

**CITY OF MERCER ISLAND,
DEVELOPMENT SERVICES
GROUP**

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**ENVIRONMENTAL
CHECKLIST**
(WAC 197-11-960)

Date Received _____
File No. _____
Fee _____
See Development Application for fees

Purpose of Checklist:

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of checklist for nonproject proposals:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

For nonproject actions, the references in the checklist to the words "project", "applicant," and "property or

site” should be read as “proposal,” proposer”, and “affected geographic area,” respectively.

A. BACKGROUND

1. Name of proposed project, if applicable:

Mercer Island Center for the Arts

2. Name of applicant:

Lesley Bain, Architect for Mercer Island Center for the Arts

3. Address and phone number of applicant and contact person:

**Framework Cultural Placemaking
1429 12th Avenue, Suite D,
Seattle WA 98122**

4. Date checklist prepared:

This checklist, prepared January 12, 2016, is a revision of a SEPA checklist submitted to the City of Mercer Island on June 16, 2016. This revision is in response to comments received by the community.

5. Agency requesting checklist:

City of Mercer Island

6. Proposed timing or schedule (including phasing, if applicable):

The lease agreement, the trigger for this review, is expected to be approved winter/spring 2017. Construction expected to begin 2018.

7. Do you have any plans for future additions, expansions, or further activity related to or connected with this proposal? If yes, explain.

No. The intent of the project is construction of a performing arts/educational center building.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

**Geotechnical Engineering Design Report, Proposed Mercer Island Center for the Arts
Hart Crowser, July 26, 2016, Attachment E**

**Supplemental Memorandum
Hart Crowser, May 6, 2015, Attachment F**

**Slope Stability Report
Hart Crowser, November 22, 2016, Attachment G**

**Wetland Delineation Report, Mercer Island Center for the Arts,
The Watershed Company, May 21, 2015, Attachment H**

**Tree Assessment with proposed MICA Project Limits of Mercerdale Park
The Watershed Company, November 16, 2016, Attachment I**

**Critical Area Study, Mercer Island Center for the Arts
The Watershed Company, November, 2016, Attachment J**

**Mitigation Plan, Mercer Island Center for the Arts
The Watershed Company, November 16, 2016, Attachment K**

**Phase 1 Environmental Review,
Aerotech, December 18, 2015, Attachment N**

**Transportation Impact Analysis,
Transpo, 2017, Attachment O**

**Parking Management Plan,
Transpo. 2017, Attachment P**

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

No.

10. List any government approvals or permits that will be needed for your proposal, if known.

**Lease of underlying property, City of Mercer Island
Building Permit Approval, City of Mercer Island
Text Amendment to City of Mercer Island P-zone regulations, City of Mercer Island
Land Use Approval, City of Mercer Island
Possible platting of property, if necessary, City of Mercer Island
Possible Comprehensive Plan Amendment, City of Mercer Island
Environmental review pursuant to SEPA , City of Mercer Island
Critical Area Determination, City of Mercer Island**

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The proposal is to build a center for the arts, which includes a building approximately 28,300 gsf housing a 300-seat main stage theatre, a 100-seat black box theatre and a 100-seat recital hall. Educational spaces include classrooms for art, dance and music are also included. A public lobby faces the park. Public bathrooms accessible from the exterior will be provide for the public. Storage space for the Mercer Island Farmers Market will be built along with power and sinks to satisfy public health requirements.

Work will need to be done outside of the lease line for construction purposes and for park improvements, including mitigation for wetland buffer mitigation. The storm water detention vault may be located below ground outside the lease line, and fire access may be required from the south.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The location is generally on the Southwest corner of 77th Avenue SE and SE 32nd Street. See Attachment A: Survey/Proposed Lease Boundary, and Attachment B: Aerial/Proposed Building Footprint

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (check one): **Flat X**, rolling, **hilly X**, steep slopes, mountainous, other...

b. What is the steepest slope on the site (approximate percent slope)?

The steepest portion of the slope is approximately 36%. See response to related questions in B.I.a of Attachment Q, Response to Comments.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

According to the geotechnical report, soils are fine-grained glacial deposits, overlain by non-glacial deposits, clay and Vashon till. For more detail, see Geotechnical Report, Attachment E.

d. Are there surface indications or history of unstable soils in the immediate vicinity?

If so, describe.

According to the geotechnical report, the site is in a landslide location and partially within mapped landslide deposits. In the opinion of the geotechnical engineers, the construction of the building will not increase or decrease the landslide hazard in the vicinity.

Hart Crowser, in their memo dated November 22, 2016, states that in their opinion, a Landslide Hazard area does not exist on the development property. On further analysis of the existing soils and differential failure modes, Hart Crowser concludes that the site is a stable slope under normal conditions. An earthquake would increase the risk of movement in the western portion of the slope, but the safety factor is nearly 1.1, indicating that the slope is still stable, even under a major seismic event. See also Attachment E Geotechnical Report, and Attachment G, Slope Stability Review.

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

Excavation: Approximately 2,000 cubic yards of cut is expected.

Fill: Approximately 1,300 cubic yards of fill will be used to shape grade below the first floor. The source will depend on selected earthwork contractor, but typically comes from either the Kent/Auburn or Issaquah/Preston area.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Prior to construction the project will apply for and receive a Washington State Department of Ecology Construction Storm Water General Permit, meeting Mercer Island standards and best practices to mitigate the erosion potential of soils exposed during construction or site grading activities. Hart Crowser's geotechnical analysis has also assessed the risk of erosion. Because of the soil type (Kitsap Silt Loam), substantial erosion is unlikely during construction. For further information, see Attachment G, Slope Stability Review.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

The site currently has some 15,670 sf of impervious surface area, including the recycle center building, restrooms, asphalt vehicle area and driveway, and the Bicentennial park plaza. The proposed building footprint is 21,860 square feet. Plaza space, fire access and an outdoor performance area are an additional 14,200 sf, totaling 36,000 sf of impervious surface. The area proposed under the lease agreement is 42,207 sf; so the percent of the area within the lease agreement that is impervious would be approximately 85%. Calculated in terms of the 12-acre

Mercerdale site, it would be approximately 14.5% impervious surface for the MICA building, related plaza and drive area.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Multiple best management practices will be used including a construction entrance, silt fence, a concrete truck and pump washout area and catch basin inserts. Strict maintenance and monitoring criteria will be provided so that the temporary erosion and sediment control systems are in good working order throughout the duration of construction.

2. Air

a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

Typical emissions from construction equipment during construction.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

None.

3. Water

a. Surface:

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Wetlands are in the vicinity, as described in Attachment H: Wetland Delineation Report, Mercer Island Center for the Arts, The Watershed Company. The project requests a reduced wetland buffers in one area of the project site. To compensate for buffer reduction, and in compliance with MICC 19.07.080(C)(2), mitigation measures, consisting of wetland buffer enhancement, have been designed to increase ecological function. See further information in Attachment Q, Response to Public Comments Received, Section B.3.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

Yes. Work is anticipated in proximity to the on-site wetland. Specifically, work will encroach to within 25 feet (maximum reduced buffer) in one area of the project. Wetland mitigation is proposed per City of Mercer Island requirements, 19.07.080(C)(2), and will occur directly adjacent to the wetland, as described in Attachment K, Wetland Mitigation Plan.

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

No fill or dredge material will be placed in or removed from the wetland.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No.

b. Ground:

1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

No.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, [containing the following chemicals...]; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None.

c. Water runoff (including stormwater):

1) Describe the source of runoff (including stormwater) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Storm drainage requirements for the City of Mercer Island adhere to the Washington State Department of Ecology Stormwater Management Manual (2005 Edition). The manual requires on-site stormwater management, runoff treatment and flow control. Because of the soil type and the high groundwater, infiltration is not possible. Surface runoff from the hillside will be intercepted by swales that will be strategically graded into the hillside to minimize impacts to the existing vegetation. The northern swales will be connected to the existing Trellis public storm drain line on the north edge of the site and the southern swale will convey hillside runoff to the wetland buffer due north of the wetland. The wetland will overflow into a catch basin located north of the wetland. Flow control will occur through onsite detention. MICA will also pay into the City's stormwater fee-in-lieu-of program.

2) Could waste materials enter ground or surface waters? If so, generally describe.

No.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

Surface runoff from the hillside will be intercepted by the proposed swale that will be strategically graded into the hillside to minimize impacts to the existing vegetation. Wetland mitigation for buffer reduction is addressed in Attachment K: Wetland Mitigation Plan, prepared by The Watershed Company. Water from impervious surfaces will be handled per item C.1. above.

4. Plants

a. Check or circle types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture

- _____ crop or grain
- _____ wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other
- _____ water plants: water lily, eelgrass, milfoil, other
- _____ other types of vegetation

See Attachment I, Tree Assessment and Attachment J, Critical Area Study for detail

b. What kind and amount of vegetation will be removed or altered?

The proposed MICA site plan calls for removal of 54 conifers and 58 deciduous trees. The deciduous population being removed consists mostly of “weedy” trees (as defined in MICC 19.10.040) such as alders and cottonwoods, including many from within the standard wetland buffer. The coniferous population being removed consists of western red cedars and Douglas-firs, nearly all of which are dead or in severe condition. Sparse understory plantings (Dewey’s sedge, creeping buttercup) will also be removed from the site. Some grassy areas in the park will also be disturbed.

For additional information, see Appendix I, Tree Assessment Within the Proposed MICA Project Limits”, The Watershed Company, November 2016.

c. List threatened or endangered species known to be on or near the site.

None known.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

The site will be replanted around the new building with new trees and shrubs that will be planted in appropriate soil and growing conditions. Drought resistant and native plantings will be favored.

Within the wetland buffer, the proposed mitigation plan calls for a total of 11,362 square feet of native trees, shrubs and groundcover. Proposed mitigation will benefit the on-site wetland and buffer by increasing the ability of the buffer vegetation to store/trap sediments and nutrients, increasing the ability of the buffer to attenuate flood flow during heavy rain, and improving cover and forage opportunities for wildlife. Overall, this area of enhancement will provide improved water quality, hydrology, and habitat functions in areas closest to the proposed building.

See also Appendix K, Wetland Mitigation Plan.

5. Animals

a. State any birds and animals which have been observed on or near the site or are known to be on or near the site:

Birds: hawk, heron, eagle, songbirds, other:
Mammals: deer, bear, elk, beaver, other:
Fish: bass, salmon, trout, herring, shellfish, other:

Typical bird and small mammal species are likely to be on the site

b. List any threatened or endangered species known to be on or near the site.

None known.

c. Is the site part of a migration route? (If so, explain.)

No.

d. Proposed measure to preserve or enhance wildlife, if any:

The Watershed Company report, "Critical Area Study and Buffer Mitigation and Restoration Plan", addresses wildlife habitat, noting that proposed mitigation in the wetland buffers will increase the ability of the buffer vegetation to store and trap sediments and nutrients, improving cover and forage opportunities for wildlife.

6. Energy and natural resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electricity will be used to power variable air volume heat pump units for heating, cooling and ventilation. Electric will also be used for lighting, equipment and other power needs.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

The building will meet, at a minimum, the provisions of the Washington State Energy Code, and LEED Silver. We expect a well-insulated building envelope and energy efficient building systems.

7. Environmental health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe.

In terms of existing environmental hazards, a Phase 1 Environmental Review was done, and indicates that any environmental contamination is highly unlikely. The review found that no Phase 2 Review would be merited. See Attachment N, Phase 1 Environmental Review, Aerotech, December 18, 2015. Minor amounts of hazardous material, such as paint or cleaning supplies would be too small to constitute a hazard.

1) Describe special emergency services that might be required.

Emergency services such as fire and emergency medical assistance would be provided by first responders from the City of Mercer Island. No special emergency services are anticipated.

2) Proposed measures to reduce or control environmental health hazards, if any:

No measures anticipated to be necessary.

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

None.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

In the short term, construction noise will occur during the construction phase. In the long term, sounds generated within the building will primarily stay within the building. Outside of the building, outdoor performances will take place during summer months.

3) Proposed measures to reduce or control noise impacts, if any:

Construction will be done during hours allowed by City of Mercer Island. For the building, a professional acoustical engineer is providing input to the project.

8. Land and shoreline use

a. What is the current use of the site and adjacent properties?

Much of the site was used as a recycle center until 2010. On the north end of the site is a small concrete plaza with a flagpole. The Farmers New World Life Insurance office building is adjacent to the site on the north. To the west is a wooded slope and to the east is the lawn of Mercerdale Park. To the south is a vegetated area located on top of fill dirt, generally in poor condition. A skatepark is also to the south. A stair and trail connects First Hill to the Town Center on the north of the site.

b. Has the site been used for agriculture? If so, describe.

No.

c. Describe any structures on the site.

The site has a one-story structure built in the 1970's for a recycle center. The site also has public restrooms, and sinks used by the Farmers Market.

d. Will any structures be demolished? If so, what?

The structures described above will be demolished.

e. What is the current zoning classification of the site?

Public Institution—P

f. What is the current comprehensive plan designation of the site?

Park

g. If applicable, what is the current shoreline master program designation of the site?

The site is not covered by the shoreline master program.

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

Yes. The Landslide Hazard Area Map (MICC 19.16.010) indicates that there has been an identified landslide on the site. The area is identified for potential high water table. For more specific information, refer to Appendix E, Geotechnical Report and Appendix G, Slope Stability Review.

i. Approximately how many people would reside or work in the completed project?

As many as a dozen staff would work in the building.

j. Approximately how many people would the completed project displace?

None.

k. Proposed measures to avoid or reduce displacement impacts, if any:

None.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans,

if any:

Regulations for the P-zone will need to be modified by the City of Mercer Island to allow a cultural center and building permit approval for the project. The project will provide plaza space for public use and new landscaping to tie the building into its park setting. The trail to First Hill will be retained or replaced. We are working with Mercer Island Parks & Recreation on supporting and supplementing park functions.

A Zoning Code Text Amendment has been proposed as part of the project. The text amendment will allow a cultural center to be built in a P (Public Institution) zone, with restrictions. This is a procedure that the City has used previously, most recently for elementary school improvements; MICA is not receiving special privileges to use this mechanism. The text amendment will be reviewed by City staff and requires approval from City Council. MICA will comply with the same process as any other proponent of a text amendment.

For additional detail, see Appendix Q, Response to Comments. The proposed text amendment is in Attachment D.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low income housing.

None.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low income housing.

None.

c. Proposed measures to reduce or control housing impacts, if any:

Not applicable.

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas? What is the principal exterior material(s) proposed?

The tallest portion of the structure is approximately 35' high. The exterior building materials on the most visible facade will be heavily glazed.

b. What views in the immediate vicinity would be altered or obstructed?

The MICA building will be visible from very few residences. It is visible from the park and adjacent streets. However, as it backs up against the hill it does not obstruct views of the park lawn. The MICA facility will significantly improve the current view of the recycling center area, which is screened by a hedge in poor ecological condition.

c. Proposed measures to reduce or control aesthetics impacts, if any:

MICA plans to provide an aesthetically pleasing building, plaza, and landscaping, as reflected by conceptual renderings of the proposed project. The portion of the building along the edge of the park will be lowered for scale, with quality materials and views into the cafe, lobby, a reclaimed wood truss roof and art gallery. Landscaping along the park edge of the building will integrate the building into the park. Further, MICA's ground lease allows the City to approve the design, and it is anticipated that this review will be done through the Design Commission.

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Lighting will be designed to avoid glare, to shield excess light, and to provide sufficient lighting for safety after dark. Lighting at the intersection of 77th Avenue SE and SE 32nd Street will be designed to provide a safe condition for people coming to and leaving the facility and the park. A lighting plan will be subject to approval as part of the building permit.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

No.

- c. What existing off-site sources of light or glare may affect your proposal?

None.

- d. Proposed measures to reduce or control light and glare impacts, if any:

Lighting will be selected to reduce glare, and will typically be downlighting. Landscape screening will control also glare from across the park. A lighting plan will be done as building design is developed.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

Mercerdale Park's lawn and walking path; trails through the woods; a skatepark and exercise equipment. A children's play area is also nearby, to the southeast of the lawn area. The Farmers Market takes place in the adjacent streets during warmer months. SE 32nd Street and 77th Avenue SE are closed on Sundays from 10 to 3 for the Farmers Market, and for Summer Celebration weekend. Concerts and other events take place on the lawn during the summer.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

The project will remove existing public restrooms available to park users and sinks used by the Farmers Market; however the project will provide temporary replacement during construction and permanent replacement with the finished project. The flagpole and concrete plaza at Bicentennial Park will be removed. Part of what was once referred to as the native plant garden will be removed. A portion of the park will be unavailable during construction; however, trail access (temporarily relocated) will remain available during construction.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

When MICA is complete, the current uses will all be continued. There will be a walkway around the park lawn; the pergola, the children's play area and the skateboard park. The wooded area between the skateboard park and MICA – currently in poor ecological health - will be smaller as a result of the project, and MICA has undertaken to work with the City to re-landscape and turn this area into a space all Islanders can enjoy. Public restrooms and Farmers Market storage within MICA will support the community gatherings that currently take place in and near the park. The western slope, with its trails and stairway, will remain wooded and intact. The presence of MICA will create new cultural and recreational opportunities for the community with programs, activities, and outdoor seating.

13. Historic and cultural preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site. If so, generally describe.

None known.

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

Bicentennial Park, created to celebrate the year 1976, is described on the City website as “a small park adjacent to Mercerdale Park with amenities including a restroom building, a flagpole, drinking fountain, plaza and trail.” The Mercer Island Parks & Rec Plan 2014-2019 describes the pergola in the northeast corner of Mercerdale Park as honoring veterans; Bicentennial Park does not contain a memorial.

c. Proposed measures to reduce or control impacts, if any:

MICA proposes to relocate the flagpole near the pergola structure in the park. The plaza space near MICA will be redesigned, to create a space for contemplation, gathering and celebration.

If items of historic or cultural value are found on site, we will contact the Washington State Department of Archaeology & Historic Preservation at (360) 586-3065.

14. Transportation

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

The site is served by the street grid of Mercer Island’s Town Center. The site is southwest of the intersection of 77th Avenue SE and SE 32nd Street; access will be from that intersection.

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

The Town Center is well served by King County Metro and Sound Transit at the Park and Ride, which is approximately a ten minute walk from the site. Metro routes 201 and 204 have stops a block to the east of the site, on 78th Avenue SE. Buses from the Mercer Island School District also take children to and from schools, and are expected to be a major source of transportation for classes.

c. How many parking spaces would the completed project have? How many would the project eliminate?

The project will neither create parking spaces or eliminate parking spaces on the site. Five accessible parking would replace three parallel parking stalls on the south side of SE 32nd Street.

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

The project would not require new roads or streets, but fire access would be provided from the south via a pedestrian route that would be strengthened to bear the weight of a fire truck. The access would be partially asphalt and partially grasscrete. It would be used only by fire truck in the event that access from the north was unavailable.

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No.

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

See Attachment O, Transportation Impact Analysis.

g. Proposed measures to reduce or control transportation impacts, if any:

A Transportation Impact Analysis (Attachment O) and a Parking Management Plan (Attachment P) have been completed and submitted as part of this SEPA application.

15. Public services

a. Would the project result in an increased need for public services (for example; fire protection, police protection, health care, schools, other)? If so, generally describe.

Mercer Island Fire Department will provide fire protection for the facility. The City will also provide police protection. The project does not significantly increase the need for public service.

b. Proposed measures to reduce or control direct impacts on public services, if any.

The building will be fully sprinklered and have a full fire alarm system. Staff will be fully trained in First Aid and First Aid equipment will be available on site.

16. Utilities

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

Electricity, natural gas, water, refuse service, telephone, sanitary sewer, cable, phone and internet service are available to the site.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

**Electricity: Puget Sound Energy
Water: City of Mercer Island
Refuse Service: Allied Waste
Sanitary Sewer City of Mercer Island**

C. SIGNATURE

I certify (or declare) under penalty of perjury under the laws of the State of Washington that the answers to the attached SEPA Checklist are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

Date Submitted: _____

ATTACHMENT LIST

Attachment A Survey/Proposed Lease Boundary
Attachment B Aerial/Proposed Building Footprint
Attachment C Proposed Lease Boundary Description
Attachment D Proposed Zoning Code Text Amendment
Attachment E Geotechnical Report
Attachment F Geotechnical Supplemental Memo
Attachment G Slope Stability Review
Attachment H Wetland Delineation Report
Attachment I Tree Assessment
Attachment J Critical Area Study
Attachment K Wetland Mitigation Plan
Attachment L Site & Paving Plan
Attachment M Utility Plan
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Attachment O Transportation Impact Analysis
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Attachment Q Response to Public Comments Received
Attachment R Citizen Question Index
Attachment S Storm Drainage Plan

SEPA RULES

SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(do not use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; productions, storage, or release of toxic or hazardous substances; or production of noise?

This Supplemental Sheet for Nonproject Actions refers to the proposed Zoning Text Amendment to amend regulations related to the Public Institution – P-zone and proposed Comprehensive Plan amendment, if necessary, for implementation of said Zoning Code Text Amendment. The specific impacts of said Zoning Text Amendment and related Comprehensive Plan amendment, if necessary, are addressed in the project-related section of the the SEPA checklist. No impacts are expected other than these project-related impacts.

Proposed measures to avoid or reduce increases are:

None.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

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Proposed measures to protect or conserve plants, animals, fish, or marine life are:

None.

3. How would the proposal be likely to deplete energy or natural resources?

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Proposed measures to protect or conserve energy and natural resources are:

None.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

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related section of the the SEPA checklist. No impacts are expected other than these project-related impacts.

Proposed measures to protect such resources or to avoid or reduce impacts are:

None.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

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Proposed measures to avoid or reduce shoreline and land use impacts are:

None.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

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Proposed measures to reduce or respond to such demand(s) are:

None.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

This proposal would amend local code, and no conflicts with any local, state, or federal laws requiring environmental protection are known.

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01/2012

TO BE COMPLETED BY APPLICANT

EVALUATION FOR
AGENCY USE ONLY