SEPA ENVIRONMENTAL CHECKLIST

A. Background [HELP]

1. Name of proposed project, if applicable:

Luther Burbank Park Waterfront Improvements Project

2. Name of applicant:

City of Mercer Island Public Works

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

Applicant:
Paul West
City of Mercer Island
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Mercer Island, Washington 98040
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(206) 275-7833

Contact:
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Seattle, Washington 98101
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4. Date checklist prepared:

October 24, 2022

5. Agency requesting checklist:

City of Mercer Island Community Planning and Development

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

The Project is anticipated to be constructed in two phases and will occur over 14 months beginning in or around July 2023, or once all permits and approvals are issued. In-water work will occur during the approved regulatory work window for Lake Washington, which is typically between July 16 and

March 15 (or an approved extension). Overwater or upland activities may occur outside of the in-water work window. The following construction phase and sequences are proposed:

Phase 1: July 2023-January 2024

- Boiler Building Repairs
- Boiler Building Restroom Annex Renovation
- Concession Stand Repairs

Phase 2: June 2024-November 2024

- North Dock Repairs
- Central Dock Reconfiguration
- South Dock Reconfiguration
- Overwater Access Platform
- Waterfront Plaza Renovation and Access Upgrades
- North Beach Enhancements
- Waterfront LID
- Irrigation Intake System

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

The Luther Burbank Park Irrigation Intake and Swim Area Maintenance Project (SEP17-030) and South Shoreline Trail (SEP20-011) and Restoration (SEP21-011) projects will occur in the vicinity of this proposal. Construction of these projects is in progress and may overlap with this proposal. The Irrigation Intake and Swim Area Maintenance Project (SEP17-030) irrigation intake is included in this proposal to allow installation to occur concurrently with the plaza improvements.

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

Other environmental information that has been prepared for the Project includes the following:

- Critical Areas Study (Anchor QEA 2022a)
- Cultural Resources Assessment (Anchor QEA 2022b)
- Biological Evaluation (Anchor QEA 2022c)
- Geotechnical Engineering Services Report for Luther Burbank Park Upland Improvements, Mercer Island, Washington (GeoEngineers, Inc. 2022a)
- Geotechnical Engineering Services Report for Luther Burbank Park Dock Repair, Mercer Island, Washington (GeoEngineers, Inc. 2022b)

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.

The City of Mercer Island is not aware of any other applications for proposals directly affecting the property that are pending government approval.

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

- U.S. Army Corps of Engineers: Clean Water Act Section 404/Rivers and Harbors Act Section 10 Permit
- National Marine Fisheries Service (NMFS) and U.S. Fish and Wildlife Service (USFWS): Endangered Species Act (ESA) Section 7 Compliance
- Washington State Department of Archaeology and Historic Preservation: National Historic Preservation Act Section 106 Compliance
- Washington State Department of Ecology: Clean Water Act Section 401 Water Quality Certification
- Washington Department of Fish and Wildlife: Hydraulic Project Approval
- Washington State Department of Natural Resources: Aquatic Use Authorization
- City of Mercer Island: SEPA Determination
- City of Mercer Island: Shoreline Substantial Development Permit, Shoreline Variance, and Shoreline Conditional Use Permit
- City of Mercer Island: Critical Areas Ordinance Compliance
- City of Mercer Island: Building Permit
- City of Mercer Island: Stormwater Permit

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 City of Mercer Island (City) is proposing the Luther Burbank Park Waterfront Improvements Project (Project) to repair, maintain, and enhance the waterfront program at Luther Burbank Park in the City of Mercer Island, Washington. The Project includes repairing and replacing portions of the existing dock structures, including repairs to the north dock structure, and replacing and reconfiguring the central and south dock structures to accommodate waterfront programming and current and projected watercraft uses. Other waterside improvements include installing a grated overwater platform in the nearshore to improve access to the water along the existing plaza area.

The Project also includes upgrades to the waterfront plaza and Boiler Building. These include Boiler Building repairs (i.e., new roof, seismic retrofits, and new lighting); Boiler Building restroom annex renovation to improve the restroom facilities and construct a new rooftop viewing deck; concession stand repairs; and waterfront plaza renovations and access upgrades. The Project will improve access to the waterfront by creating new Americans with Disabilities Act (ADA)-accessible routes from the plaza to the viewing deck on the existing Boiler Building annex restroom rooftop, and to the expanded north beach area that will be improved with fish habitat gravel and riparian plantings. The ADA route will connect to the adjacent future south shoreline trail that will be constructed as part of a separate project. The ADA route will also connect to the existing trail that continues north of the Project area. All proposed waterfront improvements including the dock structures and gangways will also meet ADA requirements. The waterfront plaza renovations and access upgrades will incorporate low impact development (LID) features that will provide stormwater buffering and biofiltration

functions similar to a vegetated shoreline. An irrigation intake system will also be installed at the south end of the plaza.

See the Project Description and figures in Attachment 1 for more information.

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 on the shoreline of Lake Washington in Luther Burbank Park, located at 2040 84th Avenue SE on Mercer Island, Washington, in King County. The property is on King County parcel number 0624059014 at the southwest corner of Section 6, Township 24 North, Range 5 East. See the figures in Attachment 1 for legal description, site plan, vicinity map, topographic map, and other Project drawings.

B. Environmental Elements [HELP]

1. *Earth* [help]

a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other:

A steep slope is located west of the existing Boiler Building (see Section B.1.b). East of this slope, the Project area slopes gradually down from the inland side to the Lake Washington shoreline.

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

The slope behind the Boiler Building and restroom annex is inclined between 2 horizontal to 1 vertical (2H:1V) and 1.25H:1V (50% to 80%) (GeoEngineers 2022a).

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.

According to the Natural Resources Conservation Service, the underlying soils consist of Kitsap silt loam (NRCS 2022). Geotechnical testing for the Project indicated the presence of several feet of fill material over glacial till in upland areas; in-water borings revealed lake sediments underlain by weathered, glacially consolidated soil (GeoEngineers 2022a, 2022b).

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

The Project area contains mapped geologically hazardous areas (erosion, landslide, and seismic hazard areas). See the Critical Areas Study (Anchor QEA 2022a) for discussion.

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.

Construction of the Project will include grading approximately 4,300 sf of existing undeveloped, vegetated areas at the north beach and south of the plaza. Approximately 5,205 sf of existing plaza surfacing will be removed (concrete, brick, asphalt). The Project includes replacing 2,595 sf of existing impervious surface. Approximately 2,327 sf of gravel and rock will be placed for on-grade pathways, ADA-accessible ramp, rock revetments/terraces, and seating. The north beach expansion includes placing 720 sf of habitat gravel and cobble underlayment. A trench approximately 50 feet long will be excavated to install piping between the new water pump station and the intake screen in Lake Washington; trenching will occur within existing paved areas. Several footings will be installed to support the viewing deck access ramp, ranging from 3.5 to 5.5 feet deep and requiring excavation of approximately 20 cubic yards of soil total.

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

Construction activities have the potential to cause erosion. However, all areas disturbed by Project construction will be stabilized as soon as possible to prevent erosion.

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

Approximately 25% of the Project area is currently impervious surfaces (buildings, pavement, driveway, and docks). The Project will reduce overall impervious surface area by approximately 5%. Plaza renovations for the Project include removing 5,205 sf of concrete pavers, brick pavers, concrete paving, and a small area of asphalt paving in front of the Boiler Building restroom annex under the breezeway. Approximately 2,595 sf of existing impervious surface will be replaced, including 2,015 sf of new concrete paving in the western portion of the plaza by the Boiler Building and 580 sf of gravel driveway paving. Approximately 2,410 sf of pervious pavers will be installed in the eastern part of the plaza (not included in impervious surface calculations).

Other new impervious surfaces include several shoreline trail access improvements (on-grade pathway, north beach pathway, and structural ramp). Table 1 describes each project element and the impervious surface removed, replaced, or installed for each feature.

Table 1
Impervious Surfaces Summary

Project Element	Impervious Surface Removed (sf)	Impervious Surface Replaced (sf)	New Impervious Surface Installed (sf)
Waterfront Plaza			
Concrete pavers, brick pavers, and concrete paving at waterfront plaza	4,425	2,015	n/a
Asphalt paving at Boiler Building restroom annex breezeway	320	n/a	n/a
Driveway and ADA Trail/Ramp			
Gravel driveway paving	580	580	n/a
Gravel on-grade pathway south of plaza	170	n/a	700
Structural concrete ADA-accessible ramp to the new viewing deck	n/a	n/a	260
Rock terrace at on-grade pathway	n/a	n/a	375
Granite steps at on-grade pathway	n/a	n/a	60
North Beach Access			
Gravel pathway at north beach	30	n/a	400
Concrete pathway segment	n/a	n/a	150
Rock revetment at north beach	n/a	n/a	300
Concrete cap for sheetpile wall	n/a	n/a	11
Rock terrace at north beach	n/a	n/a	60
Concrete seatwall	n/a	n/a	11
Total	**5,205**	**2,595**	**2,327**

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

All areas disturbed by Project construction will be stabilized as soon as possible to prevent erosion. The contractor would supply a Temporary Erosion and Sediment Control Plan to the Project Engineer. Additional best management practices (BMPs) to avoid or minimize impacts to the earth are described in the Project Description in Attachment 1.

2. Air [help]

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

The Project will result in short-term emissions from the heavy equipment used to complete the proposed activities. No long-term emissions will result from the completed Project.

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

There are no off-site sources of emissions or odor that may affect the Project.

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

The Project will adhere to applicable regulations for the reduction or control of emissions as applicable. Equipment will be inspected daily to ensure that uncontrolled emissions do not occur. Other BMPs will be implemented during construction as described in the Project Description in Attachment 1.

3. Water [help]

a. Surface Water: [help]

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.

The Project is located on the shoreline of Lake Washington, a freshwater lake. There are no wetlands or other surface waters within the Project area.

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.

The Project includes work over, in, and adjacent to (within 200 feet) of Lake Washington as described in the Project Description and figures in Attachment 1.

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.

Approximately 115 square feet (10 cubic yards) of area below the OHWM will be temporarily disturbed in order to excavate and then backfill with cobble underlayment and habitat-grade gravel.

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

The irrigation intake system will include intake and filter backwash pipes, a self-cleaning fish screen at the end of the pipe (consistent with WDFW standards), a water pump station located near the Boiler Building, and piping for water delivery and connection to the existing irrigation system. The irrigation intake system will draw water from Lake Washington at a maximum rate of 0.089 cubic foot per second (40 gallons per minute), as allowed by the approved water right change (Water Right Claim 158498AH).

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

The Project does not lie within a 100-year floodplain (King County 2022).

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.

The Project does not involve any discharges of waste materials to surface waters.

b. Ground Water: [help]

1) 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.

Groundwater will not be withdrawn for drinking water as part of the Project. Temporary dewatering may be necessary if groundwater is encountered during excavation. Any dewatering water will be managed by the contractor as required by permits.

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.

Waste material will not be discharged into the ground from septic tanks or other sources.

c. Water runoff (including stormwater):

1) **Describe the source of runoff (including storm water) 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**.

Existing stormwater features include a stormwater conveyance swale that abuts the western edge of the gravel maintenance driveway and drains to an existing catch basin. The catch basin drains to the lake through a 6-inch PVC storm drain to an outfall south of the plaza. Two additional catch basins located north of the plaza, between the asphalt pathway and Boiler Building, drain to the lake through a 6-inch PVC storm drain and outfall in the north end of the plaza. The northern outfall runs underneath the plaza and through the existing bulkhead to the lake. The existing site sheetflows directly into the waterway over concrete, gravel, and vegetated areas. No treatment, infiltration potential, or flow control is provided in the existing developed areas.

The Project includes several stormwater management improvements: replacing concrete and brick pavers at the plaza with pervious pavers, installing a silva cell biofiltration system in the plaza; constructing a vegetated conveyance swale along the maintenance driveway; and replacing the stormwater outfall with a new outfall integrated into the rock terrace at the north beach. The new outfall elevation will be above OHWM will be located as close to the existing catch basin as feasible.

The Project will reduce the peak runoff by providing infiltration potential and by reducing impervious surfaces. Approximately 2,410 square feet of impervious pavement will be converted to pervious pavers, with only a total of 1,600 square feet of new and replaced gravel pedestrian paths and access road proposed. The net reduction in impervious surfaces will decrease the peak stormwater runoff flow rate. The pervious pavers and silva cell will remove sediment and other pollutants that would have been conveyed to Lake Washington in the existing conditions. Overall the Project will result in no pollution-generating surfaces.

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

Materials from accidental spills associated with construction activities could potentially occur but will be avoided or minimized through implementation of spill control BMPs.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

As described previously, the Project will reduce the peak runoff by providing infiltration potential and by reducing impervious surfaces.

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

The new low-impact development measures described in Attachment 1 are anticipated to provide better management of stormwater from the Project's impervious surface areas.

4. Plants [help]

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

__X__deciduous tree: alder, maple, aspen, other:
__X__evergreen tree: fir, cedar, pine, other
__X__shrubs
__X__grass
_____pasture
_____crop or grain
_____ Orchards, vineyards or other permanent crops.
_____ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
__X__water plants: water lily, eelgrass, milfoil, other:
Eurasian milfoil (*Myriophyllum spicatum*)
_____other types of vegetation

There are no undisturbed native vegetation communities, streams, or wetlands located in the Project area. The Project area is composed of a paved upland area and the existing dock. There is shoreline vegetation at the north beach area that will be impacted by expansion of the beach. The Critical Areas Study (Anchor QEA 2022a) includes a detailed description of the types of vegetation in the Project area.

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

To construct the new access pathways, plaza paving, and expanded north beach, up to 10 trees located along the shoreline and in the uplands will be removed and replaced with 20 new trees. Approximately 4,300 sf of riparian and upland vegetation will be removed during construction, and 2,020 sf of native shrub and groundcover vegetation will be installed, including shoreline riparian, upland, and stormwater swale vegetation.

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

No known federally listed plant species occur within the Project area.

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

To maintain and enhance shoreline vegetation, approximately 2,020 sf of native shrub and groundcover vegetation will be installed, including shoreline riparian, upland, and stormwater swale vegetation. All planting areas will be irrigated and maintained per the park maintenance plan to establish and support species growth. Table 2 summarizes the proposed tree and vegetation removal and replacement activities. All plant installations will occur above OHWM.

Table 2
Areas of Vegetation Disturbance and Restoration

Project Component	Location	Quantity or Area
Vegetation removal	North beach	1,800 sf (riparian)
	South on-grade pathway	2,500 sf (upland)
	Total	**4,300 sf removed**
Shrub and groundcover planting	North beach	730 sf (riparian)
	South on-grade pathway	1,290 (upland)
	Total	**2,020 installed**
Tree removal	North beach	4 trees (deciduous)
	South on-grade pathway and ramp	3 trees (deciduous)
	Plaza	3 trees (deciduous)
	Total	**10 trees removed**
Tree installation	North beach	11 trees
	South on-grade pathway	8 trees
	Plaza	1 trees
	Total	**20 trees installed**

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

Eurasian milfoil (*Myriophyllum spicatum*) is a Class B noxious weed occurring in Lake Washington at the Project site. Class C noxious weeds in or near the Project area include

English ivy (*Hedera helix*) and Himalayan blackberry (*Rubus armeniacus*). Non-native invasive species in or near the Project area include common holly (*Ilex aquifolium*).

5. Animals [help]

a. List any birds and other 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: see Critical Areas Study
mammals: deer, bear, elk, beaver, other: see Critical Areas Study
fish: bass, salmon, trout, herring, shellfish, other: see Critical Areas Study

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

Table 3 presents a summary of threatened and endangered species potentially occurring in the action area based on species lists provided by the National Marine Fisheries Service (NMFS) and U.S. Fish and Wildlife Service (USFWS). The NMFS species list encompasses the entire north Puget Sound region, and USFWS provides site-specific species lists. The table also identifies whether critical habitat has been designated by the NMFS or USFWS for those species within the Project vicinity. The Project will occur during the approved in-water work window for the site when the species listed in Table 3 are unlikely to be present. See the Biological Evaluation and Critical Area Report for more information.

Table 3
Federally Listed Species and Critical Habitat Likely to Occur in the Action Area

Common Name (Scientific Name)	Jurisdiction	ESA Status	Critical Habitat
Chinook salmon (*Oncorhynchus tshawytscha*) Puget Sound ESU	NMFS	Threatened	Designated
Steelhead (*O. mykiss*) Puget Sound DPS	NMFS	Threatened	None designated within the action area.
Bull trout (*Salvelinus confluentus*) Coastal-Puget Sound DPS	USFWS	Threatened	Designated
Marbled murrelet *(Brachyramphus marmoratus*)	USFWS	Threatened	None designated within the action area.

Notes:
DPS: distinct population segment
ESU: evolutionarily significant unit

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

The Project area is within the Pacific Flyway for migratory birds. During the migratory season, the area could conceivably be visited by migrating waterfowl. Fish such as Chinook salmon, steelhead, and bull trout are also known to migrate through Lake Washington. See the Biological Evaluation for details.

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

The Project proposes habitat enhancement features along the Lake Washington shoreline (including expanding existing beach and native riparian planting), removal of creosote-

treated timber piles, and replacement of solid concrete decking with grated, light-transmitting decking. These measures will improve habitat conditions for fish and wildlife species compared to existing conditions. BMPs that will be employed during construction to avoid or minimize potential adverse impacts to the aquatic environment are described in the Project Description in Attachment 1.

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

Nutria (*Myocastor coypus*) are known to occur in Lake Washington and could be present near the Project site.

6. Energy and Natural Resources [help]

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.

Fossil fuels will be used to power construction equipment. The completion of the Project will not change the facilities needed for energy or natural resources.

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

The Project will not affect the potential use of solar energy by adjacent properties.

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:

No energy conservation features are included as part of the Project.

7. Environmental Health [help]

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.

Fuel or hydraulic fluid spills from construction equipment are possible but will be avoided and minimized through use of the BMPs described in Attachment 1.

1) Describe any known or possible contamination at the site from present or past uses.

Two decommissioned underground storage tanks associated with previous boiler plant operations are located in the Project area. These are registered with the Washington State Department of Ecology. Petroleum hydrocarbons, polycyclic aromatic hydrocarbons, and metals (barium, chromium, and lead) associated with the tanks have been detected in site soils (GeoEngineers 2022) at concentrations below Model Toxics Control Act Method A cleanup levels.

2) 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.

Except for the two underground storage tanks described previously, there are no known hazardous chemicals or conditions that would affect the project.

3) 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.

No toxic or hazardous chemicals will be stored, used, or produced during the Project's development, construction, or at any time during the operating life of the Project.

4) Describe special emergency services that might be required.

It is unlikely that special emergency services will be required during or after Project construction.

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

BMPs will be implemented during construction to avoid or minimize potential environmental health hazards, such as an unintentional release of fuel, lubricants, or hydraulic fluid from construction equipment, as described in the Project Description in Attachment 1. This includes implementation of a spill plan throughout the duration of construction.

Decommissioning of the two on-site underground storage tanks associated with previous boiler plant operations has been completed in accordance with Washington State Department of Ecology regulations. Any contaminated materials encountered during construction will be handled according to a soil management plan developed by a qualified engineer.

b. Noise

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

Existing noise in the area will not affect the Project.

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.

Short-term increases in noise may occur from construction activities, such as operation of heavy construction equipment. Work will take place during daytime hours to the extent practicable. Long-term noise levels at the site will remain similar to existing levels after Project completion.

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

Construction activities will be performed in accordance with the limitations on development activity in the City of Mercer Island's Nuisance Control Code (Mercer Island City Code [MICC] 8.24.020).

8. Land and Shoreline Use [help]

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 property is used as a public waterfront park that includes shoreline access, walking trails, public gathering spaces, tennis courts, a playground, and designated off-leash dog areas. The Project area includes an upland plaza adjacent to the shoreline and a dock that provides vessel moorage. The park is located in Mercer Island's Beaumont neighborhood and is bordered by residential neighborhoods to the west and south, and Lake Washington to the east. The Project will not affect current 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 Project area was a working farm and pasture from approximately 1903 to 1965 as part of the juvenile detention facility that existed during this time. This was converted to public park from 1968-1974 by King County. No farm or forest land will be converted by the proposed project.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

The Project is located in an urban setting and is not surrounded by working farms or forest land.

c. Describe any structures on the site.

There are two existing structures in the Project area, consisting of the dock (north, central, and south portions) and the Boiler Building. The Boiler Building is located within the waterfront plaza west of the dock and is currently used for park storage and restrooms.

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

The central and south existing concrete docks will be demolished and replaced with fiberglass reinforced plastic grating surfaces and a concrete wave attenuator float. A small concrete portion of the north dock at the bulkhead will be removed and replaced with a new grated surface.

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

The current zoning classification of the property is R-15 (City of Mercer Island 2022).

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

The current comprehensive plan designation of the property is Parks and Open Space (City of Mercer Island 2021).

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

The current comprehensive plan designation of the property is Urban Park Environment per MICC 19.13.030.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

The Project area contains mapped geologically hazardous areas (erosion, landslide, and seismic hazard areas). A fish and wildlife habitat conservation area is also present (Lake Washington). See the Critical Areas Study (Anchor QEA 2022a) for discussion.

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

No people will reside in the completed Project. Individuals or a small team of City employees will maintain the site a few hours per week. Seasonal program staff will work at the site during the late spring and summer months. Approximately one to six people may be working on the site and/or in the vicinity of the site during normal program hours which have typically been 9 a.m. to 5 p.m. The operation of a boat rental concession may extend the shift of one person by approximately 2 hours.

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

No people will be displaced by the completed Project.

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

No people will be displaced by the completed Project; therefore, no measures to avoid or minimize displacement impacts are proposed.

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

The Project will result in continued use of the property as a park, including educational and recreational uses, which is compatible with current and projected land uses and plans.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

The Project will not affect agricultural and forest lands of long-term commercial significance; therefore, no measures are proposed.

9. Housing [help]

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

No housing units will be provided by the Project.

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

No housing units will be eliminated by the Project.

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

There will be no impacts to housing; therefore, no measures to reduce or control impacts are proposed.

10. Aesthetics [help]

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

The Boiler Building restroom annex rooftop will be renovated to facilitate a new viewing deck. The viewing deck will be constructed with a Bison wood-paneled, deck-surfacing material on pedestals with a 1/2-inch maximum gap for ADA accessibility on top of the existing concrete roof. The existing rooftop elevation is 29 feet and the rooftop itself is 40 feet by 21 feet in length and width. The new rooftop elevation will be elevated to approximately 30 feet to match the future second level of the Boiler Building and will match existing extent of the rooftop area. Amenities, such as a new guardrail, light fixtures, new signage displays, and site furnishings, will be installed.

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

Views in the immediate vicinity of the site will not be obstructed or altered as a result of the Project.

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

The Project activities are limited to the footprint of the park facilities, with a modification to the dock footprint and the addition of a new overwater platform. Aesthetic impacts from the Project are anticipated to be negligible; therefore, no measures to reduce or control aesthetic impacts are proposed.

11. Light and Glare [help]

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

There may be short-term light and glare from vehicles during construction in daylight hours.

Temporary lighting may be required if construction occurs outside of daylight hours. The Project proposes to replace existing wall-mounted light fixtures at the Boiler Building. The lights will be shielded to minimize glare.

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

Light or glare from the completed Project will not be a safety hazard or interfere with views.

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

No existing off-site sources of light or glare will affect the Project.

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

Because there are no proposed impacts to light and glare, no measures are proposed.

12. Recreation [help]

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

The Project is located within a City-owned park that serves as a popular recreational resource and offers public access to Lake Washington. Designated and informal activities include off-leash dog areas, swim beach, picnic areas, trails, shoreline access, tennis courts, a playground, and vessel moorage.

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

Recreational uses could be temporarily displaced in the immediate vicinity of the Project during construction. In the long term, the Project would enhance the area for recreational use.

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

Construction activities will occur in the off-peak season for the park to avoid or minimize potential impacts on recreation to the extent practicable. Overall, the completed Project will expand access to the shoreline for all Park users and provide accessible and diverse activities to support the long-term character, use, and functionality of the park. This project is consistent with the 2006 Luther Burbank Park Master Plan.

13. Historic and cultural preservation [help]

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.

Two brick buildings that date from 1928 were used for a boy's reform school and heating plant. The school building has been designated as a historic building by the City. A few other structures date from the 1972 to 1974 period when the first park development took place. These include three docks, two restroom structures, and one lifeguard shack. See the Cultural

Resources Assessment (Anchor QEA 2022b) for a more detailed description.

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.

A cultural resources assessment has been prepared for the Project (Anchor QEA 2022b). Previous cultural resources surveys in Luther Burbank Park and geotechnical information for the current Project indicate that the vicinity contains topsoil over glacial deposits. Most of the Project area would also have been inundated prior to the lowering of Lake Washington in 1916. There are no registered landmark structures in the Project area, and Project ground disturbance has minimal potential to encounter archaeological materials. An Inadvertent Discovery Plan is included with the cultural resources report.

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 Cultural Resources Assessment used published historical and archaeological texts, natural history studies, professional reports for Luther Burbank Park, and other cultural resource assessment studies on Mercer Island.

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.

The U.S. Army Corps of Engineers is likely to determine that no historic properties will be affected because the Project location was historically inundated by Lake Washington until the operation of the Hiram Chittenden Locks lowered the lake level by 9.8 feet in 1916. However, an Inadvertent Discovery Plan has been prepared for the Project to guide actions in the event of a discovery during construction (Anchor QEA 2022b).

14. Transportation [help]

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 park is located on 84th Avenue SE, a public street that connects from Interstate 90 to downtown Seattle and downtown Mercer Island. Southeast 24th Street connects the park to westward residential neighborhoods.

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 park is not directly served by public transit. The nearest stop is on North Mercer Way and 80th Avenue SE, which is located approximately 0.25 mile to the west. Regional light rail will serve that location starting in 2024. The park is a seven-minute walk from the light rail station.

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

No parking spaces will be created or eliminated by the Project.

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 will not require any improvements to existing roads, streets, or other transportation facilities. The Project will improve and maintain the existing gravel maintenance driveway access to the plaza.

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

Construction of the project will require waterside access by a barge and other vessels to complete the dock replacement work. It is possible that disposal or recycling of materials removed from the site could use rail to transport materials to an offsite disposal facility. Disposal methods will be determined by the contractor. The Project will upgrade the existing docks to accommodate small boats and nonmotorized vessels such as kayaks.

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 nonpassenger vehicles). What data or transportation models were used to make these estimates?

The completed Project is not anticipated to generate any additional vehicular trips relative to existing conditions.

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 Project will not interfere with, affect, or be affected by the movement of agricultural or forest products on roads or streets in the area.

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

The Project is not anticipated to result in impacts to transportation facilities; therefore, no measures to reduce or control impacts are proposed.

15. Public Services [help]

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

The proposed Project is not anticipated to create an increased need for public services.

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

The Project is not anticipated to result in impacts to public services; therefore, no measures to reduce or control impacts are proposed.

16. Utilities [help]

a. Circle 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.

The Project will generally rely on existing utility connections. No utilities are proposed for the Project. The irrigation intake system will draw water from Lake Washington for irrigation of planting areas, at a maximum rate of 0.089 cubic foot per second (40 gallons per minute), as allowed by the approved water right change (Water Right Claim 158498AH)

C. Signature [HELP]

The above answers 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: Paul D. West

Name of signee: Paul West

Position and Agency/Organization: City of Mercer Island Public Works

Date Submitted: October 24, 2022

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Anchor QEA, 2022b. Cultural Resources Assessment, Luther Burbank Park Waterfront Improvements Project. Prepared for City of Mercer Island.

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ATTACHMENT 1
PROJECT DESCRIPTION AND FIGURES

[PROVIDED AS A SEPARATE FILE]