

## Scott Greenberg

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**From:** Maria Stepanov-Sommerfield <ms.maria@gmail.com>  
**Sent:** Sunday, August 21, 2016 7:01 PM  
**To:** Scott Greenberg  
**Subject:** Fwd: My concerns over the new MICA building

----- Forwarded message -----

From: **Maria Stepanov-Sommerfield** <[ms.maria@gmail.com](mailto:ms.maria@gmail.com)>  
Date: Sun, Aug 21, 2016 at 6:57 PM  
Subject: My concerns over the new MICA building  
To: [scott.greenberg@mercergov.org](mailto:scott.greenberg@mercergov.org)

Dear City Planners,

My name is Maria Stepanov and I own the house at 7612 SE 34th St. Mercer Island. My house is very close to Mercerdale Park and I have owned the home for over 12 years now. I have spent countless hours with my kids and family in the part of the park which you plan to rezone and construct on. In the time that I have owned the home, I have seen the city area of downtown grow. There is already not enough parking accommodation for the downtown area, and me and my neighbors often have visitors to MI downtown park in front of our house, and around the streets in our neighborhood. We have the park, and the Thrift store combining a small area of parking and the road is not large enough to already accommodate the growth in that area. Without putting in extra parking for MICA I don't see how the added traffic and parking congestion will not influence our neighborhood. We have already suffered from a lack of traffic accommodation in Mercerdale, and adding a large Theatre without parking is directly going to put traffic congestion in our residential neighborhood.

I also hate to see the beautiful Centennial Park torn down and disrupted without a vote from the people of Mercer Island. My kids have used that park for well over a decade as a favorite shady spot to hide out after playing around Mercerdale park.

I realize there was a traffic study done, but it was NOT done after the new restaurant was constructed. As of now there is a Pagliacci's pizza being constructed across from the proposed MICA site, and not only is it being constructed on top of the few remaining parking spots in downtown Mercer Island it will bring in even more traffic.

I love the idea of a public community theatre and I am in full support of it, but I think they chose a poor location and are wrong to take down wetlands, and our public parks to put in a massive building without an accommodation for parking and traffic. If there was enough room in that small corner of a congested and heavily used park to add proper parking this would be a feasible project. Right now there is no room and no place to already accommodate the traffic and parking so I don't see how it's even remotely possible to consider adding more.

I think MICA is imprudently putting in the Theatre into one of the worst spots on Mercer Island. Not only are they using up our precious park space, Mercerdale Park is the most heavily used park on Mercer Island. It also houses the only public restroom facility for downtown Mercer Island. Where will visitors to Mercerdale Park and the many activities there go to use a public restroom facility?

Also the wetlands behind the park house a number of animals including owls, deer and all types of birds. With all the congestion to the downtown area these animals are already being pushed out, it is not right to take up the little remaining green space they have.

MICA has done no outreach to the neighbors of Mercedale to address how the added traffic and congestion from the Theatre will impact our families. To pass this construction without more work in finding proper parking and traffic accommodation isn't fair to the residents. Right now that area is zoned residential and NOT business, and without a proper vote from the people who live in that area it is not right to add the complications of re-zoning a residential area to a business one.

Thanks for listening to me!