

**Robin Proebsting**

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**From:** Evan Maxim  
**Sent:** Friday, February 7, 2020 8:29 AM  
**To:** Sarah Fletcher  
**Cc:** Nicole Gaudette  
**Subject:** RE: Mud Bay and Tully's Project - Parking up to the Code Official - You

Good Morning Sarah,

I am copying Nicole Gaudette, who is managing this project review, to ensure you are included as a party of record on the Xing Hua project.

For the Xing Hua project (Mud Bay property), the determination within the range will be based on the review of the parking analysis, which we have not yet completed. We may also have a consultant "peer review" the parking analysis. I do not believe the Xing Hua project has asked for a modification to the parking requirements – I believe they are proposing parking within the code established range.

The Tully's project has not requested a code modification for less than one parking stall per unit. The current information from Mainstreet is that they may provide between 1.1 stalls and 2 stalls per unit, which is within the code established range. This is a preliminary discussion however, and I do not believe they have completed a parking analysis for the project. It is likely that this project will continue to evolve.

My intent for both projects (and any Town Center review) is to ensure that the project complies with the Town Center code adopted by the community. Where there is flexibility in the code – for example the range in parking and the allowance for modification requests – we will ensure that the decision is based upon actual technical information describing project needs.

There is a public hearing before the Design Commission, who will issue the final decision on the project. I will give some thought as to whether an additional community meeting would be appropriate. As you suggest I want to avoid wasting everyone's time, but there may be enough interest to warrant a community meeting.

Regards,

**Evan Maxim**

Director

City of Mercer Island - Community Planning & Development

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**From:** Sarah Fletcher <fletchsa1@gmail.com>

**Sent:** Thursday, February 6, 2020 4:34 PM

**To:** Evan Maxim <evan.maxim@mercergov.org>

**Subject:** Mud Bay and Tully's Project - Parking up to the Code Official - You

Hello Evan, how is this going to work exactly? For parking, it has that the "Code Official shall have the final authority" and I was told you were the "Code Official."

<https://mercerisland.municipal.codes/MICC/19.11.130>

"b. Determination within Range. The code official shall have the final authority to determine the number of parking

## Exhibit 7g

stalls required within the ranges above to accommodate typical daily peak parking demand based upon the applicant's submittal of a completed site plan and detailed parking analysis." The Mud Bay project is proposing the bare minimum for parking requirements under the Code and the Tully's project is requesting a code modification for less than one parking stall per unit. So, as you are no doubt aware of these requests, how are you going to go about making your decision as to the parking requirement? The way I look at it is, is that 2 years was spent on this Town City Code and it should be what it is. None of this business of asking for modifications, etc. If they can't fit their project in with the parking requirement, then they should either go back to the drawing board and make it so that it fits with the Code, or the project should be shelved, but please don't tell me that you are going to allow the modifications in parking requirements. And I hope this is not going to waste all of our time. And do you think you could have a community meeting so that we can see what the plans are? I don't know what the pressures on you will be or where your loyalties lie. Thanks. Sarah Fletcher