



CITY OF MERCER ISLAND

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July 18, 2016

Lesley Bain
Framework Cultural Placemaking
1429 12th Avenue, Suite D
Seattle, WA 98122

Sent via e-mail

RE: Request for Information - File Nos. SEP16-015/ZTR16-002
Mercer Island Center for the Arts
3205 77th Avenue SE
Mercer Island, WA 98040;
King County Tax Parcel # 1224049068

Dear Ms. Bain:

Thank you for your submittal of the subject application, received by the City on June 16, 2016. City staff have reviewed the submitted materials and have determined that additional information or clarification is needed for complete applications. Please provide the following:

1. MICC 19.16.010 defines "subdivision" as: *"The division or platting of, or the act of division or platting of, land into two or more lots for the purpose of transfer of ownership, building development, or **lease**, whether immediate or future, and shall include all resubdivision of land."* (emphasis added) Please modify the submitted SEPA Checklist to include a short subdivision (short plat) as part of the project.
2. MICC 19.09.090 requires designation of a building pad for each lot in a short plat. The designated building pads need to be shown as part of the supporting materials for the SEPA Checklist to allow evaluation of any environmental impacts. Please submit supporting information showing how the proposed building pads comply with MICC 19.09.090:

MICC 19.09.090 Building Pads

A. Designation. New subdivisions must designate a building pad for each lot as follows:

1. The applicant must determine the location of a building pad by considering vegetation, topography, critical areas, and the relationship of the proposed building pad to existing/proposed homes. Access to the building pad must be consistent with the standards for driveway access contained in MICC 19.09.040.
2. Building pads shall not be located within yard setbacks, rights-of-way and critical areas or its buffers; provided, however, building pads may be located within landslide hazard areas when all of the following are met: (a) a qualified professional determines that the criteria of MICC 19.07.060(D), Site

Development, is satisfied; (b) building pads are sited to minimize impacts to the extent reasonably feasible; and (c) building pads are not located in steep slopes or within 10 feet from the top of a steep slope, unless such slopes, as determined by a qualified professional, consist of soil types determined not to be landslide prone.

3. No cross-section dimension of a building pad shall be less than 20 feet in width.

3. Please submit additional plans and information for projected work outside of the proposed lease area, as mentioned on page 3 of the SEPA Checklist. Update the SEPA Checklist and supporting materials as needed to reflect this new information.
4. Please complete the last portion of the SEPA Checklist "Supplemental Sheet for Non-Project Actions." This is needed to support the proposed Zoning Code Text Amendment, which is a non-project action.
5. Attachments C and D (geotechnical information) need to be updated or supplemented to reflect the currently proposed plans.
6. Attachment F (wetland mitigation proposal) needs to be updated or supplemented to reflect the currently proposed plans and proposed mitigation.
7. Attachment H (Zoning Code Text Amendment) needs to be clarified to show which text is proposed for addition to MICC 19.05.010 in the Zoning Code Text Amendment. Typically, underlined text is an addition, but the proposal also shows red, non-underlined text that also appears to be an addition.
8. Attachment H (Zoning Code Text Amendment) would allow all public facilities (as defined in MICC 19.16) plus the primary uses listed in the proposal in all public parks. As submitted, we would need more information regarding the probable environmental impacts of the proposal. However, based on prior discussions, we do not believe that is your intent. Narrowing the scope of the proposed code amendment could eliminate the need for this additional information.

Should you have any questions, please contact me at 206-275-7706 or via e-mail at scott.greenberg@mercergov.org.

Sincerely,



Scott Greenberg, Director
City of Mercer Island Development Services Group