

PUBLIC NOTICE OF APPLICATION



NOTICE IS HEREBY GIVEN that a State Environmental Policy Act (SEPA) checklist has been filed with the City of Mercer Island for the property described below:

File Nos.: SEP16-015 and ZTR16-002

Description of Request: A request for a State Environmental Policy Act (SEPA) environmental threshold determination for the proposed Mercer Island Center for the Arts (MICA).

The proposed 34,000 square foot MICA facility will include a 300-seat main stage theatre, a 100-seat black box theatre and a 100-seat recital hall; classrooms, rehearsal rooms, movement and art studios, a studio and exhibition gallery; a public gathering space; public bathrooms; and storage space.

The proposed facility requires the following items:

1. Lease Agreement between the City of Mercer Island and MICA for the property where a performing arts center is to be located;
2. A Text Amendment to Mercer Island City Code chapter 19.05, Special Purpose, to allow the uses planned for the performing arts center and allowing use of off-site parking to meet the proposal's parking demand;
3. A Short Plat, and
4. Future construction permits.

Applicant : Lesley Bain, Architect for MICA

Property Owner: City of Mercer Island

Property Location: Mercerdale Park, 3205 77th Avenue SE, Mercer Island, WA

SEPA Compliance: The project is being reviewed for compliance with SEPA pursuant to RCW 43.21C, WAC 197-11, and Mercer Island City Code (MICC) 19.07.120. An initial evaluation of the proposed project for probable significant adverse environmental impacts has been conducted. The City expects to issue a Determination of Non-Significance (DNS) or Mitigated Determination of Non-Significance (MDNS) for the proposal. The optional DNS process, as specified in WAC 197-11-355, is being used. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for the specific proposal may be obtained upon request.

Written Comments: **This may be the only opportunity to comment on the environmental impacts of the proposal.** Written comments on this proposal may be submitted to the City of Mercer

Island **on or before Monday, August 22, 2016 at 5:00 p.m.** either in person or mailed to the City of Mercer Island, 9611 SE 36th Street, Mercer Island, WA 98040-3732. Anyone may comment on the application, receive notice, and request a copy of the decision once made. Only those persons who submit written comments within this fourteen (14) day comment period will become parties of record and only parties of record will receive a notice of the decision and have the right to appeal.

Public Hearing: Per MICC 19.15.010(E) and MICC 19.15.020(F)(1), a public hearing is not required for this proposal.

Applicable Development Regulations: SEPA threshold determinations are required to be processed as an Administrative Action pursuant to MICC 19.15.010(E) and MICC 19.07.120. Processing requirements for an Administrative Action are further detailed in MICC 19.15.020. The project is being reviewed for compliance with RCW 43.21C, WAC 197-11, and the following chapters of the MICC: 19.05, 19.07, 19.08, 19.09, and 19.10.

Other Associated Permits: A Zoning Code Text Amendment has been filed (ZTR16-002). Future construction permits will be needed and a short plat may be required.

Studies and/or Environmental Documents Requested: A SEPA checklist is available for review. The following environmental studies have been submitted:

Geotechnical:

- Geotechnical Engineering Design Report, Proposed Mercer Island Center for the Arts, Hart Crowser, July 26, 2016
- Supplemental Memorandum, Hart Crowser, May 6, 2015

Wetlands:

- Wetland Delineation Report, Mercer Island Center for the Arts, The Watershed Company. May 21, 2015
- Mercer Island Center for the Arts Conceptual Mitigation Plan. The Watershed Company, July 20, 2016

Traffic and Parking:

- Parking Management Plan, Transpo, June 2016
- Transportation Management Plan, Transpo, June 2016
- SE 32nd St Frontage Study, Transpo, July 2016

Other:

- Phase 1 Environmental Review, Aerotech, December 18, 2015

Appeal Rights: Parties of record with standing have the right to appeal the decision on this action when it is issued.

You may review the application on file on this matter at the City of Mercer Island, Development Services Group, 9611 SE 36th Street, Mercer Island, Washington, during regular business hours (weekdays between 8:30 a.m. and 5:00 p.m.). Written comments and/or requests for additional information should be referred to:

Scott Greenberg, Director
Development Services Group
City of Mercer Island
9611 SE 36th Street
Mercer Island, WA 98040
scott.greenberg@mercergov.org

Date of Application: June 16, 2016
Determined to Be Complete: August 3, 2016
Bulletin Notice: August 8, 2016
Date Mailed: August 8, 2016
Date Posted on Site: August 8, 2016
Comment Period Ends: 5:00PM on August 22, 2016

Site Plan

