

From: [Struckmi](#)
To: [Julie Underwood](#); [Scott Greenberg](#); [Patrick Yamashita](#); [Ali Spietz](#); [Kari Sand](#); [Evan Maxim](#); [Robin Proebsting](#)
Subject: Transmittal Letter - MICA SEPA Response (Attachment Q)
Date: Tuesday, January 31, 2017 10:41:40 AM
Attachments: [Submission to the City Of Mercer Is - Responses to the MICA Response Attachment Q.pdf](#)

Dear Mr. Greenberg:

I have respectfully concluded that the MICA SEPA application remains incomplete. In the attached document, several critical pieces of information are identified that the City reasonably needs in order to make a fully informed decision on this matter. While several hundred pages of submitted documents have been required to be reviewed in a short two-week period to determine whether the application is complete or not, the verdict is quite clear – it is not!

Some of the more glaring deficiencies are noted below:

- <!--[if !supportLists]-->■ <!--[endif]-->Per City Code, a long plat needs to be completed
- <!--[if !supportLists]-->■ <!--[endif]-->The vacation of the S.E. 32nd Street right of way west of 77th Avenue S.E. needs to be submitted
- <!--[if !supportLists]-->■ <!--[endif]-->The parking study field work which was completed in April, 2016 when the Albertson's grocery was closed materially overestimates the amount of vacant parking
- <!--[if !supportLists]-->■ <!--[endif]-->The traffic impact study does not take into account the loss of I-90 mobility and the attendant traffic in the Town Center as well defined in the City's most recent November, 2016 study
- <!--[if !supportLists]-->■ <!--[endif]-->Commercial insurers, that would put capital to risk, need to assess seismic and landslide risks in addition to consultants (that have no risk if their opinion is incorrect)

I urge you to respond to MICA that the SEPA application is not complete and more work needs to be done to reach that bar of “completeness”.

Sincerely,

Peter Struck
9130 SE 54th Street