



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: 5701 Island Crest Way, Mercer Island, WA 98040

Parcel Number(s): 192405-9013

Gross Lot Area(s): 3.04 acres

Net Lot Area(s): 2.53 acres

Zone: P

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

CRITICAL AREAS ON PROPERTY

GEOLOGICALLY HAZARDOUS AREAS	WATERCOURSES	WETLANDS
<input type="checkbox"/> Potential Landslide Hazard	<input type="checkbox"/> Type F	<input type="checkbox"/> Category I
<input type="checkbox"/> Erosion Hazard	<input type="checkbox"/> Type Np	<input type="checkbox"/> Category II
<input type="checkbox"/> Seismic Hazard	<input type="checkbox"/> Type Ns	<input type="checkbox"/> Category III
<input type="checkbox"/> Steep Slope	<input type="checkbox"/> Piped	<input type="checkbox"/> Category IV
<input checked="" type="checkbox"/> None	<input type="checkbox"/> Unknown	<input type="checkbox"/> 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.

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:

Deane's Children's Park Site Plan

2. Name of applicant:

City of Mercer Island

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

Shelby Perrault, 206-939-0907, 9611 SE 36th Street 98040

4. Date checklist prepared:

February 27, 2026

5. Agency requesting checklist:

City of Mercer Island

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

The Site Plan for Deane's Children's Park outlines a series of park improvements anticipated to be implemented over several years, as funding becomes available and City priorities allow. This plan includes both the replacement of existing features and the installation of new park elements.

A conceptual phasing plan has been prepared to illustrate the anticipated sequencing of improvements over

time. The purpose of the phasing plan is to inform current and future decision makers of the overall long-term vision, allowing flexibility to adjust sequencing as needed. Specific timing and scope of individual phases will be further refined through the City's budget process and during grant application preparation. Phases may be restructured or combined to respond to evolving community needs, shifting priorities, and available City funding at the time of implementation.

The current phasing plan identifies four phases. As noted, the timing and specific elements within each phase are subject to change based on fiscal conditions and policy direction during budget cycles.

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:

Deane's Children's Park - Site Drainage and Utilities Diagram

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:

There are no known applications by other projects affecting the site.

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

City of Mercer Island City Council consideration and Site Plan adoption.

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.)

Deane's Children's Park is an existing 3.04-acre neighborhood park centrally located on the island. The proposed Site Plan conceptual design includes replacement of existing play equipment and installation of new inclusive and adaptive play features organized into distinct play zones. Improvements include a 2–5-year-old discovery play area; a central inclusive play area with adaptive swings, spinning and rocking elements, climbing structures, musical and sensory play components; a 5–12+ play area; distributed small-scale play features; improved playground seating; and enhanced sightlines for supervision.

Additional proposed improvements include construction of a picnic shelter, installation of a restroom, development of informal gathering spaces, and parking lot and site access improvements.

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.

Deane's Children's Park is approximately 3.04 acres and is located within Island Crest Park. The park includes a parking lot, restrooms, a picnic shelter, part of the Bike Skills Area, and a variety of play

equipment. The site planned portion covers approximately 2.53 acres.

See Exhibit 1 for overall park boundary and Exhibit 2 for project area boundary (Site Plan portion).

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)?

Deane's Children's Park is generally flat, with localized areas of steep slope. The majority of the park, including the playground area (which comprises more than half the site) contains relatively gentle grades. Within the playground area, slopes are approximately 8% or less, with the steepest portion located just north of the central play area.

Within the project area, the steepest slope occurs along the park entry drive and is approximately 33%. Within the overall project boundary, the steepest slope is located within the Bike Skills Area and is approximately 40%. Based on these conditions, the site is best characterized as generally flat with localized steep slopes.

- 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 within the park are classified into two general types:

- *Alderwood gravelly sandy loam (AgC), 8 to 15 % slopes*
- *Arents, Alderwood Material (AmB), 0 to 6% slopes*

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

This is a non-project action. There are no indications of unstable soils at the site. A geotechnical report may be required during future development of Deane's Children's Park; the City will determine the need for such report through the pre-application conference process associated with future development permits. Any future development associated with the Site Plan will be required to comply with applicable land use and development standards, including those related to clearing and grading.

- 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.

This is a non-project action. Future development of Deane's Children's Park may involve filling, excavation, and grading, although specific quantities and methods have not yet been determined. Site grading is anticipated to generally maintain existing grades where feasible and to balance cut and fill on site. The City will evaluate requirements for filling and grading during implementation of the Site Plan, associated construction permit applications, and project-level environmental review.

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

This is a non-project action. While the site is relatively flat, erosion may occur in the future as a result of construction activities to implement elements of the Site Plan due to clearing and grading activities. 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)?

This is a non-project action. A conceptual Site Plan has been developed for planning purposes, showing that approximately 16 - 21% of the site would be covered by impervious surfaces following construction of all phases of the Site Plan. The plan anticipates roughly between 21,200 to 27,900 square feet of new impervious surfaces, including parking areas, playground safety surfacing, pathways and trails, and seating areas.

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

This is a non-project action. All phases of development at Deane's Children's Park will be stabilized during construction and monitored in accordance with the City of Mercer Island City Code (MICC). Best Management Practices (BMPs) consistent with the City erosion control standards will be employed to minimize temporary site disturbance.

Erosion and sediment control measures will be developed and implemented in accordance with the Stormwater Management Manual for Western Washington. These measures may include site stabilization, slope protection, drainage protection, inlet protection, and sediment retention.

As required for each phase of development, 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.

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.

This is a non-project action. During construction of any future component of the Site Plan, there may be a small increase in exhaust emissions from standard construction vehicles and equipment and a temporary increase in dust due to clearing and grading activities. Construction employees and equipment traffic to and from the site would also generate modest increases in exhaust emissions.

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

This is a non-project action. 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:

This is a non-project action. 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.

There are no surface water bodies on or in the immediate vicinity of Deane's Children's Park.

- 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.

This is a non-project action. Any future development to implement components of the Site Plan will not involve work over, in, or adjacent to (within 200 feet) any surface water body.

- 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.

Not applicable, there are no surface waters or wetlands located at Deane's Children's Park.

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

This is a non-project action. 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.

This is a non-project action. 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.

This is a non-project action. 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.

This is a non-project action. No waste material will be discharged to the ground. The site will be served by municipal sewer; no septic system is 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.

This is a non-project action. Any future land use actions must comply with stormwater and flow control regulations of the MICC and Stormwater Management Manual of Western Washington. There will be runoff from both pollution generating and non-pollution generating surfaces. Stormwater will drain to an approved stormwater system.

The Site Plan proposes less than 5,000 square feet of new or replaced pollution-generating impervious surfaces; therefore, water quality treatment is not anticipated to be required. On-site stormwater management and flow control will be provided, with surface areas and drainage details documented in a Drainage Report submitted for City review and approval prior to each phase of development, as required.

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

This is a non-project action. That said, as with any site-related construction activity, runoff from the construction site has the potential to enter ground or surface waters. The project's 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:

This is a non-project action. Future development permits would be required to comply with City requirements relating to stormwater runoff control and treatment. The proposed project will require City approval of a Drainage control plan, with construction BMPs, and Temporary Erosion and Sediment Control Plan as part of a clearing and grading permit.

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?

This is a non-project action. Future development to construct elements of the Site Plan may involve some clearing and grading, including the removal of existing vegetation to create trails and park amenities. Vegetation will be managed in accordance with Chapter 19.10 MICC, with removal limited to trees, shrubs, and grasses that conflict with planned improvements or are assessed by a licensed arborist to be unhealthy or unstable. Wherever feasible, existing trees and vegetation will be retained and protected. The exact quantities of vegetation requiring removal have not yet been determined. This will be determined at the time development permits are submitted for project level work.

- 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:

This is a non-project action. 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 to the greatest extent feasible.

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

Cherry laurel, English holly, 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:

This is a non-project action. To preserve or enhance wildlife habitat, the project proposes removing invasive plant species within the site and re-planting 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.

This is a non-project action. Energy usage is anticipated to be limited to electricity necessary to maintain the restrooms and picnic shelter. The specific energy source will be determined during final site design and at the time project development applications are prepared. Solar energy may not be feasible in some areas due to the dense tree canopy.

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

This is a non-project action. Future development 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:

This is a non-project action. Park lighting is limited to the restroom and picnic shelter and will utilize LED efficient fixtures. Lighting may be controlled by timers or photocells to reduce energy consumption. The

feasibility of solar-powered lighting will be evaluated during future development to implement elements of the Site Plan.

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.

This is a non-project action and there are no environmental health hazards that could occur as a result of this project. The City will evaluate this potential further during the permit process and in the accompanying project level SEPA checklist.

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

This is a non-project action. There are no known hazardous chemicals/conditions on the project site from present or past uses.

- 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.

This is a non-project action. There is no known or possible contamination at the site from present or past uses.

- 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.

This is a non-project action. No toxic or hazardous chemicals are expected to be produced or stored during construction.

- iv. Describe special emergency services that might be required.

This is a non-project action. 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:

This is a non-project action. Standard precautions would be taken to ensure the safety of the work crew during construction if a spill occurred:

- *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.*

- 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 related to traffic 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.

This is a non-project action. Construction of the project would require the use of a variety of heavy

and light construction machinery and equipment. Construction activities will adhere to the City of Mercer Island noise and working hours ordinance requirements. The increased noise generated during construction of the project would be temporary in nature. Long-term noise would result from use of the park by the public, generally taking place from dawn to dusk.

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

This is a non-project action. During construction, standard noise reduction equipment on heavy or light machinery will be utilized where required. Construction activities will adhere to the City of Mercer Island noise ordinance requirements.

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 developed and used as a public park. Deane's Children's Park is located within Island Crest Park and is bordered by parkland to the west and south. Island Park Elementary School is located to the north, and residential properties lie to the east across Island Crest Way. Beyond Island Crest Park to the north, south, and west are additional residential properties, some directly adjacent to park boundaries and others separated by public roadways. 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:

- *One picnic shelter (approximately 1,010 square feet)*
- *Two restroom buildings*
 - *One single stall restroom building adjacent to the parking lot (approximately 281 square feet)*
 - *One decommissioned building, used for storage (approximately 144 square feet)*

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

This is a non-project action. Yes, two structures will be removed as part future park development. The decommissioned building and picnic shelter will be demolished. A new picnic shelter will be constructed.

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

Parcel 1924059013 is zoned P for Park

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

The parcel is designated as a Public Park 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.
No environmentally sensitive areas have been identified in the park.
- i. Approximately how many people would reside or work in the completed project?
None.
- 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 current use is a park. The proposed use as a park is consistent with the existing land use 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?
This is a non-project action. The proposed play structure is anticipated to have a maximum height of approximately 35 feet above the relative grade plane and will be constructed of metal, wood, rope, and high-density polyethylene (HDPE). Other site structures are expected to consist primarily of wood and natural materials, while the restroom and picnic shelter may include metal roofing. Final structure heights will be determined at the time of project-level design and will comply with the applicable height requirements of the Mercer Island City Code (MICC).
- b. What views in the immediate vicinity would be altered or obstructed?
This is a non-project action. 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:
This is a non-project action. The existing wooded perimeters along the park boundary will be maintained and park amenities will utilize natural materials to blend into the park's surroundings. Additional native plant restoration activities will occur during each phase of development to improve understory

vegetation.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
This is a non-project action. The project is not expected to result in significant light or glare impacts. Limited lighting may be installed on the restroom and/or picnic shelter exterior to support visibility during winter months when daylight hours are reduced. Any lighting will be minimal, downward-directed, and designed to avoid glare or spillover onto adjacent properties.
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
This is a non-project action. Any future land use actions must comply with lighting regulations of the MICC. Light or glare from the completed project will be fully shielded to not create safety hazards or interfere with surrounding views.
- c. What existing off-site sources of light or glare may affect your proposal?
This is a non-project action. Sources of off-site light would come from the following: vehicular traffic along Island Crest Way, ballfields at Island Crest Park, and lighting at Island Park Elementary. These sources are not anticipated to impact the proposed project.
- d. Proposed measures to reduce or control light and glare impacts, if any:
This is a non-project action. Any 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?
Island Crest Park is located immediately adjacent to the site and provides a range of designated recreational facilities, including baseball fields, soccer fields, and tennis courts, as well as informal recreational opportunities such as trails and open space for passive use. Island Park Elementary is located directly north of Deane’s Children’s Park and includes a small playground.
- 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 adversely affect recreational opportunities; therefore, no mitigation measures are proposed. This project will add new playground amenities to the park system.

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.
This is a non-project action. There are no known buildings, 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.

This is a non-project action. 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 as a playground since the 1960's, 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.

This is a non-project action. No formal assessment of potential impacts on cultural or historic resources has been completed for this project to date. A WISAARD search was conducted through the Washington State Department of Archaeology and Historic Preservation (DAHP) mapping tool, and no designated historic resources are noted in the vicinity. The predictive model for archaeological resources is considered "moderately low" to "moderate" with a survey recommended. The City will evaluate potential impacts 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.

This is a non-project action. 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 project level 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 Island Crest Way along its eastern frontage and shares an entry with Island Crest Park.

The proposed site plan maintains this access.

- 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 served by two nearby King County Metro bus routes, 204 and 630, operating along Island Crest Way. The nearest bus stops are located at Island Crest Way and SE 58th Street (approximately 0.05 miles from the site) and at Island Crest Way and SE 54th Street (approximately 0.18 miles from the site).

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

This is a non-project action. The existing parking lot has 12 parking spaces. The project will add approximately 5 parking spaces, for a total of 17 spaces.

- 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).

This is a non-project action. No.

- 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. Access will be 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?

This is a non-project action. A traffic impact analysis may be required to be submitted as part of the future project level permits for City review. Trip generation for the proposed inclusive playground was estimated using Land Use Code 411 – Public Park from the Trip Generation Manual, 11th Edition (Institute of Transportation Engineers, ITE). Accordingly, the PM peak hour of trip generation was estimated using the ITE suburban PM peak average rate of approximately 5.3 vehicle trips per acre. The park is 3.04 acres in size. The project is expected to generate approximately 16 PM peak hour vehicle trips, with a roughly balanced directional split of entering and exiting vehicles.

- 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.

Not applicable.

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

This is a non-project action. Implementing elements of the Site Plan in phases will aid in reducing transportation impacts. A traffic impact analysis may be required to be submitted as part of the future project level permits for City review.

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.

This is a non-project action. No increased need for public services will result from this project. The site is already in use as a park,

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

No such measures are necessary.

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, refuse service provided by Recology, telephone provided by Lumen

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: Shelby Perrault

Date Submitted: 2/27/2026

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?

The proposal is not likely to significantly increase discharge to water or production of noise. It will not increase emissions to air; production, storage, or release of toxic or hazardous substances. Future development activities will be required to comply with applicable provisions of the Mercer Island City Code, including Titles 15 and 19, and the Stormwater Management Manual for Western Washington, as adopted by the City. See Part B, sections 2, 3, and 7 for additional information.

Proposed measures to avoid or reduce increases are:

Future development activities will be subject to applicable provisions of the Mercer Island City Code (MICC), including Titles 15 and 19, and the Stormwater Management Manual for Western Washington, as adopted by the City. Compliance with these regulations will avoid or reduce potential increases in impacts related to stormwater runoff, erosion, grading, critical areas, and water quality. During project-level permitting, required mitigation measures may include preparation and implementation of a Stormwater Pollution Prevention Plan (SWPPP), Temporary Erosion and Sediment Control (TESC) Plan, drainage report, and source control best management practices. Construction activities will be required to comply with City clearing and grading standards, erosion control requirements, and noise regulations.

Specific mitigation measures will be further defined during future project-level environmental review and permit applications. See Part B, sections 2, 3, and 7 for additional information.

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

Construction activities may disturb some animals during construction. Some plants and trees may be removed or displaced for the construction of various play equipment or park amenities. Fish and marine

life will not be affected by this project. Any future land use actions must comply with regulations of MICC Chapter 19.

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

Any plant or tree disturbances resulting from future improvements would be restored, and permanent impacts would be mitigated in accordance with an approved mitigation plan. The City also plans to enhance the park's natural areas by removing invasive species and planting native or beneficial adaptive vegetation to support wildlife habitat. These measures include:

- *Mitigate any impacts on site with equal or greater benefit;*
- *Limit development to areas already in use where feasible to protect natural areas;*
- *Incorporate native or adaptive plantings;*
- *Minimize impervious surfaces where feasible.*

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

Future development could result in modest increases in resource consumption associated with park improvements, including increased electrical usage for lighting and restroom facilities, and increased water usage for a new restroom. Any future land use actions will be required to comply with applicable provisions of the Mercer Island City Code (MICC), including requirements related to resource conservation and environmental protection. See Part B Section 6 for additional information.

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

Future project design and permitting will incorporate measures to conserve energy and natural resources where feasible. Such measures may include minimizing impacts to existing trees and vegetation; using recycled, locally sourced, or sustainable construction materials when practicable; installing energy-efficient lighting and plumbing fixtures; and incorporating lighting controls such as timers or motion sensors to reduce energy use. Additional resource protection measures will be evaluated during project-level design and review. See Part B, Section 6 for additional information.

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?

This proposal would not affect environmentally sensitive areas. The site is currently used as a park and will continue to function as one. See Part B sections 4, 5, 12, and 13 for additional information.

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

This proposal would not affect environmentally sensitive areas. The site is currently used as a park and will continue to function as one. See Part B sections 4, 5, 12, and 13 for additional information.

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 project is currently zoned as a Park and will remain the same. There are no shorelines on the property. Implementation of the Site Plan will not affect nearby land uses and is consistent with Mercer Island's 2022 Parks, Recreation, and Open Space Plan (PROS Plan).

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

No measures are necessary.

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

The implementation of the Site Plan is anticipated to add some traffic trips during the peak hour. Some demand for police and fire services would continue. The restrooms would use power, water, and sewer. The picnic shelter would use power. See Part B, sections 6, 14, 15, and 16 for additional information.

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

Impacts would be minimized through design measures described in Part B, sections 6, 14, 15, and 16, including utility-efficient design, timed and shielded lighting, and operational considerations for traffic and public safety.

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

There are no conflicts 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.]