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: 3801 East Mercer Way

Parcel Number(s): • 2655500137 • 2655500136 • 2655500132 • small portion of 2655500115

Amy Lavin, SJCC, 3801 E. Mercer Way, Mercer Island, WA 98040 206-232-7115

Gross Lot Area(s): 405,242 s.f.

Net Lot Area(s):

Zone: R-8.4, R-9.6

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

Amy Lavin

Digitally signed by Amy Lavin
Date: 2026.02.10 17:57:27 -08'00'

Date

2/10/2026

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:

   Stroum Jewish Community Center Comprehensive Plan Amendment and Rezone

2. Name of applicant:

   3801 East Mercer Way

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

   Amy Lavin, SJCC, 3801 E. Mercer Way, Mercer Island, WA 98040 206-232-7115

4. Date checklist prepared:

   November 20, 2025

5. Agency requesting checklist:

   City of Mercer Island

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

   The proposal was docketed in 2023. The desired timing of passage of the comprehensive plan amendment and rezone is as soon as possible in 2026.

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

~~This is a non project action. The proposal would ultimately allow for a rebuild/remodel of the SJCC on the property. A project-level application has not yet been prepared.~~

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

~~SEPA DNS for Mercer Island Comprehensive Plan update, 2025~~

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

~~None known.~~

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

~~Comprehensive Plan amendment approval, Rezone approval.~~

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 SEPA checklist fulfills SEPA review for two separate proposals--the first proposal would redesignate the Comprehensive Plan FLUM from Single Family Residential to Commercial Office. The second proposal would change the City's Official Zoning Map from Single Family (R)/8.4 (R)/9.6 to Commercial Office ("CO").~~

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 generally at 3801 East Mercer Way, on the following parcels: 2655500137 • 2655500136 • 2655500132 • small portion of 2655500115~~

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)?

~~Rolling--the steepest slope is 58%, this is a man made slope created with the construction if the existing building. Per City of MI the overall slope of the site is 9.35%.~~

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.

~~Soils are typical of Mercer Island with some glacial till in places.~~

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

~~None known.~~

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.

~~N/A, nothing associated with nonproject action.~~

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

~~No, not as part of nonproject action.~~

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

~~N/A, nothing associated with nonproject action.~~

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

~~N/A, no impacts.~~

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.

~~N/A; none--nonproject action.~~

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

~~No, this is a map change.~~

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

~~N/A, no impacts.~~

3. Water

a. Surface:

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

~~No.~~

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

~~N/A, non project action, and not adjacent to water.~~

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.

~~N/A, nonproject action~~

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

~~N/A, nonproject action~~

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

~~No.~~

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.

~~N/A, no, nonproject action.~~

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.

~~N/A, no, nonproject action.~~

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.

~~N/A., none, nonproject action.~~

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.

~~The current stormwater from the site runs into the combined system.~~

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

~~N/A., none, nonproject action~~

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

~~N/A, no impacts.~~

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?

~~N/A, none, nonproject action~~

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

~~Bald Eagles frequent Mercer Island, though Bald Eagles are no longer listed as threatened or endangered species as of 2007. Salmonoids are known to live in Lake Washington.~~

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

~~N/A., none, nonproject action~~

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

~~None.~~

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:

~~Hawks, eagle, songbirds, crows, deer, raccoons, rats, squirrels, and other typical urban species for Mercer Island.~~

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

~~Salmonoids are in Lake Washington.~~

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

~~The entire Puget Sound basin is part of the Great Pacific Flyway for bird migration.~~

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

~~N/A, none, nonproject action.~~

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

None.

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.

N/A., non project action.

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

N/A, non project action. The height limit of the proposed CO zone is 36 feet and require setbacks from property lines. Adjacent single family zones are allowed to be built up to 30 feet in height.

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:

N/A. non project action.

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.

No, nonproject action.

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

None known.

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.

None known.

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.

N/A, none known. The only hazardous chemical currently on site is chlorine for the pool.

iv. Describe special emergency services that might be required.

N/A. non project action

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

N/A, no impacts.

b. Noise

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

No noise would impact the nonproject action. Noise sources include I-90 and East Mercer Way.

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.

N/A, no impacts from a nonproject action.

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

N/A, no impacts.

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 current use of the site is the Stroum Jewish Community Center which includes an early childhood school, pool, gym, performing arts center and other community uses. The adjacent uses include public institution, synagogue, school, the current/new site for the Mercer Island City Hall and city shops, and single family residences. The non-project action has no impact on 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.

c. Describe any structures on the site.

The SJCC exists on the site.

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

No, nonproject action.

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

R-8.4 and R-9.6.

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

Single Family Residential.

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

N/A.

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

There is a small steep slope area mapped in the area between the upper parking lot and the lower parking lot, based on LIDAR maps. Most of the Island is designated as a seismic environmentally sensitive area.

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

N/A, nonproject action. The proposal would not change the amount of people working or visiting the site.

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

N/A, none nonproject action.

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

N/A, no impacts as a nonproject action, and no displacement would occur.

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

The proposal is consistent with the CPPs, the MI comprehensive plan, and code provisions related to redesignations and rezones. The redesignation designates land that has not been used as residential for over 55 years to a designation more appropriate with its use.

9. Housing

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

N/A, none.

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

~~N/A, none.~~

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

~~N/A, none.~~

10. Aesthetics

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

~~N/A, no structure is proposed. The height limit of the CO zone is 36 feet.~~

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

~~N/A, none, no structure is proposed.~~

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

~~N/A, none.~~

11. Light and glare

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

~~N/A, none, nonproject action.~~

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

~~N/A no, nonproject action.~~

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

~~N/A, none, nonproject action.~~

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

~~N/A. none, nonproject action.~~

12. Recreation

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

The SJCC offers numerous recreational opportunities for people of all ages and life stages. The boat launch is also across the street.

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

~~N/A., no~~

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

~~N/A. no impacts from nonproject action~~

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.

~~The SJCC is older than 45 years old and is not eligible for listing.~~

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.

~~None known.~~

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.

~~N/A, nonproject action without site disturbance.~~

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.

~~N/A, nonproject action without site disturbance.~~

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.

~~East Mercer Way, I-90. The property accesses East Mercer Way from a driveway. No changes are proposed from the non project action.~~

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?

There are no transit stops in the vicinity currently. The site is accessible by the I-90 trail to light rail when it opens.

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

The nonproject proposal does not change the current parking count.

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 non project action will not change anything transportation related.

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

The non project action will not change anything transportation related.

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

The change to CO would not change the number of trips generated by the existing building. Please see the attached memorandum from the Transpo Group regarding the number of trips that could be generated from an office use on the property, which is a permitted use under the CO zone. While there is absolutely no plan or intent to build an office building on this property, the City requested a trip generation memorandum to analyze the extreme worst case and highly unlikely/improbable scenario of an office built on this property.

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.

No, nonproject action.

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

N/A, no impacts as a nonproject action. Any future proposal would be required to comply with any and all applicable codes, and would require a concurrency analysis at the "net new trips" are generated per MICC 19.20.030.

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.

N/A, no as a nonproject action.

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

~~N/A, nonproject action.~~

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.

~~No changes to utilities or construction is proposed as part of the nonproject action.~~

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: Amy Lavin Digitally signed by Amy Lavin Date: 2026.02.10 17:58:17 -08'00'

Date Submitted:

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?

It would be unlikely to create an increase; no increases would be created. The uses permitted in the CO include the SJCC, and typical commercial/services uses. The redesignation is not proposing to change the use of the property, which will remain as the SJCC.

Proposed measures to avoid or reduce increases are:

While no increases are anticipated, all future development would require compliance with then-existing codes, which are much more stringent than the codes under which the existing SJCC was developed. Existing noise and zoning ordinances that govern the CO zone prevent and mitigate impacts.

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

The proposal would not impact plants, animals, fish or marine life. The redesignation is not changing the use of the property, which will remain as the SJCC.

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

While no increases are anticipated, all future development would require compliance with then-existing codes, which are much more stringent than the codes under which the existing SJCC was developed. The site is not within a shoreline zone and will have no impacts to marine life or fish. No impacts to protect species will occur, as they are not present on the site. The redesignation would require compliance with existing tree codes and zoning ordinances, which intend to mitigate any impacts.

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

The proposal would not deplete energy or natural resources. The list of allowed uses in the CO zone does not include a use that would deplete energy or natural resources. The redesignation is not changing the use of the property, which will remain as the SJCC.

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

While no increases are anticipated, all future development would require compliance with then-existing codes, which are much more stringent than the codes under which the existing SJCC was developed. The redesignation requires compliance with current energy codes, which are applicable throughout Mercer Island.

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?

There is a very small steep slope area on the site. No other protected habitat or critical areas are present on the site. No anticipated impact to this area that would be harmful in nature is anticipated. No other government-protected areas would be used or impacted.

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

All steep slope areas on the Island are regulated by the City's critical areas ordinance and geotechnical codes.

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 changes the designation of the property but it does not change the actual use of the property. Therefore, there are no impacts to compatibility. The use of the land remains as compatible as it always has been with adjacent uses in the area. In addition, the area already includes several areas designated/zoned CO, which have remained compatible with surrounding uses and plans. The proposal is consistent with the MI comprehensive plan, as well as the MICC, as stated in our application.

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

There are no land use impacts. The proposal complies with the comprehensive plan and the MICC. The CO zone restricts the allowed uses in the CO zone to those that are compatible with the existing comprehensive plan and surrounding uses, and the development standards of the CO zone, as well as the MICC in general, maintain compatibility with surrounding uses and existing plans.

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

Very unlikely, particularly because there is no proposed change to the existing use of the property. Please see the attached memorandum from the Transpo Group, which outlines the worst case scenario in terms of traffic trip generation. This outcome is highly unlikely to occur, as the stated current and proposed use of the property is the SJCC. No additional increase to demand on public services or utilities could occur as a result of the change to CO.

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

Any development proposal proposed under the redesignation would be required to obtain concurrency review when it proposes net new trips, and would be required to review impacts to public services, utilities, and transportation under SEPA. Compliance with the MICC and applicable codes mitigates potential impacts.

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

~~The proposal does not conflict with any such local, state, or federal laws or requirements regarding environmental protection.~~

[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.]