

---

# CITY OF MERCER ISLAND

## COMMUNITY PLANNING & DEVELOPMENT

9611 SE 36TH STREET | MERCER ISLAND, WA 98040

PHONE: 206.275.7605 | [www.mercerisland.gov](http://www.mercerisland.gov)



---

## MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS)

---

|                          |  |
|--------------------------|--|
| Application No:          | <b>SEP20-002 (DSR20-001)</b>   |
| Description of proposal: | <b>A State Environmental Policy Act (SEPA) review and environmental determination associated with 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 one-story commercial building.</b> |
| Proponent:               | <b>Scheer Chan and Lu Zhang of Johnston Architects on behalf of Xing Hua Group Ltd.</b>  |
| Location of proposal:    | <b>2750 77th Ave SE &amp; 2885 78th Ave SE / Mercer Island, 98040</b>  |
| Lead agency:             | <b>City of Mercer Island</b>   |
| Project Documents:       | <b>Please follow this file path to access the associated documents for this project: <a href="https://mieplan.mercergov.org/public/DSR20-001">https://mieplan.mercergov.org/public/DSR20-001</a> &amp; <a href="https://mieplan.mercergov.org/public/SEP20-002">SEP20-002</a></b>  |

The lead agency for this proposal has determined that it does 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). The decision was made after review of a completed environmental checklist; a transportation impact analysis prepared by Transpogroup, dated October 2020; a stormwater detention memo prepared by KPFF, dated December 17, 2019; and an Arborist Report prepared by American Forest Management, dated January 16, 2020. This information is available to the public online via <https://mieplan.mercergov.org/public/DSR20-001> & [SEP20-002](https://mieplan.mercergov.org/public/SEP20-002).

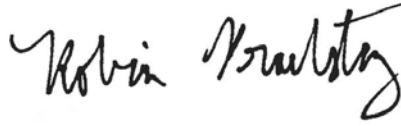
- \_\_\_\_\_ There is no comment period for this MDNS.
- ✓ \_\_\_\_\_ This MDNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.
- \_\_\_\_\_ This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below. Comments must be submitted by N/A at 5:00 pm.

Responsible Official: Robin Proebsting, Senior Planner  
City of Mercer Island  
9611 SE 36<sup>th</sup> Street  
Mercer Island, WA 98040  
Phone: (206) 275-7717

Email: [robin.proebsting@mercerisland.gov](mailto:robin.proebsting@mercerisland.gov)

Date: **January 25, 2021**

Signature:



#### **APPEAL INFORMATION**

This decision to issue a Mitigated Determination of Non-significance (MDNS) rather than to require an EIS may be appealed pursuant to Section 19.21 of the Mercer Island Unified Land Development Code, Environmental procedures.

     **X** Any party of record may appeal this determination to the City Clerk at 9611 SE 36<sup>th</sup> Street Mercer Island, WA 98040 no later than **5pm on February 8, 2021** by filing a timely and complete appeal application and paying the appeal fee. You should be prepared to make specific factual objections. Contact the City Clerk to read or ask about the procedures for SEPA appeals. To reverse, modify or remand this decision, the appeal hearing body must find that there has been substantial error, the proceedings were materially affected by irregularities in procedure, the decision was unsupported by material and substantial evidence in view of the entire record, or the decision is in conflict with the city's applicable decision criteria.

     There is no agency appeal.

#### **MITIGATION CONDITIONS**

The following conditions are required pursuant to RCW 43.21C.060 and WAC 197-11-350 to mitigate probable and unavoidable impacts identified for this proposal. All conditions of mitigation must be completed prior to building permit final approval.

1. Prior to building permit approval for the above-described project, the applicant shall submit a Monitoring & Inadvertent Discovery Plan prepared by a professional archeologist. The MIDP should outline what areas of the project, and at what depths the project should be directly monitored by a professional archaeologist.