CITY OF MERCER ISLAND

COMMUNITY PLANNING & DEVELOPMENT
9611 SE 36TH STREET | MERCER ISLAND, WA 98040
PHONE: (206) 275-7605 | www.mercerisland.gov

CITY USE ONLY		
PROJECT NO.	**RECEIPT NO.**	**FEE**
Date Received:		
Received By:		

SEPA REVIEW

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.

REVIEW PROCESS – TYPE III LAND USE REVIEW

Type III reviews require the exercise of discretion about nontechnical issues. Type III reviews require a pre-application meeting, letter of complete application, notice of application mailing and posting, a 30-day public comment period, notice of decision, and the decision is made by the Code Official. Type III reviews do not require a public hearing.

SEPA reviews are also subject to the environmental procedures outlined in MICC 19.21. When the city is the lead agency for a proposal, the responsible official shall supervise compliance with the threshold determination requirements and, if an EIS is necessary, shall supervise preparation of the EIS.

Upon the receipt of an application for a proposal, the receiving city department shall, and for city proposals, the initiating city department shall, determine whether the proposal is an action potentially subject to SEPA and, if so, whether it is categorically exempt. This determination shall be made based on the definition of action (WAC 197-11-704), and the process for determining categorical exemption (WAC 197-11-305). As required, city departments shall ensure that the total proposal is considered. If there is any question whether or not a proposal is exempt, then the responsible official shall be consulted.

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 meeting – 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.

For more information on the Pre-Application Meeting process, please refer to the Pre-Application Meeting Request Form.

FEES

Fees applicable to this project:

- SEPA Review
- Environmental Impact Statement

Refer to the City of Mercer Island Fee Schedule for current permit fees.

PROPERTY INFORMATION

Property Address: 9601 and 9611 SE 36th Street 98040

Parcel Number(s): 9655500185 and 2655500075

Gross Lot Area(s):	593,262 SF / 13.62 AC
Net Lot Area(s):	593,262 SF / 13.62 AC
Zone:	R-8.4 and CO

Shoreline Environment Designation (if located within 200 feet of Lake Washington):

- ☐ Urban Residential
- ☐ Urban Park

CRITICAL AREAS ON PROPERTY

GEOLOGICALLY HAZARDOUS AREAS	WATERCOURSES	WETLANDS
☒ Potential Landslide Hazard	■ Type F	☐ Category I
☒ Erosion Hazard	☐ Type Np	☐ Category II
☐ Seismic Hazard	☐ Type Ns	☐ Category III
☒ Steep Slope	■ Piped	■ Category IV
☐ None	☐ Unknown	☐ Unknown

SUBMITTAL CHECKLIST

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.

☒	**1. Development Application Form.** Provide a completed and signed Development Application Form.
☐	**2. Pre-Application Meeting.** Pre-Application Meetings are required for Type III & IV Land Use Permit Applications.
☒	**3. Project Narrative.** The project narrative should describe the proposed development, including any anticipated phases.
☒	**4. Title Report.** Less than 30 days old.
☐	**5. Affidavit of Ownership.** An Affidavit of Ownership, signed before a notary.
☐	**6. Affidavit of Agent Authority.** An Affidavit of Agent Authority, signed before a notary, if applicable.
☒	**7. Development Plan Set.** Refer to the Land Use Application Plan Set Guide for preparing plans.
☒	**8. Concurrent Review Form.** Provide a completed Concurrent Review Form if the applicant wishes to request consolidated review for two or more land use applications. Refer to MICC 19.15.030(F) for land use application reviews that may be consolidated.
☒	**9. SEPA Checklist.**
☒	**10. Fees.** Payment of required fees.

I HEREBY CERTIFY THAT I HAVE READ THIS APPLICATION AND SUBMITTAL CHECKLIST AND ALL REQUIRED APPLICATION MATERIALS ARE INCLUDED IN MY APPLICATION SUBMITTAL, UNLESS WAIVED BY THE CODE OFFICIAL. ALL INFORMATION SUBMITTED IS TRUE AND COMPLETE TO THE BEST OF MY KNOWLEDGE. I ACKNOWLEDGE THAT WILLFUL MISREPRESENTATION OF INFORMATION WILL TERMINATE THIS APPLICATION. I UNDERSTAND THAT MY SUBMITTAL WILL BE REVIEWED FOR COMPLETENESS AND, IF FOUND TO BE COMPLETE, WILL BE PROCESSED PURSUANT TO THE PROVISIONS OF CHAPTER 19.15 MICC.

Signature

Date

9/17/2025

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:

   Public Safety and Maintenance Facility

2. Name of applicant:

   City of Mercer Island

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

   Kellye Hilde, 206-275-7806, 9611 SE 36th Street 98040

4. Date checklist prepared:

   September 17, 2025

5. Agency requesting checklist:

   City of Mercer Island

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

   Finalizing design through 2026 with construction beginning in late 2026. The project is anticipated to be completed by the end of 2029.

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:
    - *Wetland and Stream Delineation Report, dated April 22, 2024*
    - *Arborist Report, dated April 29, 2024*
    - *City Hall Asbestos Assessment Report, dated August 11, 2023*
    - *Site Characterization Report, Maintenance Shop UST Facility, dated April 15, 1992*
    - *Site Investigation Report, dated 2016*
    - Additional information that will be prepared for this project includes the following.
        - Geotechnical Report
        - Critical Areas Report

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:
    - *Washington State Department of Fish and Wildlife Joint Aquatic Resource Permit Application (JARPA), if applicable*
    - *Washington State Department of Fish and Wildlife Hydraulic Project Approval (HPA), if applicable*
    - *Washington State Department of Ecology Construction Discharge Permit*
    - *City of Mercer Island Public Agency Exception, if applicable*
    - *City of Mercer Island Critical Area Review 2*
    - *City of Mercer Island Site Development Permit*
    - *City of Mercer Island Right of Way Permit, if applicable*
    - *City of Mercer Island Building Permit*
    - *City of Mercer Island Mechanical, Plumbing and Electrical 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.)

    The project seeks to construct a new Public Safety and Maintenance Facility (PSM Facility) for the City of Mercer Island. The facility will house the Mercer Island Police Department, The Public Works Department, IT and GIS Departments, an Emergency Operations Center, a warehouse for public works materials and equipment, a vehicle maintenance shop, and general employee services. The facility also provides secure covered areas for the Mercer Island Police Department vehicle fleet, the Public Works vehicle fleet, a decant facility, a vehicle wash-bay, and uncovered site areas for Public Works materials and equipment storage and operations.

    The facility includes approximately 70,100 gross square feet of enclosed and conditioned, or semi-conditioned space, along with approximately 85,550 gross square feet of overhead weathering cover in the form of roofs, overhangs, and canopies.

    The facility is proposed to be located on previously developed parcels that are currently in active use for the proposed functions. The total gross area of the site is 592,061 square feet, or 13.59 acres.

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 proposal is located at 9601 and 9611 SE 36th Street, Mercer Island, Washington, 98040, SE-7-24-5.

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 generally slopes downward from SE 40th Street along the south side of the project area to SE 36th Street to the north. The steepest section, with a 42% slope, is located in an isolated area on the southeastern portion of the site, as shown on the BRH survey dated May 15, 2024.

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 NRCS mapping, the surface soils are classified as Kitsap silt loam:

- *Kitsap silt loam, 8–15% slopes in the western portion of the property.*
- *Kitsap silt loam, 2–8% slopes in the eastern portion.*

The specific soil types on parcel 265550-0075 remain unknown. For parcel 265550-0185, subsurface conditions were investigated only in a limited area, as documented in the Site Characterization Report for the City of Mercer Island Maintenance Shop UST Facility (Golder Associates, April 15, 1992). That report describes:

- *A surface layer of fill consisting of fine to coarse gravel and sand to a depth of about 3–5 feet.*
- *Native soils beneath the fill: fine to coarse sand with trace to some silt (upper unit), underlain at roughly 11–12 feet by stratified sand and silt with occasional clayey silt lenses (middle unit).*
- *A basal unit of clayey silt to silty clay, grading locally to silty sand or sandy silt near the north end of the site.*

These materials correspond to Unified Soil Classification System (USCS) groups such as SW/SM (well-graded to silty sands), CL/ML (clayey or silty soils), and locally GP/OL/GM (poorly graded gravel, organic silty or clay, silty gravel), as noted in the 1991 borings. Additional soil borings were completed and documented in the Site Investigation Report completed by Farallon Consulting in 2016.

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

There are no visible indications of a history of unstable soils in the immediate vicinity. The City of Mercer Island's GIS web map includes the following designations on portions of the project site: Erosion, Seismic, Potential Landslide

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.

The purpose of project excavation, fill, and regrading, is to remove unsuitable soils; establish stable surfaces for site improvements and structures; provide trenching for utilities; and create accessible pathways for vehicles, pedestrians, as well as functional routes and spaces for facility operations. The project anticipates cutting approximately 20,000 CY, utilizing approximately 12,000 CY from stockpile,

and importing approximately 24,000 CY. Select topsoil meeting applicable requirements will be stockpiled and reused, while excess material will be exported to a facility licensed to receive such materials.

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

The project will include the temporary disturbance of soils during excavation and site grading activities necessary for construction. The project will incorporate necessary BMP's and Temporary Erosion and Sediment Control (TESC) planning to mitigate potential runoff during construction activities.

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

Approximately 49% of the project site will be covered with structures and associated impervious surfaces such as parking areas and walkways.

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

During construction, BMP's will be employed to minimize the amount of erosion and sediment potentially leaving the site. BMP's will be consistent with the City of Mercer Island erosion control standards and may include elements such as:

Erosion and sediment control plans developed and implemented in accordance with the Stormwater Management Manual for Western Washington. The plans could include elements for site stabilization, slope protection, drainage way protection, inlet protections, and sediment retention.

- *Silt fences may be used at site perimeters used to reduce runoff.*
- *Gravel base may be used to stabilize (future) paved areas. All other areas may be stabilized with other techniques including seeding and 4" straw mulch.*
- *Catch basin inserts may be used at catch basins that may receive sediment.*

A Stormwater Pollution Prevention Plan (SWPPP) and a Temporary Erosion and Sediment Control Plan (TESC), meeting the requirements of the City of Mercer Island, would be developed and implemented as a part of the project.

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, emissions will be generated by standard construction equipment and vehicles. Once operational, emissions will primarily result from vehicle trips to and from the PSM facility by its users. During operation and maintenance activities, which already occur on the site, standard fleet and service vehicles will also be present.

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

There are no known off-site sources of emissions or odors affecting this project.

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

Measures that may be incorporated during construction to minimize impacts to air quality include watering of construction surfaces to reduce airborne dust, other approved dust suppressants over exposed soils, temporary stabilization practices upon completion of grading, and covering materials in stockpiles on the site or during transport.

Vehicles may utilize wheel wash stations before leaving the construction site. Automobile emission

standards are regulated by the State of Washington.

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.

Wetlands and watercourses, as described in Chapter 19.07 MICC – Environment and defined in Chapter 19.16 MICC – Definitions, have been identified on the project site and documented in the Wetland and Stream Delineation Report for 9601 and 9611 SE 36th Street (Facet, April 22, 2024).

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.

The project proposes new impervious surfaces and structures, adjacent to the areas described in the delineation report. Reconstruction and expansion of one existing watercourse crossing is proposed, and one new watercourse crossing is proposed over an existing Type F stream; the crossing will be designed to comply with Washington State Department of Fish and Wildlife and City of Mercer Island water crossing design guidelines. Where conflicts between these critical areas, associated buffers, or building setbacks and proposed improvements occur, the site plan will be revised to comply with Chapter 19.07 MICC and submitted as part of the Critical Area Review 2 pursuant to MICC 19.07.040 and MICC 19.15.030.

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.

No filling or dredging will be placed in or removed from surface water or wetlands.

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

None proposed.

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

The project site is not located 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 discharges of waste materials to surface waters are proposed.

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 groundwater will be withdrawn for drinking water or other purposes, and no water will be discharged to groundwater.

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.

No waste material will be discharged to the ground. The site will be served by municipal sewer; no septic or other on-site systems are proposed.

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.

Stormwater runoff is expected from on-site facilities such as rooftops and parking areas only. Vegetated areas are not expected to produce surface flow or runoff. Roof water will be directed to BMPs as required, with some volume captured for on-site reuse. Runoff from parking and operations areas will be captured via catch basins and routed to a water quality treatment BMPs, including Modular Wetlands, prior to discharge into the existing (piped) city stormwater system located beneath SE 36th Street.

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

As with any site-related construction activity, runoff from the construction site has the potential to enter ground or surface waters. The projects TESC plan would be implemented to minimize runoff leaving the site during construction.

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

Stormwater improvements for this project include areas of curb and gutter, vegetated swales, sloped to-drain paved areas, new catch basins and piped connections to the existing storm pipe network to convey runoff.

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?

The project will carefully manage vegetation on the site in compliance with Chapter 19.10 MICC, removing only trees, shrubs, and grasses that conflict with planned improvements or are determined by a licensed arborist to be unhealthy or unstable. Wherever feasible, trees and other vegetation will be protected and retained. The exact quantities of vegetation requiring removal have not yet been determined.

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

None are known.

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

site, if any:

Project landscaping will feature native and climate-adapted plant species. Tree replacement will be provided as required pursuant to MICC 19.10.070. Invasive vegetation will be removed along wetlands and streams, with mitigation through the installation of native and climate-adapted plantings.

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

Blackberry (Himalayan), Creeping Buttercup, and 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:

Various small birds have been observed on or near the site. Mammals such as deer, squirrel, and rodents have been observed on or near the site.

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

None are known to occur on or near the site.

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

Mercer Island lies within the Pacific Flyway, a major north–south migratory route extending from Alaska to Mexico and South America. However, no element of the proposed project would alter or interfere with this migration corridor.

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

To preserve or enhance wildlife habitat, the project proposes removing invasive plant species within designated critical areas and mitigating those areas with native and climate-adapted plantings.

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

None are known.

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 serve as the primary energy source for the completed project, supporting building heating and cooling, interior and exterior lighting, and electric vehicle charging infrastructure. The project will also incorporate solar power systems as required to meet Washington State Energy Code requirements in effect at the time of permitting. A diesel-powered backup generator will provide power to essential facilities during a power outage or emergency.

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

No. The proposal will not limit or interfere with the potential use of solar energy on nearby 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:

The project includes the following energy conservation measures:

1. *Buildings are oriented with passive solar design strategies to reduce heating and cooling demand*

and increase systems performance.

2. *Buildings and covered spaces incorporate skylights to provide daylighting to covered spaces and reduce required artificial illumination levels and durations.*
3. *Buildings incorporate thermal envelopes that meet or exceed Washington State Energy Code standards for the reduction of heat-loss and heat-gain, reducing the cooling and heating loads to increase system performance.*

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.

Yes. Demolition of the existing City Hall and Public Works buildings—constructed in 1957 and 1981—could release asbestos-containing materials (ACMs) and other building-related hazardous substances if not properly managed. An Asbestos Assessment Summary, dated August 11, 2023, confirmed asbestos within the ductwork and attic air handing unit at City Hall.

Past uses at the Maintenance Facility included underground fuel storage and dispensing; a 1992 site characterization documented petroleum hydrocarbon impacts in groundwater associated with former underground storage tanks. While no contamination has been identified within the City Hall footprint, soils and groundwater in the maintenance area may contain residual petroleum products.

Construction will also involve standard fuels and lubricants for heavy equipment, which present a low spill risk if not properly controlled.

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

Petroleum-impacted groundwater associated with historic underground fuel storage was identified on the Public Works parcel. No contamination has been documented on the City Hall parcel other than asbestos-containing materials inside the building.

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.

Above-ground fuel and propane storage tanks currently used for City vehicle and equipment fueling are located on site. No underground hazardous liquid or gas transmission pipelines are known within the project area or immediate vicinity. Any tank removal or decommissioning will comply with Washington State Department of Ecology regulations.

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.

No toxic or hazardous chemicals are expected to be produced or stored in significant quantities during construction. Standard machine oils, fuels, and lubricants will be used for construction equipment. During operation, the facility will store limited amounts of unleaded gasoline, diesel fuel, and propane for City fleet and equipment, in accordance with applicable codes and safety standards.

iv. Describe special emergency services that might be required.

No special emergency services are anticipated beyond routine fire protection and spill response already available on Mercer Island.

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

- *Hazardous materials abatement: Complete a pre-demolition survey for asbestos, lead-based paint, PCBs, mercury, and other hazardous building materials. Abate or remove all identified materials prior to disturbance, in accordance with Puget Sound Clean Air Agency, EPA NESHAP, AHERA, DOSH/WAC 296-65, and City of Mercer Island*

requirements.

- *Fuel and tank management: Remove or decommission existing fuel and propane tanks in accordance with Washington State Department of Ecology underground/above-ground storage tank regulations. Maintain secondary containment for any active fuel storage.*
- *Petroleum-impacted soils: If stained soils, odors, sheens, or other evidence of contamination are encountered, implement a contaminated-media management plan (segregate, sample, characterize, and properly dispose at licensed facilities).*
- *Construction BMPs: Apply best management practices during construction, including spill-prevention kits, covered fueling areas, dust suppression, stormwater controls (SWPPP), and fire-prevention measures (e.g., extinguishers, hot-work permits).*
- *Training and oversight: Require contractors to prepare and follow a site-specific health and safety plan addressing hazardous materials, spill prevention, and emergency response.*
- *Waste handling: Dispose of asbestos, lead, PCB ballasts, mercury devices, petroleum-contaminated soils, and universal wastes at licensed facilities with appropriate manifests and chain-of-custody records.*

b. Noise

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

There are no known major sources of noise which may affect the project. Ambient noise is primarily traffic related and will not affect the 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.

Construction of the project would require the use of a variety of heavy and light construction machinery and equipment. Construction activity will adhere to the City of Mercer Island noise ordinance requirements. During long-term facility operation, noise would be generated from vehicle and equipment use and would be similar in profile to noise currently generated by similar facility operations.

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

During construction, standard noise reduction equipment on heavy or light machinery will be utilized where required. During long-term operation, the potential gradual transition to electric vehicles and equipment may reduce on-site noise generation.

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 occupied by the City of Mercer Island Police Department and Public Works Department, including fleet vehicles, equipment storage, and operations areas. Properties to the east and west contain a mix of commercial and residential uses. There are no active land uses immediately north of SE 36th Street. To the south, across SE 40th Street, the area is developed with residential housing. The proposal is not expected to adversely affect existing 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?

No. The project site has not been used as working farmland or forest land, and it does not contain agricultural or forest land of long-term commercial significance. No acreage in farmland or forest land tax status will be converted to non-farm or non-forest use as a result of the proposal.

c. Describe any structures on the site.

Existing structures on the site include:

- *Mercer Island City Hall (approximately 35,832 gross square feet).*
- *Public Works Maintenance and Operations Facility (approximately 15,347 gross square feet).*
- *Public Works yard sheds and outbuildings (approximately 12,200 gross square feet).*
- *Police Department trailer buildings (approximately 2,859 gross square feet).*

The site also contains asphalt-paved areas used for Public Works vehicle and equipment operations, along with approximately 182 parking spaces.

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

Yes. All existing structures will be removed and replaced with new buildings and site improvements associated with the project.

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

Parcel 2655500075 is zoned CO, and Parcel 2655500185 is zoned R-8.4 with a conditional use permit.

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

Both parcels are designated Public Facility in the City of Mercer Island Comprehensive Plan.

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

Not applicable. The site is not located within a shoreline jurisdiction.

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

Yes. The southern and western portions of parcel 2655500185 contain six Category IV wetlands and two Type F streams, along with their associated buffers and setbacks, which are considered environmentally sensitive areas under Chapter 19.07 MICC. No environmentally sensitive areas were identified on parcel 2655500075.

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

Approximately 123 staff members are expected to work in the completed project.

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

None.

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

Not applicable. The project will not displace residents or businesses.

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

The City is applying to rezone the site to Public Institution (PI) to align with the Comprehensive Plan designation of Public Facility. The proposed use is consistent with both existing and planned land uses for the area.

9. Housing

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

Not applicable. The proposal does not include residential units.

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

Not applicable. No housing units will be removed as part of the project.

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

Not applicable. The project will not result in any housing impacts.

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 the proposed structure is approximately 40 feet above relative grade-plane. Principle exterior materials include metal box-rib panels, cast-in-place concrete, and mass timber and steel for structural components.

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

None. The project is not expected to alter or obstruct views in the immediate vicinity.

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

The project design incorporates setbacks from public rights-of-way on SE 36th Street and includes landscaped areas fronting SE 36th Street. Mature vegetation along SE 40th Street is expected to remain. These elements will help soften the building's appearance and minimize visual impact

11. Light and Glare

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

The project is not expected to generate significant light or glare. Site lighting will primarily occur during evening and nighttime hours to illuminate parking areas, equipment and materials loading zones, and drive aisles.

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

Light or glare from the completed project is not anticipated to create safety hazards or interfere with surrounding views.

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:

New exterior lighting will be fully shielded and directed downward to minimize spillover and glare, consistent with the principles of Dark Sky–friendly design, such as those outlined by the International Dark-Sky Association. Ground-level exterior surfaces will use non-reflective finishes to further reduce glare potential.

12. Recreation

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

Aubrey Davis Park and Gallagher Hill Open Space are located near the project site and provide a range of informal and designated recreational opportunities, including trails and open space for passive use.

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

No. The project will not displace or limit access to any existing recreational uses.

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

The project is not expected to affect recreation or recreational opportunities; therefore, no mitigation measures are proposed.

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 known building, structures, or sites, located on or near the site that are over 45-years old and that are listed, or eligible to be 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.

No professional cultural resource surveys have been conducted for the site, and no landmarks, artifacts, burials, or other evidence of historic or Tribal use have been identified to date. The site has been developed with municipal facilities since the 1950s, and no areas of known cultural importance are mapped in its vicinity. An inadvertent discovery protocol will be followed if any cultural resources are encountered during ground-disturbing activities.

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.

No formal assessment of potential impacts on cultural or historic resources has been completed for this project to date. Prior to ground-disturbing activities, the City will coordinate with the Washington State Department of Archaeology and Historic Preservation (DAHP) and consult with interested tribes to determine whether an archaeological survey or additional review is warranted. If any cultural materials, human remains, or archaeological deposits are discovered during construction, work in the area will stop, and DAHP and affected tribes will be notified immediately so that appropriate measures can be implemented before work resumes.

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 cultural or historic resources have been identified on the project site to date. To avoid or minimize potential impacts if such resources are discovered during ground-disturbing activities, the City will:

- *Pre-construction coordination: Consult with the Washington State Department of Archaeology and Historic Preservation (DAHP) and interested tribes prior to site grading to determine whether additional review or an archaeological survey is warranted.*
- *Unanticipated discovery plan: Include in the construction specifications an inadvertent-discovery protocol requiring that if archaeological materials, human remains, or other cultural resources are encountered, work in the area will stop, the find will be protected, and DAHP and affected tribes will be notified immediately.*
- *Qualified professional oversight: If warranted by consultation or site sensitivity, retain a professional archaeologist to monitor excavation or review discoveries.*
- *Permitting: Should archaeological materials or human remains be identified, work will not resume until appropriate approvals—such as an Archaeological Excavation or Removal Permit under RCW 27.53 are obtained and mitigation measures recommended by DAHP or tribes are*

implemented.

Documentation and reporting: Any confirmed resources will be documented in accordance with DAHP standards, and mitigation (avoidance, data recovery, or other measures) will be developed in consultation with DAHP and tribes.

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 served by SE 36th Street along its northern frontage. Currently, access is provided by two curb cuts on SE 36th Street: one on parcel 2655500075 and another on parcel 2655500185. The proposed site plan maintains access via the existing curb cut on parcel 2655500185 and relocates the curb cut on parcel 2655500075 to a new location along the same frontage to improve circulation and safety.

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 site is not directly served by public transit. The nearest transit access is approximately 1.3 miles away, via a walk along the Mountains to Sound Greenway Trail, to a King County Metro bus stop and the future Sound Transit light rail station.

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

The project will provide approximately 112 parking spaces for staff and the public, along with 123 spaces dedicated to City vehicles serving police and fleet operations. It will also reconfigure existing asphalt-paved areas currently used for Public Works vehicle and equipment operations. The site presently contains about 182 parking spaces; some of these will be reallocated as part of the redevelopment, with the overall supply adjusted to meet both operational requirements and public parking needs.

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 proposal will not require new public roads or major off-site improvements to existing streets, pedestrian, bicycle, or state transportation facilities. Site access will continue to be provided from existing City streets. Minor on-site circulation and parking improvements, such as drive aisles, sidewalks, and bicycle parking will be constructed within the project limits to support safe and efficient access for staff, visitors, and fleet vehicles. Any temporary traffic control needed during construction (e.g., flagging or short-term lane closures) will be coordinated with the City's Public Works Department to maintain safe passage for all roadway users.

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, nor is it located in the immediate vicinity of any waterborne, rail, or air transportation facilities. It is situated within an established municipal campus in an urban area of Mercer Island, with access provided solely by existing public streets. No impacts to, or reliance on, marine, rail, or aviation transportation are anticipated during construction or operation.

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?

Based on the Institute of Transportation Engineers (Trip Generation Manual, 11th Edition), Land Use Code 730 – Government Office Building, the completed Public Safety and Maintenance project is

expected to employ approximately 123 staff. Using the ITE trip generation rate of 0.64 vehicle trip ends per employee during the weekday PM peak hour, the project is estimated to generate approximately 79 PM-peak-hour trips, compared with 71 trips from the existing facilities, for a net increase of about 8 trips during the PM peak hour.

Applying the ITE daily trip factor for government office buildings (approximately 8–9 daily vehicle trip ends per employee), the project is expected to generate on the order of 950–1,100 total vehicle trips per weekday, including both entering and exiting movements. Peak traffic volumes are anticipated during the weekday PM commuter period (4–6 p.m.), consistent with typical office uses.

Only a very small share of trips—estimated at less than 5%—would consist of trucks or other non-passenger/commercial vehicles, primarily City fleet and light-duty service trucks used for operations and maintenance. The analysis is based on ITE Trip Generation data for government office buildings and the trip calculations documented in the City's concurrency review.

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 proposal is located within an urbanized area of Mercer Island and does not lie on designated agricultural or forest product haul routes. The project will primarily serve municipal operations and is not expected to interfere with, or be affected by, the movement of agricultural or forest products on area streets. Any temporary traffic control measures during construction (e.g., flagging or short-term lane closures) will be coordinated to maintain access for all road users.

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

The project is expected to generate only a small increase in vehicle trips, approximately eight additional PM-peak-hour trips, compared to the existing use—well within the City's adopted level-of-service standards. Because transportation impacts are minimal, no major off-site improvements are warranted.

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 is not expected to create a significant increase in demand for public services. The proposed Public Safety and Maintenance (PSM) Building and Operations Building will consolidate and modernize existing City functions (police, public works maintenance, operations, GIS, and IT) rather than introduce new uses.

Because the project replaces existing facilities serving the same municipal functions, it will not generate new school enrollment or substantial new demand for health-care or other community services. The project will include design features and code compliance (e.g., fire/life-safety systems, building security) to support ongoing service delivery without straining local resources.

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

Because the project primarily replaces and consolidates existing municipal functions, no substantial new demand for public services is anticipated. Standard building and site design measures, such as fire and life-safety systems, adequate access for emergency vehicles, and security features will be incorporated to support safe and efficient operations. Routine coordination with Police, Fire, and Public Works during design and construction will ensure facilities meet service needs without creating additional burdens on local providers.

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.

Power provided by Puget Sound Energy, water supplied by City of Mercer Island and Seattle Public Utilities, sewer provided by City of Mercer Island, natural gas provided by Puget Sound Energy, refuse service provided by Recology, telephone provided by Lumen, and data provided by Comcast and King County.

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: Khilde

Date Submitted: 9/17/2025

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.]