

CITY OF MERCER ISLAND

COMMUNITY PLANNING & DEVELOPMENT

9611 SE 36TH STREET | MERCER ISLAND, WA 98040

PHONE: 206.275.7605 | www.mercergov.org



CITY USE ONLY Exhibit 1

PROJECT#

RECEIPT #

FEE

Date Received:

Received By:

DEVELOPMENT APPLICATION

STREET ADDRESS/LOCATION 2750 77TH AVE SE & 2885 78TH AVE SE MERCER ISLAND, 98040		ZONE TC-4
COUNTY ASSESSOR PARCEL #'S No. 7710250620		PARCEL SIZE (SQ. FT.) 63,780
PROPERTY OWNER (required) Xing Hua Group Ltd.	ADDRESS (required) 6770 Churchill St, Vancouver BC, V6P5B, Canada	CELL/OFFICE (required) 778-682-2826 / 778-999-9806 E-MAIL (required) siyuxd150@gmail.com / tinalu0309@gmail.com
PROJECT CONTACT NAME Scheer Chan / Lu Zhang	ADDRESS 100 NE Northgate Way, Suite 200, Seattle, WA 98105	CELL/OFFICE 206.523.6150 E-MAIL Schan@johnstonarchitects.com / lzhang@johnstonarchitects.com
TENANT NAME	ADDRESS	CELL PHONE E-MAIL

DECLARATION: I HEREBY STATE THAT I AM THE OWNER OF THE SUBJECT PROPERTY OR I HAVE BEEN AUTHORIZED BY THE OWNER(S) OF THE SUBJECT PROPERTY TO REPRESENT THIS APPLICATION, AND THAT THE INFORMATION FURNISHED BY ME IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

SIGNATURE

12/30/2019

DATE

PROPOSED APPLICATION(S) AND CLEAR DESCRIPTION OF PROPOSAL (PLEASE USE ADDITIONAL PAPER IF NEEDED):

See the attached Project Narrative.

ATTACH RESPONSE TO DECISION CRITERIA IF APPLICABLE

CHECK TYPE OF LAND USE APPROVAL REQUESTED:

APPEALS	DEVIATIONS	SUBDIVISION SHORT PLAT
<input type="checkbox"/> Building	<input type="checkbox"/> Changes to Antenna requirements	<input type="checkbox"/> Short Plat- Two Lots
<input type="checkbox"/> Code Interpretation	<input type="checkbox"/> Changes to Open Space	<input type="checkbox"/> Short Plat- Three Lots
<input type="checkbox"/> Land use	<input type="checkbox"/> Shoreline	<input type="checkbox"/> Short Plat- Four Lots
<input type="checkbox"/> Right-of-Way Use	<input type="checkbox"/> Seasonal Development Limitation Waiver	<input type="checkbox"/> Short Plat- Deviation of Acreage Limitation
CRITICAL AREAS	ENVIRONMENTAL REVIEW (SEPA)	<input type="checkbox"/> Short Plat- Amendment
<input type="checkbox"/> Critical Area Review 1 (Hourly Rate 2hr Min)	<input type="checkbox"/> SEPA Review (checklist)- Minor	<input type="checkbox"/> Short Plat- Final Plat
<input type="checkbox"/> Critical Area Review 2 (Determination)	<input checked="" type="checkbox"/> SEPA review (checklist)- Major	OTHER LAND USE
<input type="checkbox"/> Reasonable Use Exception	<input type="checkbox"/> Environmental Impact Statement	<input type="checkbox"/> Accessory Dwelling Unit
DESIGN REVIEW	SHORELINE MANAGEMENT	<input type="checkbox"/> Code Interpretation Request
<input type="checkbox"/> Pre Design Meeting	<input type="checkbox"/> Exemption	<input type="checkbox"/> Comprehensive Plan Amendment (CPA)
<input type="checkbox"/> Design Review (Code Official)	<input type="checkbox"/> Permit Revision	<input type="checkbox"/> Conditional Use (CUP)
<input type="checkbox"/> Design Commission Study Session	<input type="checkbox"/> Shoreline Variance	<input type="checkbox"/> Lot Line Revision
<input type="checkbox"/> Design Review- Design Commission- Exterior Alteration	<input type="checkbox"/> Shoreline Conditional Use Permit	<input type="checkbox"/> Noise Exception
<input type="checkbox"/> Design Review- Design Commission- New Building	<input type="checkbox"/> Substantial Development Permit	<input type="checkbox"/> Reclassification of Property (Rezoning)
WIRELESS COMMUNICATION FACILITIES	SUBDIVISION LONG PLAT	<input type="checkbox"/> Transportation Concurrency (see supplemental application form)
<input type="checkbox"/> Wireless Communications Facilities- 6409 Exemption	<input type="checkbox"/> Long Plat- Preliminary	<input type="checkbox"/> Planning Services (not associated with a permit or review)
<input type="checkbox"/> New Wireless Communication Facility	<input type="checkbox"/> Long Plat- Alteration	<input type="checkbox"/> Zoning Code Text Amendment
	<input type="checkbox"/> Long Plat- Final Plat	<input type="checkbox"/> Request for letter
	VARIANCES (Plus Hearing Examiner Fee)	
	<input type="checkbox"/> Variance	



Land Use Application

Project: 2885 Mercer Island Multi-family Project

PROJECT NARRATIVE

This project adheres to the town center guidelines, ensuring continuity with neighboring properties. We are proposing a 164-unit mixed-use apartment building with 17 affordable housing units in the center of the Mercer Island retail core. The lot size is 63,780 sf. with two existing retail buildings on site. Covering most of an entire city block, the project is located between the QFC and Future Metropolitan Market, approximately 3 blocks south of interstate 90.

The proposed 4-story building (above grade) with a 51-foot maximum building height. The building façades are fully articulated to meet the daylight plane requirements and provide a pleasant pedestrian experience along 29th St. SE and 78th Ave. SE. The building entries are emphasized by plaza spaces which have both special paving and lighting. Four landscaped public plazas and one 20-foot wide through-block connection are proposed to enhance the street vibrancy.

The building provides parking area for both residential and retail uses. It would include two-level of below grade parking (201 stalls) with 168 residential stalls and 35 retail stalls. The parking entry is located at the SW corner along the 29th St. SE. The total compact stalls are 49 out of 201, which is less than 25% of the total. Please see the transportation Impact Analysis for more details.

We are proposing approximately 10,742 sf of retail space with more 75% façade transparency along the 77th Ave. SE and 78th Ave. SE. The majority of the retail is located on the east side of the site (facing QFC). The retail spaces are designed with a generous depth (>16 feet) to accommodate various retail uses.

In addition to all the street-facing amenity spaces, a private courtyard is proposed to further increase the future tenants' desire of green space and human interactions. A service loading zone is located at the alley side (77th Ave. SE) to ensure tenants move-in, food delivery and trash collection purposes.

Thank you,

Scheer Chan

schan@johnstonarchitects.com