



DETERMINATION OF NON-SIGNIFICANCE (DNS)

Application Nos.: **ZTR21-004**

Description of proposal: **A non-project action considering amendments to chapter 19.11.020(B) in Mercer Island City Code (MICC). The proposed action would repeal the current MICC 19.11.020(B) in its entirety and replace it with a new chapter including the following components:**

- **Updates Figure 2, which illustrates the street frontages in the Town Center (TC) zone required to provide certain types of commercial use and establishes the following list of eligible commercial uses (as defined by MICC 19.16.010):**
 - **Retail**
 - **Restaurant**
 - **Personal service**
 - **Museum and art exhibition**
 - **Theater**
 - **Bar**
 - **Financial and insurance service**
 - **Recreation**
 - **Service station**
- **Identifies parcels in the TC zone that will be required to provide a minimum commercial floor area ratio (FAR) of 0.2623 of the gross lot area for ground floor street frontage for eligible uses;**
- **Defines a cap on the square footage of museum and art exhibition or theater use that may contribute to the achievement of the total minimum FAR requirement of the corresponding site;**
- **Identifies parcels in the TC zone that will be required to provide a no net loss of existing floor area for ground floor street frontage for eligible uses; and**
- **Establishes a review period of five years from the date of Ordinance adoption OR after 75,000 gross square feet of floor area for eligible commercial uses adjacent to street frontages has been authorized through Building Permit issuance.**

Proponent: **City of Mercer Island**

Location of proposal: **Town Center (TC) Zone**

Lead agency: **City of Mercer Island**

Project Documents: **Please follow this file path to access the associated documents for this project: <https://mieplan.mercergov.org/public/ZTR21-004>**

Based on review of the proposal and applicable section of the Mercer Island City Code, the lead agency for this proposal has determined that the proposal will not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist. This information is available to the public on request.

This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below. Comments must be submitted by 5:00 pm on June 14, 2022.

Responsible Official: Alison Van Gorp, Community Planning and Development Deputy Director
City of Mercer Island
9611 SE 36th Street
Mercer Island, WA 98040
Phone: (206) 275-7733
Email: alison.vangorp@mercergov.org

Date: **May 31, 2022** Signature: *Alison Van Gorp*

APPEAL INFORMATION

This decision to issue a Determination of Non-significance (DNS) rather than to require an EIS may be appealed pursuant to Section 19.07 of the Mercer Island Unified Land Development Code, Environmental procedures.

There is no administrative agency appeal.