

**From:** [Virginia Waller](#)  
**To:** [Bruce Bassett](#); [Debbie Bertlin](#); [Dan Grausz](#); [Jeff Sanderson](#); [Wendy Weiker](#); [David Wisenteiner](#); [Benson Wong](#)  
**Cc:** [Scott Greenberg](#); [Robin Proebsting](#)  
**Subject:** MICA requires Disclosure and Vote  
**Date:** Tuesday, January 31, 2017 6:44:11 PM

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Dear City Council:

We live in Mercedale, near the Thrift Shop, and use Mercedale Park daily. We generally supported the MICA development, based on the announced ground lease proposed in the northwest corner of the park. But we are concerned with the newly revised plans that indicate the project intends to swallow a far greater portion of the park than what has been disclosed.

To meet various code requirements, the MICA development now proposes to allow its improvements/impact to stretch from 34<sup>th</sup> past the skate park. This is a completely new project, and would require that the city lease an additional @12,000 sf of land to MICA (because all things that support the project must be on land for which MICA is responsible (how can MICA propose to meet the various Codes by using land outside its lease?).

We respectfully request that our City Council provide full disclosure and seek resident input on the new design. To facilitate community understanding of the evolving nature of this project, there should be large signs at the south end of the park, and all impacted areas should be shown with stakes or otherwise.

At this time, we understand that the plans require that the City Council donate:

1. an additional @4,000 ft<sup>2</sup> area for the 2-lane wide fire lane running the length of the park;
2. a large area in the middle of the grassy playfield for a protruding cement water retention pond;
3. 4 well-used public, street parking spaces on the north side of the park to serve as restricted handicapped spaces serving MICA alone. Given that those spaces enjoy substantial turnover, this will likely force these parkers into the residential Mercedale neighborhood.
4. a large area of the park to serve as ponds, which will need treatment for mosquitoes (and diminish park use if they are insect breeding grounds or smelly).

Most disturbing, however, is MICA's conspicuous failure to show mandatory the fire truck turnaround. Based on conversations with the fire department, and a quick look at the Fire Code, I understand that a fire lane that is over 150' in length requires either a 96' diameter circle at the top, or a 120' wide 'Y' to allow fire trucks to turnaround. Why is this absent from the newest drawings?

At a minimum, if this new design is approved, the lease needs to contain stiff penalties to prevent MICA from using the fire lane for deliveries, parking and garbage collection as the years pass, addressing maintenance of the road, requiring insurance and addressing the smell and mosquito issues. Traffic remains a substantial concern, and re-designating City parking as handicapped parking is not an acceptable solution – handicapped parking needs to be on the MICA site, not on the street.

Again, I originally favored MICA. And we love YTN. But I also love the large open grass area, with a field for kite flyers, soccer players, dog exercisers, movie watchers, etc. And I believe MICA needs to contain itself to the Northwest corner of the park, scaling back the project rather than swallowing the park if it cannot work within the footprint you have blessed. At a minimum, residents and park users need full disclosure, and a period to comment. And our City Council needs to address the parking and traffic situations in Mercerdale and throughout the downtown related to this project.

Based on the current drawings, I no longer favor this development and urge you to reconsider as well.

Thank you for all your time working on matters that are important to the Mercer Island community. And thank you for your consideration of this matter,

Sincerely,  
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Sent from [Outlook](#)