



SEPA Record Submittal

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SEPA record details

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Agency information

Agency name:
Mercer Island City of

Lead agency file number:

Contact name:
Sarah Bluvas

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Email:
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Project location information

County:
KING

Region:
Northwest

Address:
Mercer Island Town
Center
Mercer Island WA
98040

Parcel number:

Coordinates (Lat, Long):

Section/Township/Range:

Other identifying location information:
Town Center (TC)
zone, located on the
north end of Mercer
Island, WA

Project documentation

Proposal type:
Nonproject

Related Ecology SEPA numbers:

Applicant name:
Jeff Thomas

Applicant contact information:
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Document type:
DNS

Document sub type:
REVISED

Proposal name:
Development Code Amendment ZTR21-004:
Town Center Retail Requirements

Proposal description:

Important dates

Issued date:
5/31/2022

Comments due to lead agency:
6/14/2022

Date submitted to Ecology:
5/31/2022

Published date:

Attached files

File name	File description
MICC 19.11.020(B) Proposed Code Amendments - v(8).pdf	ZTR21-004 Proposed Amendments to MICC 19.11.020(B)
ZTR21-004 SEPA Checklist 05.26.22.pdf	SEPA Checklist

The non-project action considers amendments to Mercer Island City Code (MICC) 19.11.020(B). This proposal intends to protect and enhance Mercer Island's retail sector while maintaining and improving the community's quality of life; it includes five primary 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 .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.

This action proposes repealing the current MICC 19.11.020(B) in its entirety and replacing it with the proposed amendment.

Project website:

<https://mieplan.mercergov.org/public/ZTR21-004>

SEPA record creator:

SEPA record submitter:

Sarah Bluvas

File name	File description
ZTR21-004 SEPA Determination_05.31.22.pdf	DNS
Files	