

QUESTION 10 AND RESPONSE TO QUESTION 10 ON PAGE 2 OF THE JULY 27, 2016 SEPA CHECKLIST

10. List any government approvals or permits that will be needed for your proposal, if known.

Lease of underlying property, City of Mercer Island

Building Permit Approval, City of Mercer Island

Text Amendment to City of Mercer Island P-zone regulations, City of Mercer Island

Short Plan, if necessary, City of Mercer Island

QUESTION 11 AND RESPONSE TO QUESTION 11 ON PAGE 2 OF THE JULY 27, 2016 SEPA CHECKLIST

11. Give brief, completed description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

As noted above, there are four components to this proposal:

(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 Public Institution (P) designation of the City's zoning code to allow the uses planned for the performing arts center, including theater, classrooms, rehearsal rooms, movement and art studios; a studio and exhibition gallery; a public gathering space; and accessory uses thereof.

(3) To build a center for the arts, which includes a building approximately 34,000 gsf housing a 300-seat main stage theatre, a 100-seat black box theatre and a 100-seat recital hall. Educational spaces include classrooms for art, dance and music are also included. A public lobby faces the park. Public bathrooms accessible from the exterior will be provide for the public. Storage space for the Mercer Island Farmers Market will be built along with power and sinks to satisfy public health requirements.

Work will need to be done outside of the lease line for construction purposes and for park improvements, including mitigation for wetland buffer mitigation. The storm water detention vault may be located below ground outside the lease line, and fire access may be required from the south.

(4) A short plat will be done if required by City of Mercer Island.