

Robin Proebsting

From: Matthew Vaggione <mmvaggione@gmail.com>
Sent: Friday, February 14, 2020 10:05 AM
To: Nicole Gaudette
Subject: DSR20-001 / SEP20-002 Public Comment

Hi Nicole,

I saw the public notice for application of file number DSR20-001 / SEP20-002 on my walk to work. I wasn't sure the format for sending written public comment so hopefully you can send me in the write direction if you are not the correct person to send it to.

I have a few comments on this application for the planning department's consideration:

- As a resident of Mercer Island that lives less than a block from this property, I am excited about the prospect of improving this site and increasing density in the downtown core area of Mercer Island.
- As this development borders both 29th and 77th, one concern I have is that there is a plan in place for traffic control to ensure that access is maintained at all times for pedestrian and vehicle traffic to/from the freeway and park and ride for the homes that are up the hill (along 29th and/or 76th).
- One thing I would like to see more of in the downtown core is commercial opportunities for businesses and offices. Since the structures that are being demolished for this development were office and commercial buildings, I would love to see more space dedicated to those uses in this proposed mixed use building. Having sufficient space for the restaurant, gym, and stores being replaced as well as offices would help to keep the building activated throughout the day. Having more office space would mean that there are more people around during the day to support local businesses, which is usually the slowest period for businesses in the town center.
- Opportunities for increased space could be from using the frontage along 29th for commercial purposes rather than residential units.
- Another opportunity for additional footprint would be to have the central courtyard be elevated. This idea would mean that the central area is one story high (similar to the townhouses) and the public amenities in the courtyard would be placed on that 1st floor roof in the middle. The first floor of that central area could be utilized to increase the footprint available to accommodate businesses and/or residents. While this would add the challenge of providing natural light, I think that there are numerous creative ways that this can be overcome. In addition to more space, this provides the public amenities for the building in a secure area. As currently designed this inner courtyard may need to be secured regardless, otherwise it would present a CPTED hazard since it would have poor visibility to the street.

Thanks for your time and consideration.

-Matt Vaggione