
CITY OF MERCER ISLAND

COMMUNITY PLANNING & DEVELOPMENT

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ADDENDUM TO DETERMINATION OF NON-SIGNIFICANCE (DNS) SEP19-005

Application No: SEP19-005 (SUB19-002)

Description of Proposal: A SEPA DNS Addendum associated with recent revisions to an application for preliminary long plat approval, SUB19-002. The Applicant requests preliminary subdivision approval to divide the 2.88-acre subject property, zoned R-8.4, into 14 lots with associated infrastructure to support single-family residences. A SEPA Addendum is required to the threshold determination to memorialize the proposed revisions.

Applicant/Owner: Brett Pudists, PE (Blueline Group) / OB Mercer Island Properties, LLC

Location of proposal: The subject property is located at 2825 W Mercer Way Mercer Island WA 98040, within the Northeast $\frac{1}{4}$ of Section 11, Township 24 North, Range 4 East, W.M. Further identified by King County Assessor tax parcel number: 2174502425.

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/SUB19-002>.

Description of Addendum: In 2019, the City received an application for a preliminary long plat approval, SUB19-002, to subdivide the 2.88-acre property located at 2825 West Mercer Way (King County parcel number 217450-2425), into 14 lots with associated infrastructure to support single-family residences. This property is zoned R 8.4, which permits single family development with a minimum lot size of 8,400 square feet.

Since the application was submitted in 2019, the proposed development went into a period of dormancy due to unforeseen circumstances related to the COVID-19 Pandemic, a lengthy environmental impact statement process, easement elimination negotiations, and other project interruptions.

The Applicant, in response to the public comments received during SEPA appeal period, which ended April 5, 2023; no appeals filed, revised the proposed development by adding an internal shared driveway to serve lots 3, 4, 11, 12, 13, and 14, added a shared driveway for lots 1 and 2, and provided a passive open space easement along West Mercer Way, SE 28th Street, and SE 30th Street that will be planted with native vegetation.

Based on the revisions completed by the Applicant, the proposed development is now ready to proceed to the Hearing Examiner for an open public record hearing and a decision on the subdivision application.

If SUB19-002 is approved by the Hearing Examiner, the Applicant may proceed with the site development permit application process to create 14 lots and add the associated infrastructure, including grading, installation of utilities, and building streets and driveways. Building permit applications would be required before construction can begin on each of the homes.

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 DNS 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: November 8, 2023

Responsible Official: Ryan Harriman, EMPA, AICP – Planning Manager
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