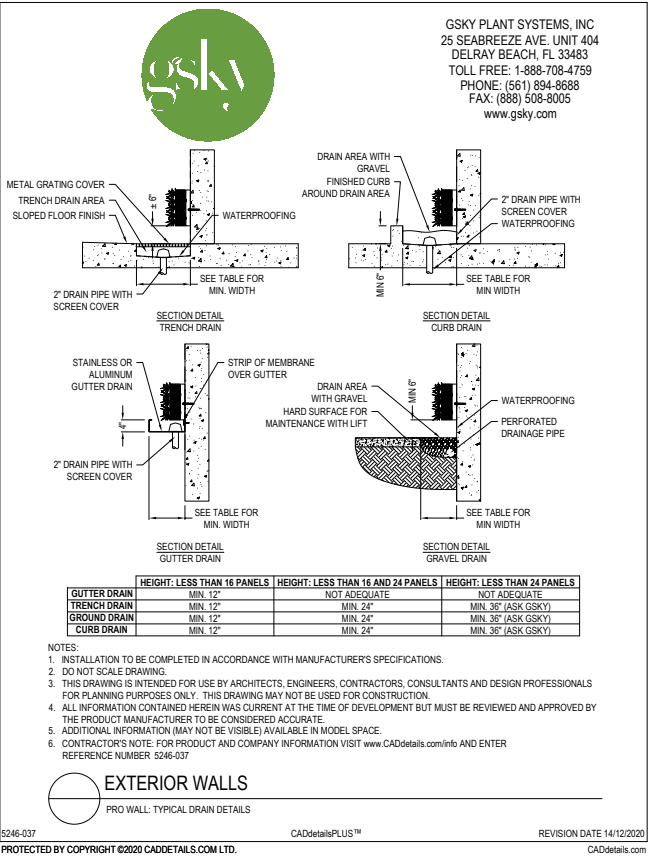
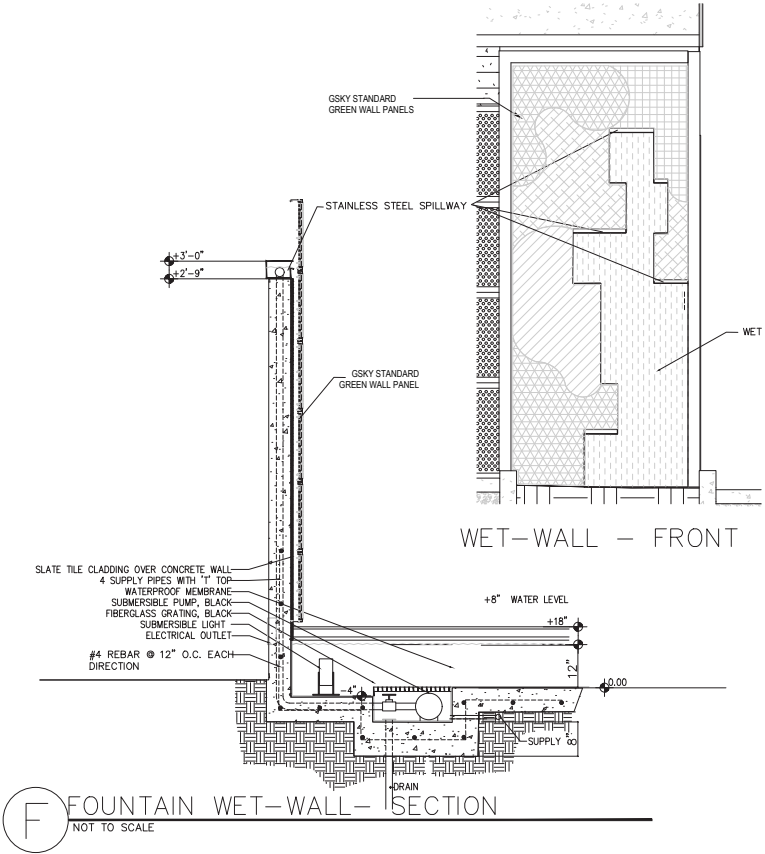
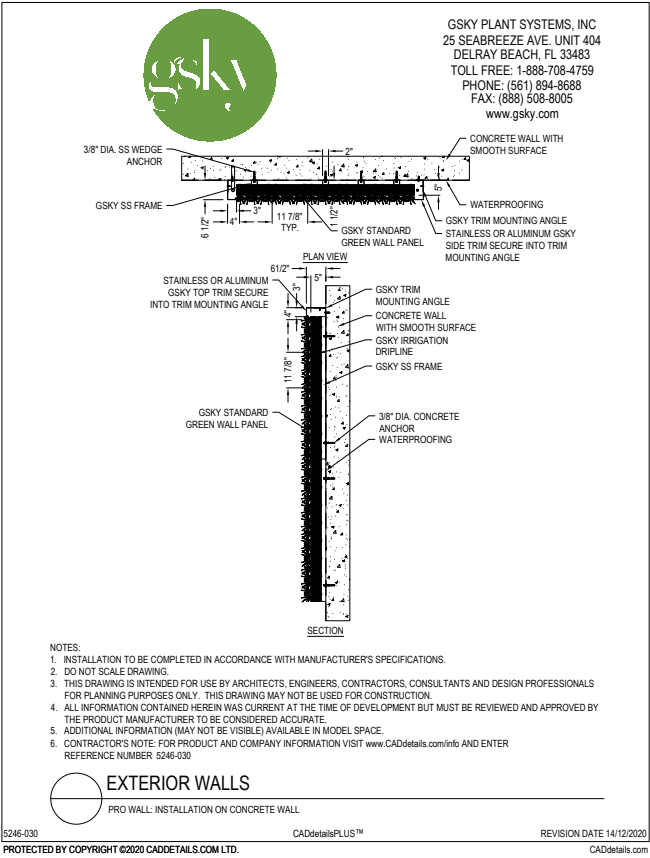
ADIATUM ALEUTICUM



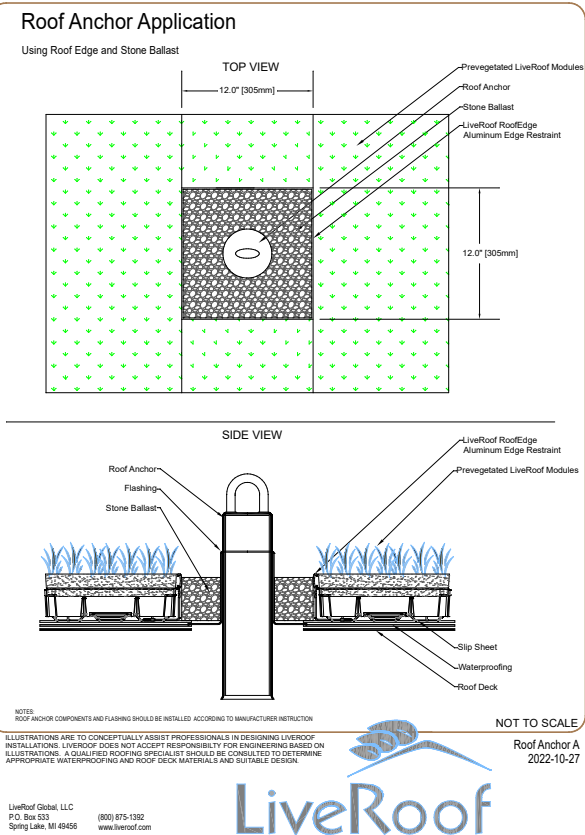
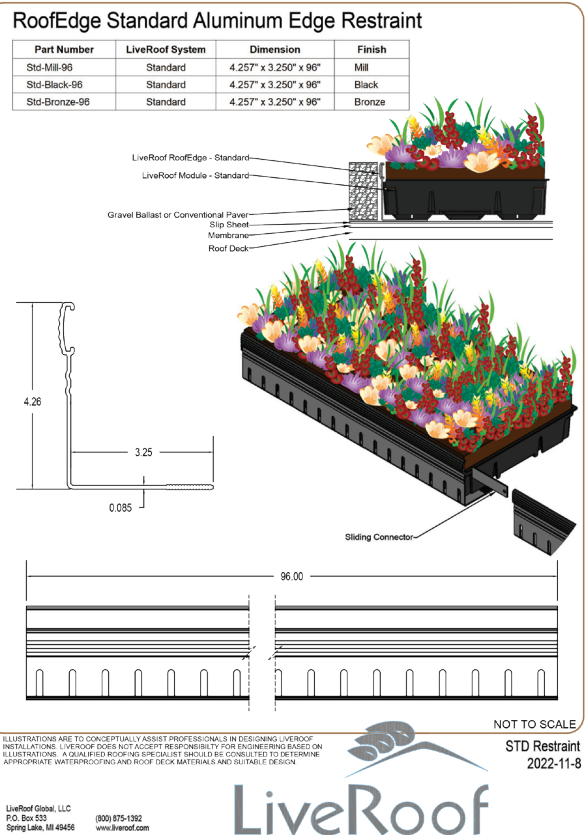
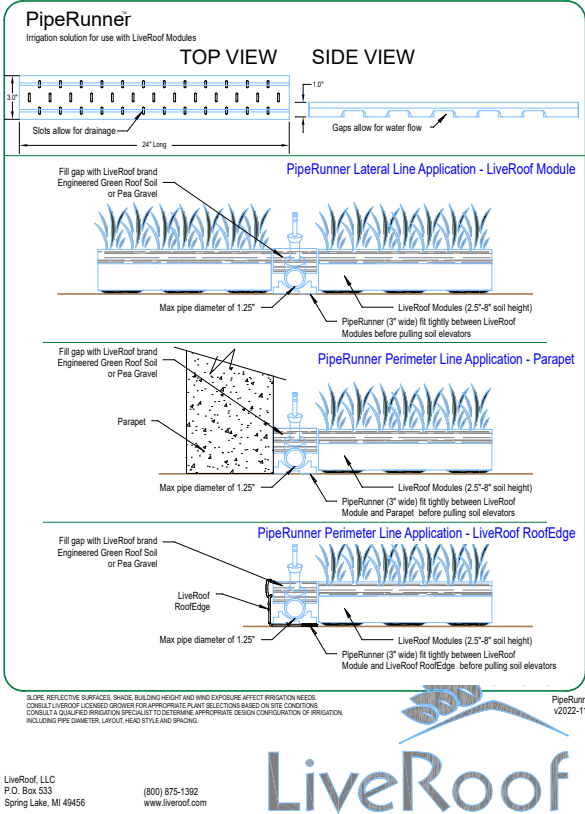
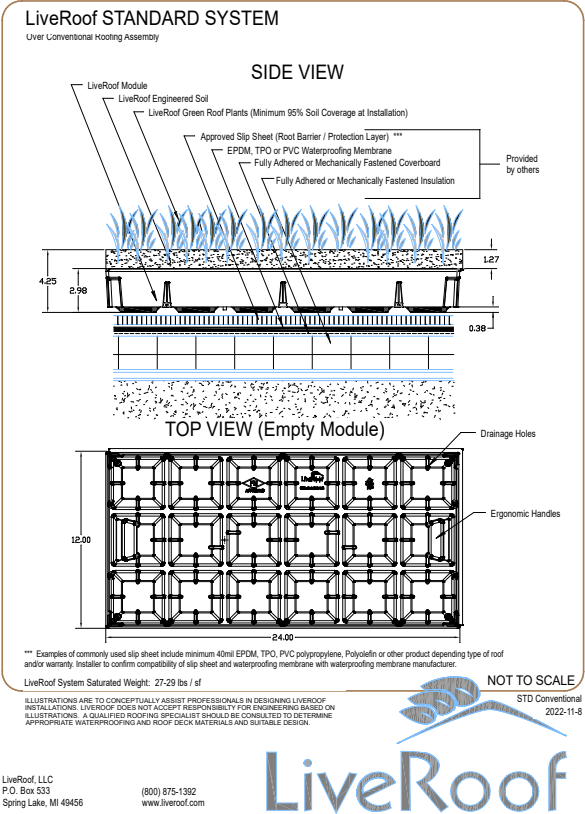
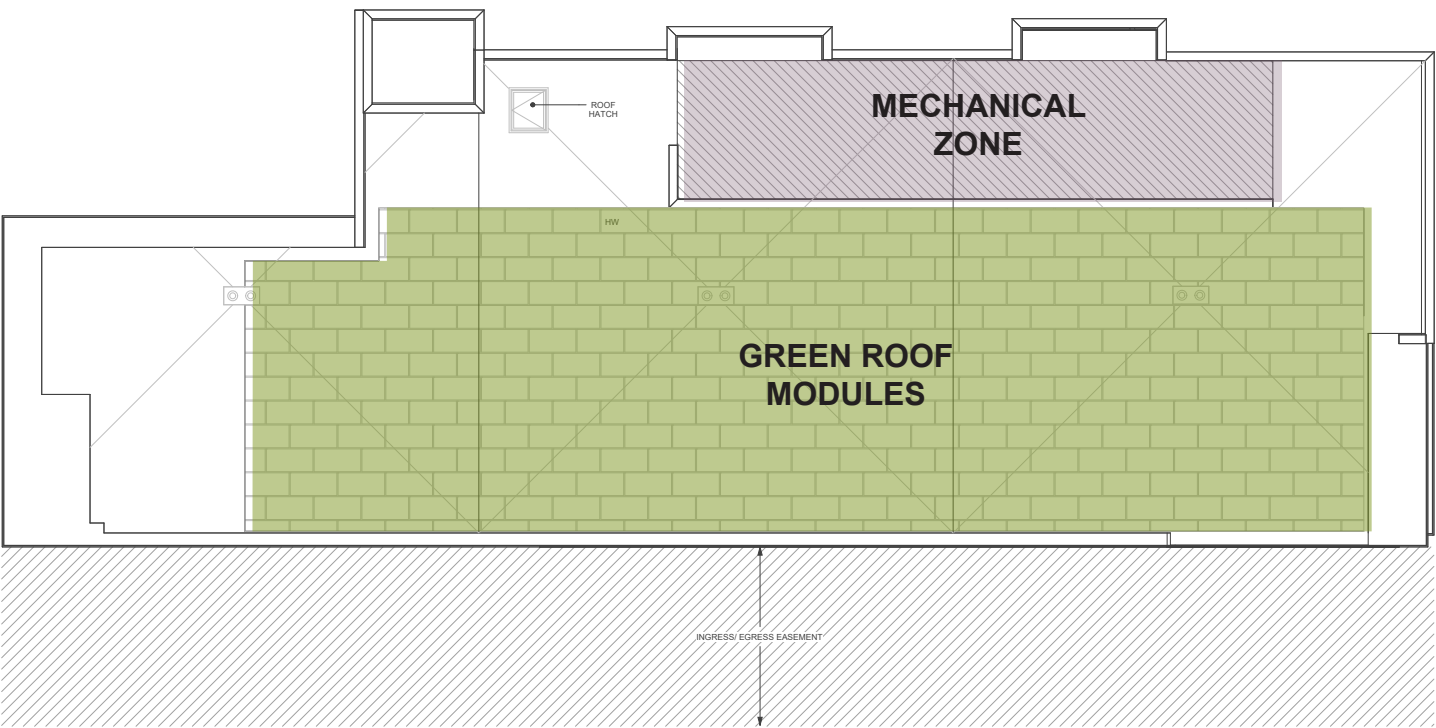
AGAPANTHUS



IRIS TECTORUM



GREEN ROOF



THANK YOU