

CITY OF MERCER ISLAND
COMMUNITY PLANNING & DEVELOPMENT

9611 SE 36TH STREET | MERCER ISLAND, WA 98040
PHONE: 206.275.7605 | www.mercergov.org



CITY USE ONLY	
Date Received	
File No	
Received By	

ENVIRONMENTAL CHECKLIST

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 reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

PRE-APPLICATION MEETING

A pre-application meeting is used to determine whether a land use project is ready for review, to review the land use application process, and to provide an opportunity for initial feedback on a proposed application. Some land use applications require a pre-application – in particular: short and long subdivisions, lot line revisions, shoreline permits, variances, and critical area determinations. The City strongly recommends that all land use applications use the pre-application process to allow for feedback by City staff.

Please note: pre-application meetings are held on Tuesdays, by appointment. To schedule a meeting, submit the meeting request form and the pre-application meeting fee (see fee schedule). Meetings must be scheduled at least one week in advance. Applicants are required to upload a project narrative, a list of questions/discussion points, and preliminary plans to the Mercer Island File Transfer Site one week ahead of the scheduled meeting date.

SUBMITTAL REQUIREMENTS

In addition to the items listed below, the code official may require the submission of any documentation reasonably necessary for review and approval of the land use application. An applicant for a land use approval and/or development proposal shall demonstrate that the proposed development complies with the applicable regulations and decision criteria.

- A. **Completed pre-application.**
- B. **Development Application Sheet.** Application form must be fully filled out and signed.
- C. **Development Plan Set.** Please refer to the Land Use Application- Plan Set Guide in preparing plans.
- D. **Title Report.** Less than 30 days old.
- E. **SEPA checklist.**

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

For nonproject proposals complete this checklist and the supplemental sheet for nonproject actions (Part D). The lead agency may exclude any question for the environmental elements (Part B) which they determine do not contribute meaningfully to the analysis of the proposal. 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 Park Rowhouses](#)

2. Name of applicant:

[Ryan Companies](#)

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

[110 110th Ave. NE, Bellevue, WA 98004](#)

[Contact: Kate Suski, 425-577-1098](#)

4. Date checklist prepared:

[7/19/21](#)

5. Agency requesting checklist:

[Community Planning & Development](#)

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

[Start of construction Fall 2022](#)

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

No future additions or expansions known at this time

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

"Preliminary Geotechnical Engineering Draft Report", May 18, 2021, by GeoEngineers; "Full Tree Inventory and Health Assessment, Level 2 Basic Tree Risk Assessment", July 15, updated July 24, 2020, by Urban Forestry Services; Traffic Scoping Memo dated 7/12/21, by TENW

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:

None known

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

City of Mercer Island Land Use and Building Permits

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.)

(10) residential 4-unit Rowhouses buildings above below-grade parking and modifications to existing structured parking that serves the adjacent office building. Overall site size is 255,974 sf (5.88 acres), but the proposed area of work is the north side of the site, including the drive access from 77th Ave NE to the existing office parking. The below-grade parking structure is approximately 64,636 gross square feet and each 4-unit building is approximately 11,948 gross square feet.

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 project is located at 3003 77th Ave. SE, at the SW corner of the intersection of 77th Ave. SE and SE 29th Street. Legal Description is as follows: PARCEL 1: LOTS 7 THROUGH 12, BLOCK 11, MCGILVRA'S ISLAND ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 16 OF PLATS, PAGE 58, IN KING COUNTY, WASHINGTON. EXCEPT THE EAST 10 FEET CONVEYED FOR ROAD NBY DEED RECORDED DECEMBER 1, 1958 UNDER RECORDING NO.

PARCEL 2: AN EASEMENT FOR STORM DRAIN AND INCIDENTAL PURPOSES AS SET FORTH IN DOCUMENT RECORDED JULY 26, 1979 AS RECORDING NO. 7907260876 OF OFFICIAL RECORDS.

A site plan, vicinity map and topographic map (survey) are submitted with the Land Use Application

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (check one):

Flat Rolling Hilly Steep slopes Mountainous Other

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

The site has been developed with terraced parking, so existing slopes are man-made. Percent slope from east to west on the portion of the site being redeveloped is approximately 5.6%, and percent slope from north to south is essentially flat.

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 agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

From the Draft Geotechnical Report: "The soils encountered in the site vicinity consist of shallow fill and recent deposits overlying glacially consolidated soils. The fill and recent deposits generally consisted of loose to dense silty sand with variable gravel content and soft to medium stiff silt deposits with variable sand content... The glacially consolidated soils consist of stiff to hard clay and silt, and medium dense to very dense silty sand with gravel and occasional cobbles."

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

No

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

Grading will occur for garage mass excavation over an approximately 2 acre footprint. Fill 1,500 CY, Cut 35,000. Source of fill will be local soil/aggregate supplier.

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

Yes, but temporary shoring is planned in addition to temporary erosion and sedimentation control during construction.

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

With existing and new impervious surfaces, approximately 75% of the site will be covered with impervious surfaces after project construction.

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

Best Management Practices will include interceptor swales, construction entrance, perimeter site construction and silt fence, wheel wash, catch basin filter socks, sediment storage tank and sediment filtration system.

2. Air

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

During construction of the proposed building there will be emissions from gas-powered construction equipment and trucks accessing the site daily, dust from construction, and fumes from any building painting. Traffic travelling to and from the site will be a permanent emission. Other than potential water vapor from resident washer and dryer units, there should be no long term, permanent increases in air emissions.

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

Typical city odors such as automobile emissions will be present at the site but will not affect the proposal.

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

All construction and permanent equipment will be properly maintained to conform to EPA emission standards; compliance with any applicable codes and regulations.

3. Water

- a. Surface:

- i. 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.

No

- ii. 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.

Not applicable

- iii. 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.

Not applicable

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

No

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

According to King County imap, the site does not lie within a 100-year floodplain

- vi. 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

- i. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well? Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No

- ii. 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.

Not applicable

c. Water runoff (including stormwater):

- i. 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.

Runoff will include stormwater and minimal groundwater dewatering. Stormwater will be treated as required and discharged to the adjacent public storm system. The ultimate discharge point is Lake Washington.

- ii. Could waste materials enter ground or surface waters? If so, generally describe.

Best Management Practices will be implemented to prevent waste materials from entering the ground and surface waters

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

Best Management Practices will include interceptor swales, construction entrance, perimeter site construction and silt fence, wheel wash, catch basin filter socks, sediment storage tank and sediment filtration system.

4. Plants

- a. Check 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

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

Trees to be removed are: 42 trees less than 10" caliper, 48 trees between 10"-24", 2 trees between 24"-36" and 1 tree greater than 36". Two of the total 93 trees to be removed are evergreen trees; the remainder are deciduous. Lawn grass and English Ivy will also be removed.

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

None that we are are of on or near the site.

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

Landscape will use native and/or low-water use plantings. No plants from the King County Noxious Weed list will be planted.

e. List all noxious weeds and invasive species known to be on or near the site.

English Ivy

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. Examples include:

Birds: hawk, heron, eagle, songbirds, other:

Mammals: deer, bear, elk, beaver, other:

Fish: bass, salmon, trout, herring, shellfish, other:

Birds and other animals which have been observed near the site or are known to be on or near the site include hawk, heron, eagle, songbirds, rabbits, rats. No fish are known to be on or near the site.

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

USFWS IPaC's website indicates threatened or endangered species that may be on the site are gray wolf, marbled murrelet, streaked horned lark and yellow-billed cuckoo. Although these species may reside in greater King County, they have not been observed on the site and, given the development on and adjacent to the site, it is unlikely that any of these species would be on or near the site.

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

USFWS IPaC lists the following migratory birds that may be in or near the area including: bald eagle, black turnstone, great blue heron, lesser yellowlegs, olive-sided flycatcher, red-throated loon, rufous hummingbird, semipalmated sandpiper, and short-billed dowitcher. The proposed project will not remove any rare or unique habitat, and will replace removed landscape materials with materials more appropriate to the area which will provide stopping places for any nearby migratory birds such as those listed.

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

Proposed landscaping, including bio-retention plantings, will provide a more diverse environment for local wildlife than the current landscaping does. Native plants will provide more appropriate habitat for this region.

-
-
- e. List any invasive animal species known to be on or near the site.

No invasive animal species are known to be on or near the site.

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.

The bulk of the project's energy needs will be provided with electric, including all lighting, HVAC, and water heating. Natural gas may be provided for gas grill hook-ups and residential gas kitchen cooktops.

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

No, the project would not affect the ability of adjacent properties to utilize solar energy.

- 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 project will pursue LEED 4.1 for Homes, Gold Certification. Energy efficient HVAC equipment and LED lighting will be used. Envelope will meet or exceed WSEC. Greywater storage is proposed to be detained and reused for irrigation.

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.

There are no known environmental health hazards that could occur as a result of this proposal, other than exposure to arsenic or lead exposure as noted below.

- i. Describe any known or possible contamination at the site from present or past uses.

There is no known or possible contamination at the site.

- ii. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

There are no known hazardous chemicals or conditions that would affect the project.

- iii. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

Petroleum products will be used in construction equipment during the construction phase. No other hazardous or toxic chemicals will be used, stored or produced on site.

iv. Describe special emergency services that might be required.

No emergency services are anticipated to be needed. In the event of a worker being injured, medical assistance may be needed. In the unlikely event of a fire, the local fire department would be called

v. Proposed measures to reduce or control environmental health hazards, if any:

There are no anticipated health hazards. Operators of heavy equipment will have a Safety Policy and Environmental Code of Practice to guide workers in safe and environmentally sound practices, and proper response in case of diesel or oil spills.

b. Noise

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

Noise from road traffic and other typical dirt noises are expected, but they should not interfere with the proposed project.

ii. 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.

During construction noise will be created by heavy machinery, however, this will be short-term, and will be contained within the hours dictated by Mercer Island's noise ordinance. Noise from the finished project is expected to be consistent with residential use.

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

Construction noise will be in keeping with MICC 8.24.020(Q). Mechanical equipment will be located within the parking garage.

8. Land and shoreline use

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The site is currently used for parking, with one bay of structured parking and one bay of surface parking. The proposal will not affect land uses on nearby or adjacent properties.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

The site has not recently been used for farming or as working forest land. It was developed in 1980-81 to provide parking for the concurrently developed Farmers New World Life Insurance Company Building.

c. Describe any structures on the site.

On the portion of the site proposed for development, there is a concrete two-level open structured parking garage and paved surface parking.

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

Two trays of existing structured parking, and one area of surface parking will be demolished.

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

The current zoning per the City of Mercer Island City Code is Town Center (TC), TC-3 subarea.

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

The current designation under the Mercer Island Comprehensive Plan is Town Center (TC)

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

Not applicable

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

The City of Mercer island's Information and Geographic Services has identified potential hazards on the site, including seismic, potential slide, and protected slope area, shallow groundwater, and areas infeasible for infiltration. However, a Draft Preliminary Geotechnical Engineering Report indicates that seismic risks are low.

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

Forty 4-bedroom units are proposed. If an average of four people occupied each unit, a total of 160 people would reside in the completed project.

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

No one will be displaced due to this project; the current site is used only for parking

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

Not applicable

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

The proposed residential project is compliant with applicable development regulations for the site.

9. Housing

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

Forty units will be provided. Units are expected to be high-income. Four units (10% of the total number of units) will be priced to qualify as affordable housing per MICC 19.11.040.

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

No units will be eliminated.

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

The addition of housing units to a site that currently has none will increase the housing supply on Mercer Island.

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 height of any proposed structure measured from the adjacent sidewalk is approximately 38'-8". The primary exterior building material is masonry (brick).

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

The proposed project will alter the northward views of the adjacent office building, and the eastward views of adjacent multi-family residential buildings to the west. However, because those residential buildings are located at least 30 feet above the project, the impact is expected to be minimal.

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

The proposed project contains considerable open and landscaped area to allow for visual permeability through the site. Exterior materials will be durable and of good quality. The project will be going through the City of Mercer Island's Design Commission Review.

11. Light and glare

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

Units will be provided with shades, although use of shades will be at the discretion of unit owners. Site lighting will be focused at walking surfaces for safety (step lights, bench lights); lighting that is higher will be full cut-off. Sun glare from glazing is expected to be minimal; low west light is blocked by a slope to the west of the project

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

The proposed project is surrounded by buildings with similar lighting and glass so it will not create a safety hazard or glare that is inconsistent with the general area.

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

Typical urban lighting exists around the site. Existing off-site sources of light and glare should not affect this proposal

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

Exterior glass, site lighting, and any other source of light or glare will comply with Mercer Island Land Use code and Building Code.

12. Recreation

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

The site is in Mercer Island's Town Center, and is thus immediately adjacent to numerous shopping

and dining venues. Mercerdale Park is located one block to the south of the site, with trails and a skatepark. The Mercer Island Farmers' Market operates weekly on Sundays from June-Sept., centered at Mercerdale Park

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

No recreational uses would be displaced by the proposed project.

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

The proposed project is integrating small plazas for vendors and/or the public to use during the Farmers's Market, and proposes streetscape landscape features to maintain a shaded and comfortable pedestrian environment.

13. Historic and cultural preservation

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

There are no buildings, structures or sites location on or near the site that are listed in national, state or local preservation registers.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

There are no known landmarks, features or other evidence of Indian or historic use or occupation.

There is no known material evidence, artifacts, or areas of cultural importance on or near the site.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

The site was redeveloped for structured parking in 1980 and excavated to a depth of X feet and is highly unlikely to contain any archaeological resources. No historic landmarks would be impacted as a result.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

No impacts will occur and therefore no mitigation is necessary. The project will comply with all relevant and applicable codes.

14. Transportation

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

The site is bounded by two streets: 77th Ave. SE to the east of the site, and SE 29th Street to the north of the site. Per the Transportation Element of the 2015-2035 Comprehensive Plan (Existing Conditions - Roadway Network), 77th Ave. SE is considered to be a secondary arterial. SE 29th Street is a Collector Arterial.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

The Mercer Island Station (light rail) will be completed in 2023 and is approximately 0.5 miles from the site. King County Metro DART Route 204 serves 78th Ave SE, with a stop approximately one block from the site.

- c. How many additional parking spaces would the completed project or nonproject proposal have? How many would the project or proposal eliminate?

The existing parking count for the parking serving the office building on the property is 718 stalls. With demolition of a portion of the parking, restriping of the remaining office parking to pride code-complaint stall dimensions, and addition of forty new residential stalls, the proposed parking provides 509 stalls.

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

The project would not require any new roads, streets, bicycle or state transportation facilities. A new sidewalk will be required to be extended within a widened 12-foot setback along 77th Ave. SE.. Improvements to the frontage at 77th Ave. SE and SE 29th Street will be required.

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

The project will not use water, rail or air transportation.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?

The proposed project is estimated to generate 216 new weekday daily trip (108 entering, 108 existing). Peak volumes are estimated to occur between 7-9 AM and 4-6 PM. Truck traffic is anticipated to be minimal (less than 3%). The trip generation estimates were based on methodology documented in the Institute of Traffic Engineers (ITE) Trip Generation Manual, 10th Ed. for Land Use Code (LUC) 221 (Multifamily Housing (Mid-Rise)).

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

The proposed Mercer Island Rowhouse residential project is not anticipated to interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area.

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

The project applicant will be required to pay transportation impact fees which will help to fund transportation improvements throughout the City of Mercer Island.

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.

The project would result in a minimal increase in the need for public services. The proposed 40 units will require additional fire protection, public transit, health care, and/or school depending if new residents are moving from an area that is not near the project area. It is not expected that this number will drastically affect or put strain on any current public services.

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

The addition of 40 units should not drastically change the need for public services, however, new construction will reduce impacts on public services by implementing the newest fire code when implementing fire protection measures in the new building.

16. Utilities

a. Check utilities currently available at the site:

Electricity Natural Gas Water Refuse Service
Telephone Sanitary sewer Septic system Other

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.

Mercer Island will provide service for domestic water, fire protection, and sanitary sewer. Puget Sound Energy will provide service for primary power and natural gas. Communications providers will vary but are likely to include CenturyLink and Xfinity. All utility service connections will be made in the adjacent public right of way and sidewalk/roadway restoration will be required.

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: 
Kirsten Wild, Weinstein A+U

Date Submitted: July 21, 2021

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?

Proposed measures to avoid or reduce increases are:

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

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

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

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

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?

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

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?

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

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

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

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

[Statutory Authority: RCW [43.21C.110](#), WSR 16-13-012 (Order 15-09), § 197-11-960, filed 6/2/16, effective 7/3/16. Statutory Authority: RCW [43.21C.110](#) and [43.21C.100](#) [43.21C.170]. WSR 14-09-026 (Order 13-01), § 197-11-960, filed 4/9/14, effective 5/10/14. Statutory Authority: RCW [43.21C.110](#), WSR 13-02-065 (Order 12-01), § 197-11-960, filed 12/28/12, effective 1/28/13; WSR 84-05-020 (Order DE 83-39), § 197-11-960, filed 2/10/84, effective 4/4/84.]