NOTICE OF PUBLIC HEARING - AMENDMENT OF TOWN CENTER DESIGN STANDARDS

NOTICE IS HEREBY GIVEN that the City of Mercer Island Planning Commission will be conducting an open record public hearing to consider proposed amendments to amend Chapter 19.11, Unified Land Development Code, Town Center Development and Design Standards.

Published Notice Date: January 29, 2007.

Public Hearing Date: Wednesday, February 21, 2007 at 7:30 PM

Public Hearing Location: Mercer Island City Hall – Council Chambers
9611 SE 36th Street
Mercer Island, WA

Proponent/Lead Agency: City of Mercer Island

Proposal Location: Town Center zone of the City of Mercer Island

Proposal Description: The following amendments are proposed to Chapter 19.11, Unified Land Development Code, Town Center Development and Design Standards:

Reduction in Maximum Building Height in Exchange for Site Features. Currently, developments in the Gateway, Mixed Use, Mid-Rise Office and Residential Northwest may go up to 5 stories upon providing 3 minor site features and 1 major site feature described in MICC 19.11.050. The proposed amendment only authorizes these developments to build to a maximum of 4 stories in exchange for 3 minor site features and 1 major site feature. These developments can receive the 5th story in exchange for a “major public plaza” or “major pedestrian connection”. If the development is not located on an opportunity site identified for either a major public plaza or major pedestrian connection, the development may receive the 5th story by providing affordable housing.

Allowing Additional Building Height in Exchange for Major Public Plaza, Major Pedestrian Connection or Affordable Housing. An additional story of building height is being proposed in the Residential-Central (4 to 5 stories), Residential-South (3 to 4 stories) and auto-oriented (2 to 3 stories) focus areas in exchange for either a major public plaza, major pedestrian connection or affordable housing.

Opportunity Sites Identified. An illustration of the approximate locations for a major public plaza and major pedestrian connections is proposed. The location of the major public plaza was placed near the center of the Town Center and/or adjacent to a planned public plaza located on
78th Ave SE between SE 27th Street and Sunset Highway. This potential public plaza is also identified on Exhibit 2. The various proposed locations of major pedestrian connections were controlled by prior Planning Commission and Council direction set forth in MICC 19.11.050 seeking mid block connections on the super blocks bordered by 77th and 78th Ave SE and SE 27th and 29th streets and bordered by 78th and 80th Ave SE and SE 28th and 30th Streets. The proposed pedestrian connections were located so they covered as many separate legal parcels are possible to encourage construction of such pedestrian connections as part of future redevelopments. The locations were also determined by connectivity to existing east/west streets such as SE 28th street and SE 30th Street. The proposed major pedestrian connections were located approximately in the middle of the super block.

Requirements for Major Public Plaza and Major Pedestrian Connection. New provisions are set for the minimum size and design requirements for a major public plaza and major pedestrian connection.

Requirements for Affordable Housing Units. New definitions are made for “affordable housing units” and separately defines units that are owner occupied vs. units that are occupied by renters. A minimum ratio of 1:3 (1 affordable housing unit for every 3 regular dwelling units or 3 additional square feet of building area bonus for every 1 square foot of affordable housing unit) has been proposed in order to qualify for the one additional story of building height allowed for providing affordable housing. This ratio may change following ongoing economic analysis.

No Net Loss of Existing Retail and Imposition of Same Ground Floor Requirements to 77th Avenue. A new standard mandates no net loss of existing retail uses. New text has been added to the focus area description to require 100% of the ground floor of a mixed use project be used for retail, restaurant, hotel/motel, public facility or restaurant. The text further removes “services” and “recreation” from allowable ground floor use on 77th Avenue, 78th Avenue and SE 27th Street.

Applicable Codes: Chapter 19.11, Unified Land Development Code, Mercer Island City Code.

SEPA Compliance: A State Environmental Policy Act (SEPA) Checklist has been completed for this proposed non-project action as defined by WAC 197-11-704 (2)(b)(ii). A SEPA Threshold Determination will not be issued until after the Planning Commission has closed their open record public hearing to ensure that all appropriate written and oral comments are adequately documented and considered.

Comment Submittal: This may be your only opportunity to submit written comments. Written comments on the proposal may be submitted to the City of Mercer Island, Attn: Town Center Code Amendment, 9611 SE 36th Street, Mercer Island, WA 98040 until the conclusion of the open record public hearing on Wednesday, March 7, 2007.

Only those persons who submit written comments or testify at an open record public hearing will become parties of record, receive a Notice of Decision of the City Council action and are then eligible to submit an appeal.

Further Information: To view and/or obtain copies of the proposed code amendment, including the completed SEPA Checklist, please contact Rick Beeler, Senior Planner at City of Mercer Island, 9611 SE 36th Street, Mercer Island, WA 98040 or at (206) 236-3260.

Accommodation: Americans with disabilities accommodations are available by calling 206- 236-3572 voice or 206-232-9558 TDD.
NOTICE OF DECISION

Project #: SHL06-029 / SEP06-030
Description: A Shoreline Substantial Development Permit and State Environmental Policy Act (SEPA) Checklist to repair pier decking and replace two-twelve inch wood mooring piles with two-ten inch galvanized steel mooring piles.

SEPA Review: The lead agency has determined that this proposal will not have a probable significant adverse impact on the environment therefore a SEPA Threshold Determination of Non-Significance (DNS) is issued pursuant to the optional DNS process, as specified in WAC 197-11-355. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). This threshold determination was made after review of the completed SEPA checklist as well as other information on file with the lead agency and does not constitute approval of the proposal as a Shoreline Exemption Approval and a Building Permit must be issued.

Location: 4421 Forest Avenue SE
Applicant: Waterfront Construction Inc. for David and Debra Galloway
Decision: Approval of Shoreline Exemption Approval subject to seven conditions and SEPA Threshold Determination of Non-Significance

Appeal Period Ends: February 26, 2007 at 5:00 PM
Staff Contact: Jeffrey Thomas, Interim Director

In order to appeal a project decision, you must have filed a written comment or testified at the public hearing before the decision was made. Appeal on the decision must be made by filing an appeal form and fee at the City Hall by 5 PM on the appeal date.

Correspondence should be directed to the contact person at the following address:

Development Services Group
City of Mercer Island
9611 SE 36th Street
Mercer Island, WA 98040
206-236-5300

IF YOU WOULD LIKE TO RECEIVE FUTURE COPIES OF THIS BULLETIN, PLEASE FILL OUT THIS FORM AND RETURN IT TO MAILING ADDRESS ABOVE.

ATTENTION: PLEASE ADD ME TO THE BULLETIN MAILING LIST

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PHONE: