

# State Environmental Policy Act (SEPA) Register

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## 202202685 - Mercer Island City of

**Lead Agency**

Mercer Island City of

**Website**

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

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**County**

KING

**Region**

Northwest

**SEPA #**

202202685

**Document Type**

DNS, REVISED

**Date Issued**

05/31/2022

**Comments Due**

06/14/2022

**Proposal Name**

Development Code Amendment ZTR21-004: Town Center Retail Requirements

**Proposal Description**

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.

**Related Record**

202200454

**Location**

Address: Mercer Island, WA 98040

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

**Applicant**

Jeff Thomas

**Applicant Contact**

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**Documents**

📄 MICC 19.11.020(B) Proposed Code Amendments - v(8).pdf (Document/DocumentOpenHandler.ashx?DocumentId=136142) (637 KB)

📄 ZTR21-004 SEPA Checklist\_05.26.22.pdf (Document/DocumentOpenHandler.ashx?DocumentId=136140) (567 KB)

📄 ZTR21-004 SEPA Determination\_05.31.22.pdf (Document/DocumentOpenHandler.ashx?DocumentId=136141) (185 KB)

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