
COMMUNITY PLANNING & DEVELOPMENT

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SEPA THRESHOLD DETERMINATION OF NON-SIGNIFICANCE (DNS)

NOTICE IS HEREBY GIVEN for the application described below:

Application No.: SEP26-007

Permit Type: Type III

Description of Request: Review under the State Environmental Policy Act (SEPA) for a non-project action to adopt the City of Mercer Island Comprehensive Plan Amendments, Station Subarea Plan, and associated amendments to Mercer Island City Code Title 19 - Unified Land Development Code, Title 15 - Water, Sewers, and Stormwater Utilities, and Title 5 - Business Licenses and Regulations. The planning period for this update aligns with the City's 2024 Comprehensive Plan Periodic Update (2024-2044) and will include providing capacity for 1,239 new homes and 1,300 new jobs.

The proposed non-project action would amend Mercer Island's Comprehensive Plan and implementing development regulations consistent with the requirements in RCW 36.70A.130 and to satisfy Growth Management Hearings Board (GMHB) Order # 25-3-0003. This proposal includes a new Station Subarea Plan, incorporated into the Comprehensive Plan in accordance with RCW 36.70A.840, and modifications to Title 19 of the Mercer Island City Code (MICC).

This Comprehensive Plan update will include the following:

- Updated Land Use Element to reflect an expanded Town Center future land use classification, which covers the Phase 1 geography around the Mercer Island Light Rail Station. Implementing zones for this land use classification have been updated to include TC-8 and TCMF-6 described below. Goals and policies are updated to emphasize station area planning and transit-oriented development. Town Center related goals and policies are relocated to the Station Subarea Plan.
- Updated Housing Element to reflect a 2026 land capacity analysis, updated barriers analysis, the role of the Station Subarea regarding affordable housing, and anti-displacement strategies. Town Center related housing goals and policies have been relocated to the Station Subarea Plan. Background material has also been updated for this element, including the 2026 Land Capacity Analysis, Barriers Analysis and Adequate Provisions, and Anti-Displacement Measures.
- Updated Economic Development Element to reflect updated demographic data and connection to the Station Subarea Plan. Existing Town Center related economic development goals and policies have been relocated to the Station Subarea Plan.
- Updated Transportation Element to reflect traffic counts collected in April 2026 and level of service analysis based on the land use and zoning changes occurring in Phase 1 of the Station Subarea Plan as well as 2044 housing and employment growth targets.

- Updated Utilities and Capital Facilities elements to address the Level of Service impacts expected from the proposed Land Use and Zoning amendments.
- The creation of a new Station Subarea Plan, incorporated into the Comprehensive Plan in accordance with RCW 36.70A.840, that guides land use, housing, economic development, transportation, capital facilities, and utilities within a ½-mile walkshed around the Mercer Island Link Light Rail Station. The Plan focuses employment and residential growth in the Town Center zones (TC-8 and TCMF-6) during Phase 1.
- Updates to sections of Title 19 Mercer Island City Code (MICC) – Unified Development Code to provide consistency with policy changes and Growth Management Act (GMA) requirements. Substantial changes include increasing the maximum building height in the Town Center zone (TC-8) to 8 stories and Town Center Multifamily zone (TCMF-6) to 6 stories to accommodate the 2044 housing growth targets and housing need by income level in King County Countywide Planning Policies.
- Additional amendments to the following sections of the MICC: 19.03.020 – PARKING REQUIREMENTS; 19.06.080 – SITING OF GROUP HOUSING; 19.11.010 – GENERAL, 19.11.015 – TOWN CENTER SUBAREAS; 19.11.020 – LAND USES; 19.11.030 – BULK REGULATIONS; 19.11.040 – AFFORDABLE HOUSING; 19.11.060 – SITE DESIGN; 19.11.070 – GREENERY AND OUTDOOR SPACES; 19.11.080 – SCREENING; 19.11.090 – LIGHTING; 19.11.100 – BUILDING DESIGN; 19.11.130 – PARKING, VEHICULAR AND PEDESTRIAN CIRCULATION; 19.11.140 – SIGNS; 19.15.220 – DESIGN REVIEW AND THE DESIGN COMMISSION; 19.16.010 – DEFINITIONS
- Internal consistency amendments to Title 15 MICC to be consistent with stormwater policy in the updated comprehensive plan.
- Establishing anti-displacement measures in Title 5 MICC.

The Determination of Nonsignificance (DNS) for this proposal was made after reviewing a State Environmental Policy Act (SEPA) checklist and the proposed amendments. Some of the primary reasons for making the DNS are:

- This is a non-project action and does not include any proposed development. No disturbances to resources will directly result from Comprehensive Plan amendments and associated development regulation updates in Title 19;
- Any future development authorized under the Mercer Island Comprehensive Plan will be evaluated separately from the proposed non-project action and in compliance with Chapter 19.21 MICC;
- Increased building heights and development intensities within the Station Subarea are essential for transit-oriented development and strive to facilitate a low-carbon neighborhood with frequent transit access and co-location of jobs, homes, services, and other daily needs. This is expected to have a positive impact on the environment; and
- The levels of service for City services, facilities, and infrastructure are expected to remain within City’s adopted acceptable ranges.

The draft Comprehensive Plan amendments, Station Subarea Plan, Title 19 amendments, and more information are available on the project website at:

<https://letstalk.mercergov.org/comprehensive-plan-gma-compliance>

Applicant: Alison Van Gorp, Deputy Director (City of Mercer Island Community Planning & Development) / City of Mercer Island

Location of Proposal: Citywide, Mercer Island, WA 98040

Lead Agency: City of Mercer Island, Department of Community Planning & Development

Project Documents: Copies of all studies and/or environmental documents are available through the following link:

<https://letstalk.mercergov.org/comprehensive-plan-gma-compliance>

Application Process Information:

Date of Application:	May 19, 2026
Determined to be Complete:	May 19, 2026
Bulletin Notice:	May 20, 2026
Comment Period Ends:	5:00 PM on June 3, 2026

The lead agency determined that the proposed development will not have a probably significant adverse impact on the environment. An environmental impact statement (EIS) is not required pursuant to RCW 43.21C.031(2). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

<input type="checkbox"/>	There is no comment period for this DNS.
<input type="checkbox"/>	This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.
<input checked="" type="checkbox"/>	This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below. Comments must be submitted by June 3, 2026 at 5:00 PM.

Responsible Official: Jeff Thomas, CPD Director
Jeff.thomas@mercerisland.gov | (206) 275-7732

Issued Date: May 20, 2026 **Signature:** /s/ Jeff Thomas

APPEAL INFORMATION

This decision to issue a Determination of Non-significance (DNS) rather than to require an EIS may be appealed pursuant to Section 19.21 of the Mercer Island Unified Land Development Code, Environmental procedures. The proposed action is a non-project action

<input checked="" type="checkbox"/>	There is no agency appeal.
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