
CITY OF MERCER ISLAND

COMMUNITY PLANNING & DEVELOPMENT

9611 SE 36TH STREET | MERCER ISLAND, WA 98040

PHONE: 206.275.7605 | www.mercerisland.gov



ADDENDUM TO MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS) SEP20-002

Application No:	SEP20-002 (DSR20-001)
Description of Proposal:	The design review of major new construction consisting of one new four-story mixed-use building with two underground levels of parking. The proposed scope of work includes demolition of an existing commercial building.
Proponent:	Johnston Architects on behalf of Xing Hua Group Ltd.
Location of proposal:	2750 77th Ave SE & 2885 78th Ave SE / Mercer Island, 98040
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/DSR20-001 & SEP20-002

Description of Addendum:

The proponent has provided supplemental information in the form of a Compliance Monitoring Plan (CMP) and Environmental Media Management Plan (EMMP) prepared by CDM Smith to describe the monitoring to be used during construction and remedial excavation activities to address contaminated soil and groundwater associated with historical activities at the subject site. The CMP/EMMP is incorporated by the applicant into its construction of the new four-story mixed-use building with two levels of parking and demolition of an existing commercial building at the location referenced above.

The City engaged Aspect Consulting (Aspect) to review the CMP/EMMP to determine if it adequately addressed potentially contaminated environmental media and determine if additional information was needed to evaluate environmental conditions associated with the subject property prior to development. Aspect provided guidance to the City resulting in CDM Smith revising earlier iterations of the CMP/EMMP and providing additional information.

The CMP was prepared in accordance with the Model Toxics Control Act (MTCA). WAC 173-340-410. The plan supports cleanup actions by describing the field methods, analytical methods, data analysis, and protocols that will be used to document protection of human health and the environment, achievement of cleanup goals and appropriate disposal of materials impacted by listed dangerous waste (dry cleaner solvents) and petroleum hydrocarbons.

The CMP includes the required elements of a Sampling and Analysis Plan (SAP) in accordance with WAC 173-340-820. The objective of the SAP is to ensure that all field screening, field sampling and laboratory analytical methods and procedures are appropriate, consistent, and reliable to ensure the appropriate evaluation of the cleanup action at the site.

The EMMP aspect of this plan supports the proper management and disposal of wastes generated during construction and remediation activities.

This addendum is prepared by the lead agency pursuant to WAC 197-11-600 and WAC 197-11-625. The supplemental information provided and cited within this addendum does not substantially change the analysis of significant impacts in the existing environmental checklist.

Based on the original MDNS and the supplemental information provided in this addendum, the lead agency has determined a new threshold determination is not required. There is no comment period associated with this addendum.

Date: October 29, 2021

Responsible Official: Jeff Thomas, Interim CPD Director
City of Mercer Island
9611 SE 36th Street
Mercer Island, WA 98040
Phone: (206) 275-7732
Email: jeff.thomas@mercerisland.gov