

Scott Greenberg

From: Jocelyn Antilla <5antillajs@gmail.com>
Sent: Monday, August 22, 2016 8:13 PM
To: Scott Greenberg
Cc: Council Mailbox
Subject: MICA SEPA Review

Hi Scott - please add me to any list you might be keeping of folks in disagreement about the plans to move forward with the MICA project at Mercedale Park with regards to its SEPA Review process..

I do not believe that this project is logical on many levels - from financing; city contributions should be clearly stated to the electorate up front, to parking; a private enterprise should not be granted the permit for such a large project without securing it's own parking first. Nor should its parking be dependent on the re-striping of existing streets and the removal of a bike lane. Parking cannot be guaranteed for MICA's use even if restriped and the lane removed - unless specifically designated for MICA's use only, which would be further condemnation of city property by a private enterprise. This private enterprise should be able to afford and create it's own parking and not become a burden to anyone looking to park for other uses - hindering the ability of others to do business. Paid parking caused by the lack of adequate private MICA created parking will surely hinder the ability of all businesses to succeed in the Town Center.

I question that the Mercedale location is safe given the landslide reports that have been circulating. The city cannot, in good faith, place a building such as this in immediate harm's way should the hillside decide to give out - especially if this is a known issue with the site.

The project should not be granted special rights with regard to any wetlands issues; reducing the buffer just to make it a viable project. This is not a good precedent to set, no matter how minimal the city's view on the wetlands in question.

This project should not be granted special rights with regard to a change in city code from a P-zone to whatever would allow it's use. What's to stop the next developer with a "great idea"?

Any changes or special variances to code (or otherwise monkeying of "the facts" to allow its construction), zoning, parking, building, wetlands or other will set a precedent for this type of behavior to be expected by ANY private enterprise who might desire to build.

This is not the type of precedent that our city should be considering - not at this time and with it's current budget forecasting and not ever with regard to all of the "special circumstances" and favors needed - no matter the personal desires of any particular council member or voting block. It's not good business for our city to move forward with a project the scale of this one without all taxpayer's or at least a majority (as determined by a vote) on board. Funneling another "Community Center type bill" through the city's budget will be overwhelming to all - we can't afford it.

Thank you for entering my comments into the record, I appreciate your time and work on behalf of the city.

Jocelyn Antilla
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