

Scott Greenberg

From: Jackie Dunbar <jadunbar@comcast.net>
Sent: Monday, August 22, 2016 4:20 PM
To: Scott Greenberg
Cc: Kari Sand; Ali Spietz
Subject: Response MICA's SEPA's checklist and Proposed Rezoning
Attachments: Response SEPA Notice of Application 8 22 16.docx

Dear Scott Greenberg,

Please accept this attachment from me requesting to include me as a party of record for the purposes of receiving notice once the city makes a threshold determination for this project, along with the right of appeal.

Please respond and confirmed that you received this email.

Thank You,
Jackie Dunbar

August 22, 2016

To: Scott Greenburg, City of Mercer Island

Cc: Ali Spietz City Clerk and Kari Sand City Attorney

Subject: MICA State Environmental Checklist (SEPA) and Notice of Application File No: ZTR16-002

Allowing MICA's proposed private development to be built on the last remaining public green space will forever change the downtown face of Mercer Island.

The proposed Zoning Text Code Amendment will foster, irreversible, irreparable change to downtown Mercer Island. The change will be not only visual, but also change in use, change in traffic, change in parking, change to businesses, change in transportation, change in environment, change in natural habitat, changes in air quality. There is currently a shortage of parking in downtown MI. This colossal development will hinder local patronage of professional offices as well as businesses.

Questions/comments

1. Is a Zoning code text amendment sufficient to rezone real property and real property use? Is this procedure the same as followed by all rezoning applicants?
2. Nowhere in this document do I see addressed that a private development will be built on public land.
3. All reports from public institutions should be included in this document. Where is the fire departments report, the police department's report, the public school transportation's report? Also where is the current public transportation data to show buses servicing all areas of MI in the evenings and on week-ends?
4. When was the zoning classification on this site changed to public institution? Was procedure followed to make this change? If so where can the documents be found?
5. Many of the questions in the Environmental Checklist were answered without sufficient to data to make an assessment which again calls for out outside, independent review with all information available to public review.
6. Is this development having to follow the same procedure all other businesses and developers are required to follow to provide parking for their patrons?
7. Why would anyone/business sign an unrecorded document providing parking for MICA?
8. What future impact would these unrecorded documents have on real estate value and or ownership?

All engineering and environmental assessments should be reviewed and validated by an independent outside entity with full public access to the process.

No further action should be taken until all voters, property owners, property managers, business owners, and any other stake holders on Mercer Island are each notified by US mail, public announcements in the newspaper, and any other notice required for a series of public meetings. All vested parties should be given opportunities to comment about proposed changes due to the scope, size, ownership, and impact of the proposed private development on the appearance and utility of downtown Mercer Island.

Please add my name as a party of record for the purposes of receiving notice once the city makes a threshold determination for this project along with the right to appeal.

Respectfully submitted: Jackie Dunbar, 7116 82nd Ave SE Mercer Island, 98040