CITY OF MERCER ISLAND, DEVELOPMENT SERVICES GROUP
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ENVIRONMENTAL CHECKLIST

(WAC 197-11-960)

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

Purpose of Checklist:

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

Instructions for Applicants:

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

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

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

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

Use of checklist for nonproject proposals:

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

For nonproject actions, the references in the checklist to the words "project", "applicant," and "property or site" should be read as "proposal," proposer", and "affected geographic area," respectively.

A. BACKGROUND

1. Name of proposed project, if applicable:
   Mercer Island Center for the Arts

2. Name of applicant: Lesley Bain, Architect for Mercer Island Center for the Arts
3. Address and phone number of applicant and contact person:
   Framework Cultural Placemaking
   1429 12th Avenue, Suite C,
   Seattle WA 98101

4. Date checklist prepared: July 27,2016
5. Agency requesting checklist:

   City of Mercer Island

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

   There are four components to this project: (1) Lease Agreement between the City of Mercer Island and MICA for the property where a performing arts center is to be located; (2) a text amendment to the City's zoning code; (3) a possible Short Plat if required by the City, and (4) construction of a performing arts center.

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

   No.

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

   Geotechnical Engineering Design Report, Proposed Mercer Island Center for the Arts, Hart Crowser, July 26, 2016
   Supplemental Memorandum, Hart Crowser, May 6, 2015
   Wetland Delineation Report, Mercer Island Center for the Arts, The Watershed Company. May 21, 2015
   Mercer Island Center for the Arts Conceptual Mitigation Plan. The Watershed Company, July 20, 2016

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

   No

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

    Lease of underlying property, City of Mercer Island
    Building Permit Approval, City of Mercer Island
    Text Amendment to City of Mercer Island P-zone regulations, City of Mercer Island
    Short Plan, if necessary, City of Mercer Island

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

    As noted above, there are four components to this proposal:

    (1) Lease Agreement between the City of Mercer Island and MICA for the property where a performing arts center is to be located.

    (2) A text amendment to Public Institution (P) designation of the City's zoning code to allow the uses planned for the performing arts center, including theater, classrooms, rehearsal rooms, movement and art studios; a studio and exhibition gallery; a public gathering space; and accessory uses thereof

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

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

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 steepest portion of the slope is approximately 22%

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

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

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

According to the geotechnical report, the site is in a landslide location and partially within mapped landslide deposits. In the opinion of the geotechnical engineers, the construction of the building will not increase or decrease the landslide hazard in the vicinity. There is a risk that debris could travel down slope if there were a landslide up the hill to the west. The slope near the proposed building, according to the report, is not considered steep enough to pose a seismic slope stability risk.

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

Excavation: Approximately 2,000 cubic yards of cut is expected.
Fill:Approximately 1,300 cubic yards of fill will be used to shape grade below the first floor. The source will depend on selected earthwork contractor, but typically comes from either the Kent/Auburn or Issaquah/Preston area.

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

Best management practices will be used to minimize erosion on the site during clearing and construction.

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

The site boundaries are an approved lease line purposefully set near the building. For that reason, the majority of the site is the building footprint itself, plaza space and fire access.

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

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

2. Air

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

Typical emissions from construction equipment during construction.

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

No

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

None needed

3. Water

a. Surface:

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

Wetlands are in the vicinity, as described in Attachment E: Wetland Delineation Report, Mercer Island Center for the Arts, The Watershed Company.

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

Yes. Work is anticipated outside of the minimum allowed buffer of 25 feet near the wetland. Wetland mitigation will be proposed per City of Mercer Island requirements, 19.07.080(C).

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

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

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

No

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

No

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

No

b. Ground:

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

No

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

None

c. Water runoff (including stormwater):

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

Stormwater runoff will come from paved and plaza areas, and from the building roof. Roof downspouts will be directed into a bioretention area to treat water before discharge into a proposed detention vault. Stormwater runoff from the non-pollution generating areas of the site will be collected in area drains and catch basins before being routed to the public storm drainage system. Runoff from impervious surface where motor vehicles are

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

No

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

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

4. Plants

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

- [✔] deciduous tree: alder, maple, aspen, other
- [✔] evergreen tree: fir, cedar, pine, other
- [✔] shrubs
- [ ] grass
- [ ] pasture
- [ ] crop or grain
- [ ] wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other
- [ ] water plants: water lily, eelgrass, milfoil, other
- [ ] other types of vegetation

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

Vegetation will be removed on the portion of the site that is not currently impervious. The vegetation is in fill dirt and is not generally healthy. Some grassy areas in the park will disturbed during construction and replanted.

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

None known.

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

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

5. Animals

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

Birds: hawk, heron, eagle, songbirds, other: typical bird and small mammal species are likely to be on the site
Mammals: deer, bear, elk, beaver, other:
Fish: bass, salmon, trout, herring, shellfish, other:

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

None known.

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

No

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

The project will include planting healthier native habitat. The work done for wetland buffer mitigation will improve localized habitat.

6. Energy and natural resources

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

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

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

No

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

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

7. Environmental health

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

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

1) Describe special emergency services that might be required.

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

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

No measures anticipated to be necessary.

b. Noise

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

None

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

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

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

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

8. Land and shoreline use

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

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

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

No

c. Describe any structures on the site.

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

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

The structures described above will be demolished.

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

Public Institution—P

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

Park

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

The site is not covered by the shoreline master program.

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

Yes. The Landslide Hazard Area Map (MICC 19.16.010) indicates that there has been an identified landslide on the site. The area is identified for potential high water table. For more specific information, refer to the geotechnical report and wetland mitigation report.

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

Approximately 12 people would work in the completed building. There would be no residents.

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

None

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

None

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

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

9. Housing

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

None

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

None

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

Not applicable

10. Aesthetics

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

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

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

The building itself will not alter or obstruct any views.

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

The portion of the building along the edge of the park will be lowered for scale, with quality materials and views into the cafe, lobby, a reclaimed wood truss roof and art gallery. Landscaping along the park edge of the building will integrate the building into the park.

11. Light and glare

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

The building will not significantly contribute to glare. After dark, light from the interior of the building will be visible along the path and as viewed

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

No.

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

None

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

Lighting will be selected to reduce glare, and will typically be downlighting. Landscape screening will control also glare from across the park.

12. Recreation

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

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

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

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

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

Mercer Island Center for the Arts has been working with the Parks Department and the Farmers Market to ensure that these recreational activities are supported by MICA's new facility. The project will provide improved public restrooms; it will replace the sinks and provide storage for the Farmers Market. A plaza area with seating will be provided by the new project, and the flagpole will be relocated. The design will incorporate outdoor performance space. The addition of the new center for the arts is expected to increase usage of the park. The First Hill trail will remain,

13. Historic and cultural preservation

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

None known.

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

None known.

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

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

14. Transportation

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

The site is served by the street grid of Mercer Island's Town Center. The site is southwest of the intersection of 77th Avenue SE and SE 32nd Street. Primary access is from this intersection (77 th Ave SE and SE 32 nd St). Access from the south shown is for use in case of emergency (fire trucks) during the Farmers Market or Summer Celebration when the streets are closed to vehicles.

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

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

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

The project will not eliminate parking. Parking will be available on nearby streets and through arrangements with MICA and nearby property owners

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

See Attachment G.

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

No.

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

See Attachment G.

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

The proposal includes classes and other educational forums. To mitigate pedestrian and vehicular traffic volumes during beginning and ending of classes, we intend to stagger the class schedules as much as reasonably possible. In addition, we plan to have 1+ staff outside during drop off/pick up times to assist in managing queued vehicles, prevent parking, keep traffic moving, and sign kids in/out as needed.

15. Public services

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

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

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

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

16. Utilities

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

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

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

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

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: Lesley Bain Digitally signed by Lesley Bain
Date: 2016.07.27 15:33:32 -07'00'

Date Submitted: July 27, 2016

SEPA RULES

D. 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?

The proposal is not likely to increase any of the listed items because the language of the Text Amendment is very narrow and highly unlikely to result in other project actions.

Proposed measures to avoid or reduce increases are:

None needed.

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

The proposal is not likely to cause impacts beyond the project covered in the SEPA checklist because the language of the Text Amendment is very narrow and highly unlikely to result in other project actions.

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

None needed.

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

The proposal is not likely to cause impacts beyond the project covered in the SEPA checklist because the language of the Text Amendment is very narrow and highly unlikely to result in other project actions.

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

None needed.

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?

The proposal is not likely to cause impacts beyond the project covered in the SEPA checklist because the language of the Text Amendment is very narrow and highly unlikely to result in other project actions.

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

None needed.

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?

The proposal is not likely to cause impacts beyond the project covered in the SEPA checklist because the language of the Text Amendment is very narrow and highly unlikely to result in other project actions.

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

None needed.

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

The proposal is not likely to cause impacts beyond the project covered in the SEPA checklist because the language of the Text Amendment is very narrow and highly unlikely to result in other project actions.

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

None needed.

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

No conflicts known.