

CITY OF MERCER ISLAND

COMMUNITY PLANNING & DEVELOPMENT

9611 SE 36TH STREET | MERCER ISLAND, WA 98040

PHONE: 206.275.7605 | www.mercergov.org



PUBLIC NOTICE OF APPLICATION

NOTICE IS HEREBY GIVEN for the application described below:

File Nos.: DSR20-001 (SEP20-002)

Permit Type: Type IV

Description of Request: A request for Design Review with SEPA review to construct a new mixed use building including 164 apartment units and retail space. The building will be 4 stories above grade with two levels of below ground parking.

Applicant/ Owner: Scheer Chan and Lu Zhang (Johnston Architects) / Xing Hua Group Ltd.

Location of Property: 2750 77th Ave SE and 2885 78th Ave SE Mercer Island WA 98040
Identified by King County Assessor tax parcel numbers: 531510-1316 and 531510-1326

SEPA Compliance: Following review of the submitted State Environmental Policy Act (SEPA) checklist, an initial evaluation of the proposed project for probable significant adverse environmental impacts has been conducted. The City expects to issue a SEPA Determination of Non-Significance (DNS) for this project. The optional DNS process, as specified in Washington Administrative Code (WAC) 197-11-355, is being used. This may be your only opportunity to comment on the environmental impacts of the proposal. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement (EIS) is prepared. A copy of the subsequent threshold determination for this specific proposal may be obtained upon request.

Project Documents: Please follow this file path to access the associated documents for this project:
<https://mieplan.mercergov.org/public/DSR20-001 & SEP20-002/>

Written Comments: **This may be the only opportunity to comment on the environmental impacts of the proposal.** Written comments on this proposal may be submitted to the City of Mercer Island either by email, in person, or by mail to the City of Mercer Island, 9611 SE 36th Street, Mercer Island, WA 98040-3732. Anyone may comment on the application, receive notice, and request a copy of the decision once made. Only those persons who submit written comments or participate at the public hearing (if a hearing is required) will be parties of record; and only parties of record will have the right to appeal.

Public Hearing and Public Meeting: Pursuant to MICC 19.15.030 Table A and B a public hearing is required for Type IV permits. A public hearing is not yet scheduled.

Applicable Development Regulations Applications for Design Review are required to be processed as a Type IV land use reviews pursuant to Mercer Island City Code (MICC) 19.15.030. Processing requirements for Type IV land use reviews are further detailed in MICC 19.15.030. Design Review requirements are contained in MICC 19.11 and SEPA requirements are contained in MICC 19.21

Other Associated Permits:

SEP20-002 and a future building permit is anticipated.

Environmental Documents:

Copies of all studies and / or environmental documents are available through the above project documents link.

Application Process Information:

Date of Application: January 23, 2020
Determined to Be Complete: January 27, 2020
Bulletin Notice: January 27, 2020
Date Mailed: January 27, 2020
Date Posted on Site: January 27, 2020
Comment Period Ends: 5:00PM on February 26, 2020

The project is available for review at the City of Mercer Island, Community & Planning Development, 9611 SE 36th Street, Mercer Island, Washington.

Project Contact:

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