

SEPA Environmental Checklist
Mercer Island Center for the Arts

Attachment R
Citizen Question Index

January 2017

MICA SEPA PUBLIC QUESTION/COMMENT INDEX

sorted by SEPA section

Section	Comment #	Commenter	Comment (paraphrase)
A	122	Charney	Project proponent; lives nearby and notes that current parking lots are empty after 6pm.
A	126	Scalzo	Project proponent
A	132	Witmer	Project proponents
A.3	1	Lippert, Alan	Refers to CCMIP letter
A.3	16	Bond	Refers to CCMIP letter
A.3	17	Dunbar	Question about Party of Record
A.3	56	Gilman	Refers to CCMIP
A.3	84	Robinson	Refers to CCMIP
A.3	86	Majury	Refers to CCMIP
A.3	87	McWilliams	Refers to CCMIP
A.3	88	Medved	Forwards Granbois letter
A.3	100	Thompson	Objection to SEP16-015 language regarding 14-day comment period, administrative appeals, etc. Objection to zoning text amendment and long-term lease allowing MICA in Mercedale Park.
A.3	102	Thompson	Objection to 14 day period for written comments without having supporting materials available online.
A.3	105	Thompson	Objection to action by City Council absent a public vote since the zoning code amendment for MICA will create a precedent that will allow other private developers to request or demand the reduction or elimination of required on-site parking.
A.3	111	Thompson	The City Council's proposal to eliminate the turn lane on 77th, as well as the bike lane, in order to provide street parking for MICA, is an unwise decision that will create traffic gridlock in the town center, both for citizens who live north of ICW attempting to drive through the town center to the top of Island Crest Way in order to access the I-90 HOV/HOT lane (if allowed by FHWA), and for citizens attempting to exit to ICW eastbound or SOV citizens driving through the town center to enter at 76th westbound.
A.3	117	Vu	Refers to CCMIP
A.3	118	Zwingle	Refers to CCMIP
A.3	123	Cero	Asks to be party of record
A.4	44	Fletcher	If MICA is given approval, why would you give them preferential treatment?
A.4	89	Lippert, Meg	The public and the city will not build nor own the facility and will not have control over the programs and/or activities that take place within and/or adjacent to the building in the area facing the Mercedale Park Lawn.
A.4	90	Lippert, Meg	MICA is not a public institution and it is not constructing a public building and thus none of the proposed changes to the City code, which focus on public facilities, would apply to the proposed MICA structure in Mercedale Park.
A.4	91	Lippert, Meg	None of the exceptions listed in the chart (in the proposed Zoning Text Amendment) apply to MICA, since MICA is not a public building.

A.4	92	Lippert, Meg	Objection to exempting a private facility from the city requirement to provide off-street parking.
A.4	104	Thompson	Objection to City Council granting a long-term lease to a private organization for construction in a public park.
A.5	58	Granbois	The planning and permitting processes for the proposed MICA Center for the Arts ("MICA Center") require MICA to comply with, among other things, Chapter 19.11 MICC, Town Center Development and Design Standards. See Mercer Island City Code ("MICC") 19.05.010(C).
A.5	60	Granbois	It appears that MICA failed to comply with the requirements of RCW 36.70.B.050(1) and WAC 197-11-030(2)(d) by not addressing the Town Center Development and Design Standards.
A.5	66	Granbois	The SEPA Checklist § B, Q. 6 subsection c states the project will meet "LEED Silver" standards. The current Mercer Island Development Code requires "LEED 5 Gold" standards. Mercer Island City Code (MICC) 19.11.050. MICA's proposal is not compliant with current Mercer Island Code.
A.5	124	Kuttner	Do the environmental studies take into adequate consideration the recent Town Center code?
A.7	20	Fletcher	How do you propose to cherish the environment, per the Comprehensive Plan?
A.7	21	Fletcher	Open space must be preserved per Comp Plan Land Use section
A.7	22	Fletcher	How does the Zoning Code change protect environmental values?
A.7	23	Fletcher	The protection of trees and open space should be given priority.
A.7	103	Thompson	I believe MICA should not be placed in a public park, especially considering Mercedale is the only significant open or green space in the town center
A.7	114	Thompson	MICA is contrary to Mercer Island's commitment to historical and cultural preservation of green spaces and open spaces.
A.8	115	Thompson	Further studies of alternative sites should be performed.
A.8	120	Cassan	MICA should buy the Hines property and build there.
B.0	18	Fletcher	What is "green" about the facility?
B.0	25	Fletcher	How does a large building in the park "protect the natural environment"?
B.1.1	3	Antilla	Is the Mercedale location safe from landslide?
B.1.1	27	Fletcher	Multiple concerns regarding parking quantity, location and access
B.1.1	35	Fletcher	Who is responsible for doing the study (including the hillside)? Developer, City or MICA?
B.1.1	36	Fletcher	Was the Environmental Study done before vegetation removal? is the hill at risk of landslide?
B.1.1	59	Granbois	The SEPA Checklist § B, Q. 1 subsection a is non responsive. The "steep slopes" box is not checked even though "excavation into the hillside" will be required. See SEPA Attachment D.
B.1.1	93	Lippert, Meg	Is MICA on a steel slope? What would happen in the event of a landslide - would lives be in danger?

B.1.1	94	Lippert, Meg	"Could erosion occur as a result of clearing, construction or use?" The response includes clearing and construction but not use. Yet erosion from the adjacent hillside could certainly occur during use of the facility, perhaps causing hazardous conditions for occupants
B.1.1	106	Thompson	The geotechnical report should address the risk to patrons of MICA should a slide occur.
B.1.2	61	Granbois	The SEPA Checklist § B, Q. 1 subsection f is non responsive. The question whether erosion could occur "as a result of clearing, construction or use" has not been answered.
B.1.3	37	Fletcher	Will the building be able to withstand a 9.0 earthquake?
B.2	63	Granbois	The SEPA Checklist § B, Q. 2 subsection a is non responsive. There are no details regarding specific emissions to the air typical to the construction process or "when the project is completed".
B.3.1	4	Antilla	The project should not be granted special rights with regard to wetlands issues
B.3.1	26	Fletcher	How do you plan to protect environmentally sensitive lands, such as where MICA is located?
B.3.1	78	Granbois	Any alteration of a critical area or buffer requires a critical area determination. MICC 19.07.020. To date, there has been no critical area determination and MICA has not listed this required element in its SEPA application.
B.3.1	79	Granbois	Nor was there any mention of waiver or modification as may be allowed in MICC 19.07.050(E). MICA is surrounded by critical areas. See Exhibit 1, February 2016 Critical Area Overview.
B.3.1	80	Granbois	Per MICC 19.07.080(c)(2), a critical area study is necessary to reduce the size of a buffer zone. In addition, the code official must determine that: 1. A smaller area is adequate to protect the wetland functions; 2. The impacts will be mitigated consistent with MICC 19.07.070(B)(2); AND 3. The proposal will result in no net loss of wetland and buffer functions. MICC 19.07.080(c)(2).
B.3.1	96	Lippert, Meg	When and by what authority was the buffer changed from 50 feet to 25 feet? "Wetland mitigation" is mentioned, but no mitigation is described. What is the mitigation, and who will be responsible for approving and supervising it?
B.3.1	125	Kuttner	The wetlands in the vicinity of the Town Center should be rehabilitated, not paved over.
B.3.2	97	Lippert, Meg	Where is the bio-retention area and how will runoff water be treated?
B.3.2	112	Thompson	MICA will significantly affect the surface water and runoff from the hill behind it, and will negatively affect the animals and plants in the wetland
B.3.3	62	Granbois	The SEPA Checklist § B, Q. 1 subsection g is non responsive. The specific percentage of impervious surface coverage was not noted.
B.3.3	95	Lippert, Meg	What is the percent of impervious surface?
B.4	28	Fletcher	If MICA installs a retaining wall will that mean the destruction of more trees?
B.4	41	Fletcher	I would like to know if the Code will be followed with regard to "Site Design Tree Ordinance" requirements?
B.4	42	Fletcher	Could you please inform me as to what measures the arborist is going to use to preserve the trees? And Is there an Arborist's Report and is he adhering to the code?

B.4	98	Lippert, Meg	B.4.a Plants--"grass" and "other types of plants" should have been checked. Some grass will be covered by pavement according to the site plans, and "other types of vegetation" include pink and white cyclamen and other woodland plants.
B.4	99	Lippert, Meg	4.b.The comment "The vegetation...is not generally healthy" is a judgement call. Most of the trees and vegetation that would be removed are thriving. It is a lovely woodland environment treasured by the community and providing habitat for native birds and animals. The area is in use and contains trails built and maintained by the City, as well as two benches where citizens can relax and enjoy the surrounding woods.
B.4	101	Thompson	I object to and disagree with MICA's mitigation plan for the loss of wetlands and the effect it will have on flora and fauna.
B.5	116	Thompson	MICA will negatively affect the animals and plants in the wetland
B.5	131	Stapanov-Sommerfield	The wetlands house animals, and it is not right to take up the little remaining space they have.
B.8.1	40	Fletcher	Why is the lease site halfway down the street that is next to Mercerdale Park when the proposed building does not come that far down?
B.8.1	50	Fletcher	if there is supposed to be parking along the whole of 32nd Street, wouldn't the Lease need to be extended to the whole street, rather than just a part?
B.8.1	64	Granbois	The SEPA Checklist § B, Q. 3 subsection c(1) contemplates a bioretention area, an underground stormwater detention vault and related drains outside of the lease boundaries. See SEPA Checklist Attachment M. There is no authority for MICA to build necessary building elements on city land without a lease for that specific area.
B.8.1	65	Granbois	The SEPA Checklist § B, Q. 3 subsection d contemplates a "proposed swale that will be strategically graded into the hillside" outside of the lease boundaries. See SEPA Checklist Attachment B. There is no authority for MICA to build necessary building elements on city land without a lease for that specific area.
B.8.2	5	Antilla	This project should not be granted special rights with regard to a change in city code
B.8.2	43	Fletcher	If you allow a variance for MICA, does it not set a precedent?
B.8.2	76	Granbois	The July 18, 2016 letter from Mercer Island Development Services Group Director, Scott Greenberg, to Lesley Bain, appears to ask the applicant to request that the city engage in spot zoning.
B.8.2	77	Granbois	In addition, MICA is requesting that a private building owned by a private organization be placed in a zone for Public Institutions. All of the other uses delineated in MICC 19.05.010 are publically owned. This code text amendment would set a precedent for allowing private uses in a public zone.
B.8.2	81	Granbois	The answer "The proposal is not likely to cause impacts beyond the project covered in the SEPA checklist because the language of the Text Amendment is very narrow and highly unlikely to result in other project actions." is not responsive to questions 1, 2, 3, 4, 5, and 6.

B.8.3	82	Granbois	MICA fails to address the Growth Management Act (“GMA”) requirement that the proposed text amendment is consistent with and implements Mercer Island’s comprehensive plan.
B.8.3	83	Granbois	MICA fails to address GMA concurrency requirements. See, e.g., 36.70A.020 and RCW 36.70A.070.
B.8.4	57	Granbois	Scott Greenberg requested that MICA include a short subdivision as part of the project. The SEPA Checklist only states that "a possible Short Plat if required by the City"
B.10.1	107	Thompson	MICA will have negative aesthetic impacts to recreational users, adjacent land owners, and citizens in general.
B.10.2	38	Fletcher	How will MICA impact views at the park and for neighbors?
B.10.2	67	Granbois	The SEPA Checklist § B, Q. 10 subsection b states “building itself will not alter or obstruct any views”. In fact, the MICA building will obstruct views of the wetlands and natural hillside.
B.10.3	39	Fletcher	How high is the proposed building?
B.11	68	Granbois	No specific details regarding lighting were provided.
B.12.1	34	Fletcher	Will the restroom in MICA be open for public use?
B.12.1	113	Thompson	MICA will harm recreation opportunities.
B.12.1	130	Stapanov-Sommerfield	Where will visitors to Mercerdale Park and the many activities there go to use a public restroom facility?
B.12.2	29	Fletcher	Will the proposed building encroach onto the path?
B.12.2	30	Fletcher	Are they planning on building a new path, and where will it go?
B.12.2	31	Fletcher	What will happen to the trail?
B.12.3	32	Fletcher	What will happen to the Bicentennial Monument?
B.12.3	33	Fletcher	Per the City's Park Rules, it would be illegal to disturb any monument...plant or flower
B.12.3	69	Granbois	The SEPA Checklist § B, Q. 13 subsection b fails to recognize the historical and cultural importance of the Bicentennial Park to many historians and veterans, who have served and currently serve our country. See http://mercerislandhistory.org/historic.html .
B.12.3	128	Stapanov-Sommerfield	I hate to see beautiful Centennial Park torn down, as it is a favorite shady spot.
B.14.1	2	Antilla	MICA should create its own parking
B.14.1	119	Brondstetter	Allowing MICA to be built without off street parking will increase the number of cars on the street of Mercerdale that are moving and the number of cars that are parked, which will risk the safety of pedestrians.
B.14.1	121	Cassan	Parking will be a disaster.
B.14.1	127	Stapanov-Sommerfield	Allowing MICA to be built without enough parking Mercerdale will put traffic congestion into Mercerdale.
B.14.2	6	Jeff Bender	The Transportation Impact Analysis omits key intersections that will be affected by MICA
B.14.2	7	Jeff Bender	The Transportation Impact Analysis should include ST East Link project 2019
B.14.2	8	Jeff Bender	A level of service analysis should be done for North Mercer Way & 77th; SE 27th & 80th
B.14.2	9	Jeff Bender	A level of service analysis should be done for SE 28th & 80th
B.14.2	48	Fletcher	How will cars and buses from North Mercer Way get to Island Crest Way when the R8A configuration is implemented?

B.14.2	49	Fletcher	Has a Traffic Study been performed? By whom and when was it done?
B.14.2	110	Thompson	MICA's traffic and parking studies were completed prior to the determination by FHWA on August 5,2016, that eliminated Mercer Island SOV access to the HOV lanes. As a result, the regular exit from I-90 onto 77rh eastbound will become critical for citizens exiting an overburdened I-90 in order to get to Island Crest'Way
B.14.2	129	Stapanov-Sommerfield	The traffic study was done before Pagliacci's pizza was built.
B.14.2	54	Fletcher	The City's street mobility rating under the GMA is already at the lowest level, and therefore any variance would have to address further degradation of mobility on the City's streets from both MICA traffic and off-site parking?
B.14.2	85	Magaram	MICA will further strain the hillside; create more traffic and pollution in an already very congested area; bring noise and light pollution to an increasingly busy area: further strain overly strained parking resources; and cause a bike lane passing through Town Center to be eliminated.
B.14.3	10	Jeff Bender	What days was on-street parking study done for the Parking Management Plan?
B.14.3	11	Jeff Bender	When were the two days the on-street parking done? If it were done the week of April 11-15, it should take into account that Mercer Island High School was on spring break.
B.14.3	12	Jeff Bender	New Seasons will affect on-street parking supply
B.14.3	13	Jeff Bender	MICA needs a Transportation Management Plan to get MICA users to its facility in modes other than single occupancy vehicles.
B.14.3	14	Jeff Bender	On street parking should not be counted
B.14.3	24	Fletcher	How can adding more parking and adding cars help attain our quality of life?
B.14.3	45	Fletcher	The Code talks about "off-street parking," but in the Application, you are talking about "off-site parking," is there a difference between off-site and off-street?
B.14.3	75	Granbois	Attachment G (#2) to the SEPA Environmental Checklist proposes parking that fails to acknowledge let alone comply with MICC 19.05.010(D) and MICC 19.05.020(B)(4).
B.14.3	108	Thompson	I object to MICA's parking management plan that proposed to eliminate any requirement for off-street (on-site) parking.
B.14.4	15	Jeff Bender	Off street parking should have 30 year agreement
B.14.4	19	Fletcher	Did anyone check with Thrift Shop, Rite Aid, Farmer's, City and Metro for patrons to park in their lots?
B.14.4	52	Fletcher	Have anyone submitted any parking agreements with private land owners to evidence its "off-site" parking, which should be a requirement for any SEPA review.
B.14.4	55	Fletcher	Is there a parking agreement with other property owners?
B.14.4	70	Granbois	The correct answer to "how many parking spaces would the completed project have" is ZERO.
B.14.4	109	Thompson	MICA has not presented any informal or formal agreements with private property owners for parking for MICA, including the Farmer's property or the Rite-Aid property.
B.14.5	46	Fletcher	Where are they going to be dropping the children off?
B.14.5	51	Fletcher	if the parking is across the road in the Rite Aid parking lot or on the street across the road from the proposed MICA, how does one propose patrons are supposed to get to the parking in a safe manner?

B.14.5	73	Granbois	Where specifically will the “queued vehicles” be other than in the street? There is no drop off area – how will the “staff outside” assist with cars lined up in the street?
B.14.6	47	Fletcher	How are the refuse trucks supposed to get to the back of the building to pick the trash up from?
B.15	74	Granbois	There is no answer to whether “the project resulted in an increased number of public services”. In fact, neither the Chief of Police nor the Fire Chief have been consulted about whether this project will increase the demand for public services.
Contents	71	Granbois	There are three Attachment Gs – which document and sections within the document specifically address roads?
Contents	72	Granbois	There are three Attachment Gs – which document and sections within the document specifically address trip generation?
Other	53	Fletcher	Does MICA comply with the ADA requirement for access for the disabled?

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B.14.3	75	Granbois	Attachment G (#2) to the SEPA Environmental Checklist proposes parking that fails to acknowledge let alone comply with MICC 19.05.010(D) and MICC 19.05.020(B)(4).
B.8.2	76	Granbois	The July 18, 2016 letter from Mercer Island Development Services Group Director, Scott Greenberg, to Lesley Bain, appears to ask the applicant to request that the city engage in spot zoning.
B.8.2	77	Granbois	In addition, MICA is requesting that a private building owned by a private organization be placed in a zone for Public Institutions. All of the other uses delineated in MICC 19.05.010 are publically owned. This code text amendment would set a precedent for allowing private uses in a public zone.
B.3.1	78	Granbois	Any alteration of a critical area or buffer requires a critical area determination. MICC19.07.020. To date, there has been no critical area determination and MICA has not listed this required element in its SEPA application.
B.3.1	79	Granbois	Nor was there any mention of waiver or modification as may be allowed in MICC 19.07.050(E). MICA is surrounded by critical areas. See Exhibit 1, February 2016 Critical Area Overview.
B.3.1	80	Granbois	Per MICC 19.07.080(c)(2), a critical area study is necessary to reduce the size of a buffer zone. In addition, the code official must determine that: 1. A smaller area is adequate to protect the wetland functions; 2. The impacts will be mitigated consistent with MICC 19.07.070(B)(2); AND 3. The proposal will result in no net loss of wetland and buffer functions. MICC 19.07.080(c)(2).
B.8.2	81	Granbois	The answer “The proposal is not likely to cause impacts beyond the project covered in the SEPA checklist because the language of the Text Amendment is very narrow and highly unlikely to result in other project actions.” is not responsive to questions 1, 2, 3, 4, 5, and 6.
B.8.3	82	Granbois	MICA fails to address the Growth Management Act (“GMA”) requirement that the proposed text amendment is consistent with and implements Mercer Island’s comprehensive plan.
B.8.3	83	Granbois	MICA fails to address GMA concurrency requirements. See, e.g., 36.70A.020 and RCW 36.70A.070.
A.3	84	Robinson	Refers to CCMIP
B.14.2	85	Magaram	MICA will further strain the hillside; create more traffic and pollution in an already very congested area; bring noise and light pollution to an increasingly busy area: further strain overly strained parking resources; and cause a bike lane passing through Town Center to be eliminated.
A.3	86	Majury	Refers to CCMIP

A.3	87	McWilliams	Refers to CCMIP
A.3	88	Medved	Forwards Granbois letter
A.4	89	Lippert, Meg	The public and the city will not build nor own the facility and will not have control over the programs and/or activities that take place within and/or adjacent to the building in the area facing the Mercedale Park Lawn.
A.4	90	Lippert, Meg	MICA is not a public institution and it is not constructing a public building and thus none of the proposed changes to the City code, which focus on public facilities, would apply to the proposed MICA structure in Mercedale Park.
A.4	91	Lippert, Meg	None of the exceptions listed in the chart (in the proposed Zoning Text Amendment) apply to MICA, since MICA is not a public building.
A.4	92	Lippert, Meg	Objection to exempting a private facility from the city requirement to provide off-street parking.
B.1.1	93	Lippert, Meg	Is MICA on a steel slope? What would happen in the event of a landslide - would lives be in danger?
B.1.1	94	Lippert, Meg	"Could erosion occur as a result of clearing, construction or use?" The response includes clearing and construction but not use. Yet erosion from the adjacent hillside could certainly occur during use of the facility, perhaps causing hazardous conditions for occupants
B.3.3	95	Lippert, Meg	What is the percent of impervious surface?
B.3.1	96	Lippert, Meg	When and by what authority was the buffer changed from 50 feet to 25 feet? "Wetland mitigation" is mentioned, but no mitigation is described. What is the mitigation, and who will be responsible for approving and supervising it?
B.3.2	97	Lippert, Meg	Where is the bio-retention area and how will runoff water be treated?
B.4	98	Lippert, Meg	B.4.a Plants--"grass" and "other types of plants" should have been checked. Some grass will be covered by pavement according to the site plans, and "other types of vegetation" include pink and white cyclamen and other woodland plants.
B.4	99	Lippert, Meg	4.b. The comment "The vegetation...is not generally healthy" is a judgement call. Most of the trees and vegetation that would be removed are thriving. It is a lovely woodland environment treasured by the community and providing habitat for native birds and animals. The area is in use and contains trails built and maintained by the City, as well as two benches where citizens can relax and enjoy the surrounding woods.
A.3	100	Thompson	Objection to SEP16-015 language regarding 14-day comment period, administrative appeals, etc. Objection to zoning text amendment and long-term lease allowing MICA in Mercedale Park.
B.4	101	Thompson	I object to and disagree with MICA's mitigation plan for the loss of wetlands and the effect it will have on flora and fauna.
A.3	102	Thompson	Objection to 14 day period for written comments without having supporting materials available online.
A.7	103	Thompson	I believe MICA should not be placed in a public park, especially considering Mercedale is the only significant open or green space in the town center
A.4	104	Thompson	Objection to City Council granting a long-term lease to a private organization for construction in a public park.

A.3	105	Thompson	Objection to action by City Council absent a public vote since the zoning code amendment for MICA will create a precedent that will allow other private developers to request or demand the reduction or elimination of required on-site parking.
B.1.1	106	Thompson	The geotechnical report should address the risk to patrons of MICA should a slide occur.
B.10.1	107	Thompson	MICA will have negative aesthetic impacts to recreational users, adjacent land owners, and citizens in general.
B.14.3	108	Thompson	I object to MICA's parking management plan that proposed to eliminate any requirement for off-street (on-site) parking.
B.14.4	109	Thompson	MICA has not presented any informal or formal agreements with private property owners for parking for MICA, including the Farmer's property or the Rite-Aid property.
B.14.2	110	Thompson	MICA's traffic and parking studies were completed prior to the determination by FHWA on August 5,2016, that eliminated Mercer Island SOV access to the HOV lanes. As a result, the regular exit from I-90 onto 77rh eastbound will become critical for citizens exiting an overburdened I-90 in order to get to Island Crest'Way
A.3	111	Thompson	The City Council's proposal to eliminate the turn lane on 77rh, as well as the bike lane, in order to provide street parking for MICA, is an unwise decision that will create traffic gridlock in the town center, both for citizens who live north of ICW attempting to drive through the town center to the top of Island Crest'Way in order to access the I-90 HOV/HOT lane (if allowed by FHWA), and for citizens attempting to exit to ICW eastbound or SOV citizens driving through the town center to enter at76th westbound.
B.3.2	112	Thompson	MICA will significantly affect the surface water and runoff from the hill behind it, and will negatively affect the animals and plants in the wetland
B.12.1	113	Thompson	MICA will harm recreation opportunities.
A.7	114	Thompson	MICA is contrary to Mercer Island's commitment to historical and cultural preservation of green spaces and open spaces.
A.8	115	Thompson	Further studies of alternative sites should be performed.
B.5	116	Thompson	MICA will negatively affect the animals and plants in the wetland
A.3	117	Vu	Refers to CCMIP
A.3	118	Zwingle	Refers to CCMIP
B.14.1			Allowing MICA to be built without off street parking will increase the number of cars on the street of Mercerdale that are moving and the number of cars that are parked, which will risk the safety of pedestrians.
	119	Brondstetter	
A.8	120	Cassan	MICA should buy the Hines property and build there.
B.14.1	121	Cassan	Parking will be a disaster.
A	122	Charney	Project proponent; lives nearby and notes that current parking lots are empty after 6pm.
A.3	123	Cero	Asks to be party of record
			Do the environmental studies take into adequate consideration the recent Town Center code?
A.5	124	Kuttner	
B.3.1	125	Kuttner	The wetlands in the vicinity of the Town Center should be rehabilitated, not paved over.
A	126	Scalzo	Project proponent

B.14.1	127	Stapanov-Sommerfield	Allowing MICA to be built without enough parking Mercerdale will put traffic congestion into Mercerdale.
B.12.3	128	Stapanov-Sommerfield	I hate to see beautiful Centennial Park torn down, as it is a favorite shady spot.
B.14.2	129	Stapanov-Sommerfield	The traffic study was done before Pagliacci's pizza was built.
B.12.1	130	Stapanov-Sommerfield	Where will visitors to Mercerdale Park and the many activities there go to use a public restroom facility?
B.5	131	Stapanov-Sommerfield	The wetlands house animals, and it is not right to take up the little remaining space they have.
A	132	Witmer	Project proponents