

August 22, 2016

Scott Greenberg  
Development Services Group Director  
9611 SE Street  
Mercer Island, WA 98040

RE: MICA SEPA Checklist Comments

Dear Mr. Greenberg:

Thank you for the opportunity to comment on the SEPA Checklist and associated environmental documents, along with the proposed zoning code amendment for MICA's proposed performance arts theatre. Based on Concerned Citizens for Mercer Island Parks' (CCMIP) review of these documents, we request that the City withdraw the Determination of Non-significance (DNS) for the following reasons:

The DNS issuance failed to follow the SEPA procedures for notification

The DNS was procured by lack of material disclosure. With the lack of relevant information on key potential environmental impacts and subsequent mitigation measures, the proposed performing arts building may result in probable significant adverse environmental impacts.

The sections below provide detailed information that explains why we request that the City withdraw the DNS. Please note that we include references to the Washington Administrative Code (WAC) pursuant to the City's Municipal Code Chapter 19.07.120 Environment Procedures.

#### **DNS Issuance Failed to Follow SEPA Procedures**

WAC 197-11-340 (2)(b) states that "The responsible official shall send the DNS and environmental checklist to agencies with jurisdiction, the department of ecology, and affected tribes, and each local agency or political subdivision whose public services would be changed as a result of implementation of the proposal, and shall give notice under WAC 197-11-510."

- The City used MICA's mailing list (Exhibit 1) and it does not include the Department of Fish and Wildlife or another agency, which has jurisdiction over wetlands. There may be other county and state agencies that should have been notified because MICA will need their review and approval.
- The affected tribes were not notified. The Treaty of Point Elliott January 22, 1855 covered Mercer Island and includes Snoqualmie Tribe and Muckleshoot Tribes. A review of Mercer Island's history describes how Native Americans played an important role in the development of the City. Please see: [http://www.historylink.org/index.cfm?DisplayPage=output.cfm&file\\_id=3723](http://www.historylink.org/index.cfm?DisplayPage=output.cfm&file_id=3723)

According to WAC 197 197-11-510 (1), “the lead agency must use reasonable methods to inform the public,” furthermore, examples include (g) Mailing or emailing notice to any person, group or agency who has requested notice.”

- On multiple occasions Carv Zwingle contacted the City Clerk and requested to be notified by the City upon issuance of the SEPA DNS for MICA. Yet, Mr. Zwingle did not receive the DNS Notice and had to contact the City Clerk to receive a copy. This resulted in losing a few precious days to review the environmental documents.
- Overall, the MICA proposal to convert nearly one acre of wooded open space has been extremely controversial for the City. There were extensive and heated discussions as the community members considered the Preserve our Open Space petition. Given this controversy, it seems reasonable that the City should have kept a list of interested individuals and groups, including CCMIP, as part of a mailing distribution list to receive the SEPA DNS.
- CCMIP, a grassroots group that was created to encourage public dialogue about MICA’s performing arts building proposal, was not notified of the SEPA DNS. Members of CCMIP had to contact the City Clerk for copies of the appropriated documents. We lost precious days to review the documents. Instead of the 14 day-comment period, we were given 12 days to respond to this proposal.

Moreover, after the SEPA DNS and supporting were issued, several of the documents were revised 7 days later. The city’s SEPA website did not announce to the public that several documents were revised, including the Checklist. CCMIP members found out about the revised documents only through conversation with city officials. CCMIP members compared the revised documents with the original documents, but determined that some were different and others were not. Consequently, we have selected some of the items on which to comment but could have commented on the complete document given adequate time to do so and not changing the materials in the middle of our analysis. Revising the SEPA documents during the comment period and without notifying the public, including CCMIP who has interest in the proposal, is a serious flaw in the environmental process.

### **The DNS Procured by Lack of Material Disclosure**

The response below is a partial consideration of the challenges posed by inadequate analysis of MICA in its Environmental Checklist. While only \*\*\* items are highlighted in this comment letter, we believe it is the tip of an iceberg of inadequate study, analysis, and providing the facts and data to support the sequestration of an acre, and in all likelihood, more than an acre of Mercedale Park for a private development.

1. Section A(10) asks for a list of any government approvals or permits that will be needed for your proposal. In response, only permits and approvals from the City were provided. Given that there will be impacts to wetlands, other agencies are involved. Please complete the Checklist by listing all required permits and approvals, along with appropriate mitigation

measures.

2. Section B(1) asks for information about the conditions of soils and slopes. Please add to the Checklist the existing information about Seismic Hazard Areas MICC 19.16.010., which identified the entire project site as a “high potential for seismically induced ground failures.” Seismic Hazard areas are those areas subject to severe risk of damage as a result of earthquake-induced ground shaking, slope failure, settlement, soil liquefaction or surface faulting (<http://www.mercergov.org/files/SeismicHazard2009.pdf>). Further information include Erosion Hazard Areas MICC 19.16.010, where a portion of the site along the west edge is subject to a severe risk of erosion due to wind, rain, water, slope and other natural agents. Please also include information provided by the City at the website <http://www.mercergov.org/files/ErosionHazard2009.pdf> along with Landslide Hazard Areas, WAC 365-190-080 4d and MICC 19.16.010. Please prepare a “Critical Areas Report” that evaluates the project sites’ sensitive nature including the slope, soils, wetlands, etc, assesses the potential impacts and recommends mitigation measures. Only a comprehensive Critical Areas Report will provide the adequate information in order for the project to be designed and mitigated to reduce or control erosion – both during construction and operations. Please develop a landscape design around the building that restores and keep the hillside from sliding on the structure.
3. Section B(1)(e) describes that approximately 2000 cubic yards of soil will be removed. The Checklist missed to disclose environmental impact of removing this amount of soil. This amount of soil would typically be hauled away by truck. If 10 yard trucks are used ( which are typical for use on city streets) what is the environmental impact of this excavation, removal and replacement? What is the impact on traffic and what is the impact on our streets? What is the environmental impact of the truck emissions? Further, the project would add approximately 1300 cubic yards of fill to be brought to the site from an off island location. This amount of soil would typically be hauled by truck. If 10-yard trucks are used ( which are typical for use on city streets), what is the impact on traffic and what is the impact on our streets? What is the environmental impact of the truck emissions?
4. Section B(2)(a) asks “What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.” MICA’s response purports that “typical emissions” during construction, but fails to identify or quantify these emissions. This is inadequate and a gross generalization. More precise detail is needed in order to evaluate the impact on the City of Mercer Island and given that impact, what is the plan by MICA to mitigate these emissions consistent with emissions guidelines.
5. Section B(2)(c) asks what the “Proposed measures to reduce or control emissions of other impacts to air, if any”? Given, the lack of tangible response to Section B(2)(a) the response here “None needed” is also inadequate and appears to be an effort to brush aside these questions.
6. Section B(3)(a) asks “Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes,

describe type and provide names. If appropriate, state what stream or river it flows into.” MICA responded that “wetlands are in the vicinity, as described in Attachment E, Wetland Delineation Report, Mercer Island Center for the Arts. The Watershed Company.” The Watershed Company (WC) provides a response saying that “...the center is currently planned to be partially located within a small area of wetland”, and then goes on to make a case for not acknowledging the importance of the wetlands. We disagree with the conclusion of WC and believe the evidence does not support that “the proposed project meets the intent of both MICC 19.07.030.A13 and 19.07.080.D. No evidence is provided regarding what on-site mitigation would be provided for the encroachment of this wetland. Moreover, The City of Mercer Island GIS critical areas map shows that there is a spring on the north end of the project site, which is not identified in the WC Report. MICA needs to research whether or not there is a spring on the project site, as illustrated by the City’s information resource.

7. Section B(3)(d) requires “Proposed measures to reduce or control surface ground and runoff water impacts, if any:” MICA’s response to this issue is that “Surface runoff from the hillside will be intercepted by the proposed swale that will be strategically graded into the hillside to minimize impacts to the existing vegetation. Wetland mitigation for buffer reduction is addressed in Attachment F: Mercer Island Center for the Arts Conceptual Mitigation Plan, prepared by the WC. Water from impervious surfaces will be handled per item C.1. above.” We find Attachment F unclear in clarifying how wetland mitigation for buffer reduction is addressed. It seems to indicate that there will be 3,000 square feet of wetland creation and 10,458 sq. ft. of buffer restoration. If this is true then it appears that the footprint for the MICA area is being expanded by at least 25% and if so, it has reduced the amount of parkland while at the same time expanding the amount of land needed for MICA.

Moreover, when referring back to item C.1., the definition of the “bioretention area to treat water before discharge into a proposed detention vault” is confusing. What bioretention area is being referred to here and what is the proposed detention vault, what will be its size and where will it be located? Is this then a further expansion of the MICA footprint. We suggest that the Department of Army Corps of Engineers guidelines be used as a basis for context in explaining the proposed mitigation plan.

8. Section B(5)(a) asks: “State any birds and animals which have been observed on or near the site or are known to be near the site:” MICA’s response is that there are “typical bird and small mammal species are likely to be on the site”. We suggest that given that deer have been seen in all of the parks that deer should be considered as one of the animals in this section of the park.

9. Section B(5)(b) asks: “List any threatened or endangered species known to be on or near the site. The response is that there are “None known” Please refer to the City’s 19.07.090 Wildlife habitat conservation areas. According to the City, bald eagles are the only endangered or threatened non-aquatic wildlife species known to inhabit Mercer Island and the City designates those areas used by these species for nesting, breeding, feeding and survival as wildlife habitat conservation areas

<https://www.fws.gov/northeast/ecologicalservices/eagleguidelines/constructionnesting.html>  
The US Fish and Wildlife department of Ecology has specific guidelines for management of

wild life, specifically Bald eagles. We believe that additional study is required to verify this claim of “None known”.

10. Section B(8) asks for information regarding land use. The proposed lease boundary fails to acknowledge that the actual land disturbed is larger than proposed. The project will disturb an existing Mercedale hillside as mitigation site. Also, the design for the detention vault and associated pipes will require additional land area that is outside the current lease line. Please add a drawing that identifies the temporary construction easements. And, who will maintain the detention pond?

In terms of allowing the performing arts as an allowed use under Public Institution – and only on Mercedale Park. This zoning approach is called “spot zoning” and we question whether this is legal or not. To appropriate evaluate the environmental impacts of allowing theatres in a Public Institution zone, the City would have to allow such use on all Public Institution zones. The environmental review would have to be done on all such zones and treat all Public Institution zones equally.

As directed by the City, a short plat is required. What environmental impacts could result from such action? It's not currently addressed or acknowledged

11. Section B(10)(b), asks “What views in the immediate vicinity would be altered or obstructed?” MICA’s response is that “the building itself will not alter or obstruct any views,” This is disingenuous. This building will alter, obstruct and diminish the view of park users, residences living along 78<sup>th</sup> Ave SE, and commuters in adjacent streets. The views of the Mercedale Hillside will be substantially obstructed. Presently one sees a wooded hillside. With MICA built, a three story, 35-foot-tall, building that is close to the size of a football field, with heavily glazed facades, the views will be very different. This structure will dominate Mercedale Park. We request a more realistic visualization, showing how the building will actually appear midst the open space and wooded backdrop and that it be evaluated by area constituents, as well as the community at large.

The number of trees of an area is an important attribute. The number of trees to be removed is unclear and needs to be clarified. Moreover, what is the evaluation of the impact of the removal of trees from the Mercedale hillside for the MICA development, from both an ecological and aesthetic perspective.

12. Section B(11) (a), asks “What type of light or glare will the proposal produce? What time of day would it mainly occur?” MICA stated that the building will “not significantly contribute to glare.” However, MICA’s response on B(10) (a) is that “exterior building materials on the most visible façade will be heavily glazed.” If the building is heavily glazed, it seems that it would significantly contribute to glare. An analysis should be undertaken to verify that the glare of the glaze materials will not degrade the park environment and the neighborhood. It seems reasonable given the purported plans for MICA that it will be busy at all hours and particularly at night. This would impact the City’s Summer Outdoor Movie nights as well as the normal use of Mercedale Park. The National Institute of Building sciences has design guidelines for visual glare. These guidelines should be used to evaluate glare of the MICA

building.

[http://c.ymcdn.com/sites/www.nibs.org/resource/resmgr/LVDC/design\\_guideline\\_visual\\_env\\_i.pdf](http://c.ymcdn.com/sites/www.nibs.org/resource/resmgr/LVDC/design_guideline_visual_env_i.pdf).

13. Section B(12)(b) asks: “Would the proposed project displace any existing recreational uses? If so, describe.” The MICA project will remove Bicentennial Park. Bicentennial Park was established in 1976 to commemorate the bicentennial celebration of the nation. MICA states that “Bicentennial Park will be removed. Part of what was once referred to as the native plant garden will be removed. A portion of the park will be unavailable during construction.” Bicentennial Park and the native plant garden are being sacrificed for MICA. Part of Mercerdale Park will be unavailable for use. How much of the park will be unavailable and for how long? Given that the projection of construction is presently at 7 years, this could impact use of Mercerdale Park. We believe that all three of these concerns join with other elements of this document in challenging the feasibility of MICA.

The proposed building converts nearly one acre of parks and opens space. At the end of construction, the final converted parklands would likely be more. Reducing the City’s open space inventory is a significant impact that warrant mitigation. CCMP recommends the following mitigation measures: 1) Create a new funding program to replace converted parks and open space and 2) Rehabilitate pedestrian trails in all city parks.

To mitigate for removing the Bicentennial Park, please relocate and reinstall the Bicentennial Park prior to constructing the MICA building.

14. Section B(13) (b), asks “Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site. MICA’s response was “None known”. The flagpole celebrating the bicentennial celebration of the United States is of “cultural importance” to the community. Moreover the Washington State Department of Archaeology and Historic Preservation’s (DAHHP) predictability model indicates moderate probability for cultural/archaeological resources at the project site. Consistent with c B(13)(c), “Proposed measures to reduce or control impacts, if any:” consultation with DAHP regarding an inadvertent discovery plan that may or may not be required during construction, as a mitigation measure.

15. Section B(14)(c) asks “How many parking spaces would the completed project have? How many would the project eliminate. MICA’s response is that “The project will not eliminate parking. Parking will be available on nearby streets and through arrangements with MICA and nearby private owners.” MICA provides no evidence that it has engaged with nearby private owners. Through independent consultation it was determined that Farmers Insurance was not notified of the plan and had no knowledge of the propose parking plan. It is questionable that private property owners would agree with the proposed text code amendments that impose conditions that are arbitrary, capricious, and onerous. Given that it’s likely no off-street parking would be available, and even with the proposed restriping of 77<sup>th</sup> street it appears that this is a show-stopper.

It appears that the metric being used to determine the number of parking spaces needed is one for every 200 square feet. This would mean, based on a building of 34,000 square feet that 170 parking spaces would be needed. Whether this metric is practical given that there are auditoriums that seat 500 people plus employees and volunteers, the estimate is highly suspect. A serious gap in meeting parking demand for MICCA seems evident.

We have additional serious concerns and questions about the methodology used about the on-street parking evaluation. What two days was on street parking study done? MIHS was on spring break week of April 11-15. A new grocery store, New Seasons, is opening very soon near streets surveyed. Its presence is likely to consume parking. Commuter (including RPZ) parking continues to consume on-street space supply as MI park and ride lot demand is over capacity. On street parking should not be assumed as part of the MICCA parking supply.

The MICCA project needs to have a Transportation Management Plan (TMP) to get MICCA users to facility in modes other than SOV, e.g. walk, bike, shuttle service, etc. Please change the suggested Parking Management Plan (PMP) to a TMP. Will the City be reserving on-street parking spaces for MICCA if on-street parking demand exceeds on-street parking supply? Is this allowed by state and City law? If this occurs, how will the City mitigate impacts to commuters, shoppers, and other users of the on-street spaces?

We have additional concerns about the methodology used about off-street parking evaluation and recommendations. If MICCA is meeting its parking demand by sharing parking with other developments, they must have at least a 30 year agreement guaranteeing the off-street parking spaces; if this guarantee cannot be provided (in advance of permitting), MICCA needs to build its own off-street parking supply. Parking supply (on and off street) will only get tighter in the Town Center and surrounding streets to meet future MICCA parking demand. Will the MICCA facility be rented to other groups when not in use? If so, is the statement on page 7 of the parking study about the high activity scenario expected to occur only 2 times a year misleading or false?

Parking during construction is an important concern for the surrounding businesses and residents. Where will workers park during construction? How will the City mitigate the increased need for parking?

As a result, there would be spill over parking occurring on adjacent residential streets such as the Mercedale neighborhood. This proposal does not merit serious consideration for many reasons but the absence of a parking solution is indicative.

Regarding the MICCA transportation impact analysis, the evaluation absolutely must include the following intersection in its Level-of-Service (LOS) analysis to identify potential impacts of the MICCA project:

- North Mercer Way and 77th Avenue SE
- SE 27th Street and 80th Avenue SE

Both the Sound Transit East Link Environmental Impact Statement and recent traffic analysis for the Mercer Island Comprehensive Plan update identify these two intersections as critical intersections that are forecasted to fail in the near future. [Note: the specific pages of these documents showing intersection LOS analysis can be provided if needed]

In addition, the MICA intersection LOS analysis should also evaluate the intersection of SE 28th Avenue and 80th Avenue SE; it is another intersection determined by recent Comprehensive Plan update analysis as an intersection that could experience significant operations impacts by MICA.

It should be noted that PM peak period is considered by many, if not all, Puget Sound area transportation engineers and planner to be 3 p.m. to 7 p.m. on weekdays.

Finally, the MICA transportation impact analysis uses a 2019 horizon for analyzing its future impact. In 2019, Mercer Island streets in the Town Center/I-90 area will be radically impacted by the I-90 East Link construction project. There is absolutely no mention of this activity and the negative impacts a large performing arts center will contribute to the degradation of Mercer Islander residents' and businesses' mobility and accessibility.

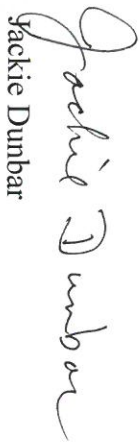
16. Section B(15)(a), asks “Would the project result in an increased need for public services (for example, fire protection, police protection, health care, schools, other)? If so, generally describe. MICA responded that “Mercer Island Fire Department will provide fire protection for the facility. The city will also provide police protection. The project does not significantly increase the need for public service.” MICA’s response is inadequate. Our understanding from the City’s Police and Fire chiefs is that they have not been consulted about the MICA project and subsequent increases in people activities at night. With increased people walking at night, there would be the potential for increased need to provide police and potential fire department staff. There would be more people traveling to the Town Center from the city and the region itself, with attractions such as the Russian musicians and potential others.

17. Section B(16)(b) is about utilities and we are concerned about the location and size of that catch basins for water runoff. How will MICA ensure that the design for waster runoff is adequate?

Again, thank you for the opportunity to comment on the SEPA Checklist and associated environmental documents, along with the proposed zoning code amendment for MICA’s proposed performance arts theatre. Based on our comments above, we respectfully request that the City withdraw the DNS because the City failed follow the SEPA procedures for notification and the DNS was procured by lack of material disclosure.



Sincerely,

  
Jackie Dunbar

Concerned Citizens for Mercer Island Parks  
[protectmiparks@gmail.com](mailto:protectmiparks@gmail.com)  
[www.protectmiparks.org](http://www.protectmiparks.org)

Cc: Kari Sand, City Attorney  
Ali Spitz, City Clerk

*Scott Greenberg*

RECEIVED

AUG 22 2016

CITY OF MERCER ISLAND  
DEVELOPMENT SERVICE GROUP

# EXHIBIT #1

Attachment to  
MICA SEPA Checklist Comments

Submitted on  
August 22, 2016

by

Jackie Dunbar

*Jackie  
Dunbar*

Concerned Citizens for Mercer Island Parks

TaxpayerFirstName	TaxpayerLastName	TaxpayerAddress	TaxpayerCityState	TaxpayerZ
Field	Mercedale	9611 SE 36TH ST	MERCER ISLAND WA	98040
*	MERCER ISLAND CITY OF	9611 SE 36TH ST	MERCER ISLAND WA	98040
Catherine Loyd	Dehaven	3206 74TH PL SE	MERCER ISLAND WA	98040
Robert O & Valerie W	Laidlaw	3220 74TH PL SE	MERCER ISLAND WA	98040
Ali Hasan & Aisha O Ju	Mokdad	3216 74TH PL SE	MERCER ISLAND WA	98040
Michael E & Cheryl	Gossler	3212 74TH PL SE	MERCER ISLAND WA	98040
Pravinbhai & Pramila P S	Shah	3239 80TH AVE SE UNIT 102	MERCER ISLAND WA	98040
Rosemary Kathlee	Namit-Toth	4005 85TH AVE SE	MERCER ISLAND WA	98040
Kam-Shing	Wong	3239 80TH AVE SE # 201	MERCER ISLAND WA	98040
Samantha L	Butler	3239 80TH AVE SE UNIT 202	MERCER ISLAND WA	98040
Wenjie & Xiaolan Ye	Deng	3239 80TH AVE SE # 203	MERCER ISLAND WA	98040
Andra & Celms John	Jaunzeme	3239 80TH AVE SE # 204	MERCER ISLAND WA	98040
Debbie	Muscatal	PO BOX 826	MERCER ISLAND WA	98040
Kristi L	Lebow	3239 80TH AVE SE # 302	MERCER ISLAND WA	98040
G A	Mozaffarian	PO BOX 1231	MERCER ISLAND WA	98040
Sam S	Cordova	3239 80TH AVE SE # 304	MERCER ISLAND WA	98040
Royce C	Yuen	3239 80TH AVE SE # 401	MERCER ISLAND WA	98040
Gholam A & Zohreh	Mozaffarian	4408 E MERCER WAY	MERCER ISLAND WA	98040
Phillip & Frances	Ohringer	5243 FOREST AVE	MERCER ISLAND WA	98040
Pascal	Lee	3239 80TH AVE SE UNIT 404	MERCER ISLAND WA	98040
Paula L	Chester	7930 SE 34TH ST # 105	MERCER ISLAND WA	98040
Connie J	Blumenthal	7930 SE 34TH ST # 106	MERCER ISLAND WA	98040
George H & Holley Gera	Holley	7930 SE 34TH ST # 107	MERCER ISLAND WA	98040
Alba	Sundquist	7930 SE 34TH ST APT 108	MERCER ISLAND WA	98040
Christina	Mead	7930 SE 34TH ST # 109	MERCER ISLAND WA	98040
Darius	Mozaffarian	7930 SE 34TH ST 203	MERCER ISLAND WA	98040
Stephen J	Mcmanus	7930 SE 34TH ST # 204	MERCER ISLAND WA	98040
Peter & Nancy E	Johnstone	7930 SE 34TH ST # 205	MERCER ISLAND WA	98040
Kevin A & Springwater Ro	Peck	121 NW 82ND ST	SEATTLE WA	98117
Lucille	Mullins	7930 SE 34TH ST UNIT 207	MERCER ISLAND WA	98040
Doris J	Speer	PO BOX 780	MERCER ISLAND WA	98040
Rodney D	Palmborg	PO BOX 200	MERCER ISLAND WA	98040
Jane White	Vullet	7930 SE 34TH # 303	MERCER ISLAND WA	98040

Sherry X & Hui Luo	Lou	7930 SE 34TH ST # 304	MERCER ISLAND WA	98040
Andrea D	Neuwirth	7930 SE 34TH ST # 305	MERCER ISLAND WA	98040
Connie J	Blumenthal	7930 SE 34TH ST # 306	MERCER ISLAND WA	98034
Carla L & Yamamoto Vincen	Lew	7930 SE 34TH # 307	MERCER ISLAND WA	98040
Karrie	Dutton	3316 264TH AVE SE	SAMMAMISH WA	98075
Diane & Wiebusch Kip	Daubert	3870 81ST AVE SE	MERCER ISLAND WA	98040
Sung B & Myongsun	Cho	14523 SE 49TH ST	BELLEVUE WA	98006
Srinivasa A S	Knadala	7930 SE 34TH ST # 311	MERCER ISLAND WA	98004
Brett	Ogata	7930 SE 34TH ST # 312	MERCER ISLAND WA	98040
Timothy J & Linda L	Cashman	12915 FOXGLOVE DR	GIG HARBOR WA	98332
Jason M	Johnson	300 110TH AVE NE # 602	BELLEVUE WA	98004
Angela	Gribble	7453 W MERCER WAY	MERCER ISLAND WA	98040
Kimberly B	Alberts	7930 SE 34TH ST UNIT 403	MERCER ISLAND WA	98040
Helen M & Tady George R &	Tady	7930 SE 34TH ST	MERCER ISLAND WA	98040
Patricia	Deutsch	7930 SE 34TH ST # 410	MERCER ISLAND WA	98040
Neville & Gwenda	Smith	PO BOX 919	MERCER ISLAND WA	98040
Cornellu A	Galer	619 S 32ND PL	RENTON WA	98055
Family Living Trst	Pontious	8711 E PINNACLE PK RD MB # 26SCOTTSDALE AZ	RENTON WA	85255
Suzanne	Sperry	7930 SE 34TH ST # 510	MERCER ISLAND WA	98040
Rachel A	Lewy	7930 SE 34TH ST # 511	MERCER ISLAND WA	98040
Beverly G	Becher	7930 SE 34TH ST	MERCER ISLAND WA	98040
Faiz	Shaikh	2758 78TH AVE SE # C402	MERCER ISLAND WA	98404
Chul Ho Paul & Cathleen	Chang	7450 SE 32ND ST	MERCER ISLAND WA	98040
Jan D	Sobieralski	7438 SE 32ND ST	MERCER ISLAND WA	98040
Jeffrey & Goodman Jen	Sargent	7440 SE 32ND ST	MERCER ISLAND WA	98040
HCP	SUN1 LP	PO BOX 847	CARLSBAD CA	92018
*	TRELLIS	ALSO 531510-0995	2017 PLAT NEW MAJOR 86	0
CLF	MERCER ISLAND LLC	1065 AVE OF AMERICAN 19TH FINEW YORK NY	SEATTLE WA	10018
78TH	AVE-MERCER ISLAND LLC	PO BOX 24687	SEATTLE WA	98124
C &	S 1 LLC	PO BOX 4184	BELLEVUE WA	98009
PUGET SOUND	ENERGY/ELEC	PO BOX 97034	BELLEVUE WA	98009
Donald C & Elaine C	Cochran	2 HOLLY HILL DR	MERCER ISLAND WA	98040
Gary D & Lorelei M	Robinson	6026 E MERCER WAY	MERCER ISLAND WA	98040
Leon Liang & Crystal	Ma	7636 SE 34TH ST	MERCER ISLAND WA	98040

Yuvi & Cheng Chih-Hung	Hsu	7628 SE 34TH ST	MERCER ISLAND WA	98040
Kang S & So R	Choe	7620 SE 34TH ST	MERCER ISLAND WA	98040
Daniel & Stepanov	Sommerfield	7612 SE 34TH ST	MERCER ISLAND WA	98040
John & Dolores Tees	Gehrig	7602 SE 34TH ST	MERCER ISLAND WA	98040
Kok Lan	Cheung	7611 SE 34TH ST	MERCER ISLAND WA	98040
Joe G & Ike Miyoko S -Tte	Ike	3410 76TH AVE SE	MERCER ISLAND WA	98040
Bruce C	Funk	3403 77TH AVE SE	MERCER ISLAND WA	98040
Robert J	Cole	3409 77TH AVE SE	MERCER ISLAND WA	98040
Stanley	Leung	3410 76TH PL SE	MERCER ISLAND WA	98040
Lai Joseph & Thu T	Vu	7621 SE 34TH ST	MERCER ISLAND WA	98040
Rod Tallman	Akiyoshi	3749 77TH PL SE	MERCER ISLAND WA	98040
David H	Rosen	3411 77TH PL SE	MERCER ISLAND WA	98040
Bryce & Cindy Su	Ching	3410 77TH AVE SE	MERCER ISLAND WA	98040
Lily Shen	Ko	7705 SE 34TH ST	MERCER ISLAND WA	98040
Aaron & Liza Ancheta By	Byers	7751 SE 34TH ST	MERCER ISLAND WA	98040
Andrew	Goulding	3410 77TH PL SE	MERCER ISLAND WA	98040
Michael	Rowell	3401 79TH AVE SE	MERCER ISLAND WA	98040
Nagabhushanam & Ma	Ponnappalli	3411 79TH AVE SE	KIRKLAND WA	98040
R Edward & Lani Pietk	Osborne	3412 79TH AVE SE	MERCER ISLAND WA	98040
Anthony And Sharon	Perez	3404 79TH AVE SE	MERCER ISLAND WA	98040
MERCERDALE	II LLC	2810 EASTLAKE AVE E	SEATTLE WA	98102
Island Covenant Chur	Mercer	PO BOX 2	MERCER ISLAND WA	98040
Steven K & Brenda C	Charlston	2980 76TH AVE SE # 101	MERCER ISLAND WA	98040
Larry & Lea	Hamlin	2980 76TH AVE SE APT 102	MERCER ISLAND WA	98040
Larry L	Wolfard	2980 76TH AVE SE # 103	MERCER ISLAND WA	98040
Elliot & Nancy J	Newman	2980 76TH AVE SE UNIT 201	MERCER ISLAND WA	98040
Vivian Judith	Merlino	2980 76TH AVE SE # 202	MERCER ISLAND WA	98040
Haven & Paula	Ready	2980 76TH AVE SE # 203	MERCER ISLAND WA	98040
Marjorie Katz -Ttee	Offer	2980 76TH AVE SE # 301	MERCER ISLAND WA	98040
Deanna D	Meine	2980 76TH AVE SE # 302	MERCER ISLAND WA	98040
Beighle	Mccormmach	2980 76TH AVE SE # 303	MERCER ISLAND WA	98040