



**PARKS & RECREATION COMMISSION  
CITY OF MERCER ISLAND**

**PRC 26-05  
March 5, 2026  
Regular Business**

**AGENDA BILL INFORMATION**

<b>TITLE:</b>	PRC 26-05: Parks Minor Capital Update: Asphalt & Concrete Repairs	<input checked="" type="checkbox"/> Discussion Only <input type="checkbox"/> Action Needed: <input type="checkbox"/> Motion <input type="checkbox"/> Recommendation
<b>RECOMMENDED ACTION:</b>	Receive report	

<b>STAFF:</b>	Sam Harb, Parks Operations Manager Brian Sherman, Parks Maintenance Team Lead Jane Frazee Dowd, Parks Maintenance Team Member
<b>EXHIBITS:</b>	1. Parks Asphalt & Concrete Repairs Presentation

**EXECUTIVE SUMMARY**

The purpose of this agenda bill is to provide the Parks and Recreation Commission with an update on asphalt and concrete repairs that have taken place in park spaces over the last year and to introduce a presentation on four specific park sites where repairs occurred.

- The City of Mercer Island’s Parks, Recreation & Open Space Plan (PROS Plan) includes two goals which inform on the importance of maintaining asphalt and concrete areas within parks.
- The City Council approved biennial budget funding for projects considered Minor Capital which includes- repairs for sidewalks, pathways, plazas, and pavement patching, restroom fixture replacement, park bench replacement, tree work, and playground repair.
- In 2025 staff conducted field assessments and identified 82 sites in need of repair, primarily due to root damage from nearby trees as well as surface age and decline of pavement integrity.
- A scope of work was developed and a request for bids was completed, and the asphalt and concrete repair projects were awarded to a qualified contractor.
- Various staff across multiple teams supported this work including the CIP Inspector, parks maintenance staff, and City Arborist with a focus on minimizing impacts on tree health.
- The contracted work was completed in November of 2025.

**BACKGROUND**

Maintaining asphalt and concrete surfaces in parks is essential for safety, accessibility, and long-term cost efficiency. Well-maintained paths, sidewalks, plazas, and parking areas reduce trip hazards, prevent water intrusion that can lead to cracking and structural failure, and ensure compliance with ADA accessibility standards. Regular sealing, crack filling, and surface repairs help extend the lifespan of pavement, minimizing the need for costly full replacements. In addition, smooth and properly maintained surfaces improve the overall user experience for pedestrians, cyclists, and recreational users, while enhancing the park’s appearance and supporting community pride. Proactive maintenance ultimately protects public investment and keeps parks safe and welcoming for all visitors.

---

The City of Mercer Island's Parks, Recreation & Open Space Plan (PROS Plan) includes two specific goals which inform on the importance of maintaining asphalt and concrete areas within parks:

- Goal 1 – Planning, Acquisition & Access: Provide high quality, welcoming, and inclusive parks and recreation system that meets community needs now and in the future.
- Goal 2 – Maintenance & Operations: Provide the Mercer Island community with safe, well-maintained parks and recreation facilities.

The City Council approved Capital Improvement Program biennial budget allocates funding to address repair needs that are too small for a largescale capital project but above the scope of ordinary or regular maintenance. Some of these projects may include pavement patching, restroom fixture replacement, park bench replacement, tree work, and playground repair. This allocation is titled Parks Minor Capital within the Capital Improvement budget and includes the following project justification:

- Pavement, parks furnishings, and landscaping wear out and become unsafe over time. Many of these projects are too small to define as a separate project. On a recurring basis, equipment, facilities and amenities must be repaired or replaced as they reach the end of their useful lifecycle. This project is identified in the 2022 PROS Plan.

## ISSUE/DISCUSSION

In 2025 staff completed a robust field assessment of the Mercer Island Parks System to identify areas of uneven damaged asphalt and concrete surfaces. Repair locations were identified to reduce trip hazards, enhance safety and accessibility, and ADA compliance concerns.

Staff identified 82 sites in need of repair primarily due to root damage from nearby trees as well as surface age and decline of pavement integrity. These sites included pedestrian trails, sidewalks, plazas, ADA stalls, baseball dugouts, the community center preschool play area, and stairs. Each site was assessed for needed repairs, a scope of work and cost estimate was calculated, and the project was put out to bid on the Municipal Research and Services Center (MRSC) small works roster- which is a listing that connects businesses with public agencies in Washington State for small works, goods & services, and consulting opportunities.

Staff utilized feedback and advice from various City work groups including Right-of-Way, Capital Improvement Program, and the City Arborist to develop the following scope of work, with a focus on limiting impacts to natural areas and existing trees:

- Cut and removal of damaged surfacing.
- Remove intrusive roots or other obstructions
- Grind down uneven concrete areas of less than 2 inches difference.
- Follow specific specifications for asphalt, concrete, and rebar installation
- Expand tree wells at Mercerdale park, install root barrier and backfill voided areas using 3-way topsoil blend.

The contract was awarded to a qualified contractor with a total project cost of \$199,351.80.

Once the project commenced it became clear that additional specialized work was needed at specific sites to mitigate tree root impacts. Staff submitted a change order to ensure the required work maintained and

---

protected tree roots for surrounding tree health, identified specific trees which would need to be removed due to poor health, expanded tree wells to enhance root growth, and identified additional locations for repairs.

Tonight, staff will provide a presentation that will give insight into the importance of this work, how work was performed, and circumstances encountered at four specific and unique sites:

- **Mercer Island Community and Event Center (MICEC) – Annex Area: Creative Learning Center**
  - Park Maintenance Staff were alerted to the repairs needed within the annex by the Facilities Team to improve the safety and accessibility of the preschool play area. The goal was to have the work done with minimal impacts on the preschool staff and students' regular programming. Safety was a top priority while the work was done. The Preschool Staff, Park Maintenance Team and Recreation Team coordinated for the students to utilize areas inside the MICEC while work was done. This work was completed for the most part over a weekend and after hours to limit impacts.
  
- **Island Crest Park – Parking lot and Ballfields**
  - Access to and from the ADA parking stalls was impaired due to tree root intrusion from the adjacent sycamore tree. Prior work was done to grind down the uneven seams of the concrete, but the damage worsened over time. A full replacement of the surrounding concrete pads was needed which included the sidewalk going from the ADA stalls, past the third base dugout to the main plaza area. Tree roots that created the damage were cut, the tree was maintained as this species is especially resilient to tree root removal. A temporary fence was built to minimize the impacts to recreation programming during the repair work in the dugout areas- ensuring no rentals or programs were canceled.
  
- **Aubrey Davis Park – Lid C**
  - This is a heavily used recreation area for lacrosse, soccer and events during the summer season as well as cyclists using the I-90 trail and regular park goers year-round. The main sidewalk connecting the park plaza and I-90 trail was greatly damaged from a mature maple tree root. To maintain the health of the tree, a foam underlay repair was utilized, which is a best-practice used on mature tree roots with slow growth potential. This repair process adds a foam layer between the existing root and the new concrete surface. When the root grows it pushes into the foam without impacting the concrete above.
  
- **Mercerdale Park – Sidewalk, Plaza**
  - Mercerdale Park is the heart of our parks within the city. It hosts countless events throughout the year including our annual Summer Celebration and weekly Farmers Markets in the summer months as well as daily park goers and community members. The park's centerpiece is a giant sequoia in the plaza planter bed. Park Maintenance team members consulted with the City Arborist on how to best maintain the tree's health and complete the plaza repairs. One of the sequoia's main roots intruded 36 feet into the plaza area buckling many of the concrete panels. To mitigate any future damages to the replaced concrete areas the tree's planter bed area was expanded to allow for future root growth. In the areas where the root would extend, new surface steel plates were installed atop the root to allow for growth while limiting surface impacts. The

---

sequoia was treated with Cambistat, a growth regulator to slow the tree growth and improve tree health.

- The sidewalk along the street in Mercedale Park was also heavily damaged by the street tree roots. After consultation with the City Arborist, it was decided that the main roots from two of the four trees would be removed requiring those trees to be replaced as they may pose a safety hazard after the main root was removed. Those trees were replaced with *Zelkova serrata*, musashino trees that have a vertical growth pattern making for ideal street trees. The tree wells, the area directly surrounding the trees, were expanded significantly for all four trees to minimize root impact to surrounding concrete.

## NEXT STEPS

Staff will continue to monitor areas of concern within our parks and utilize recurring minor capital funds to repair aging infrastructure as they reach the end of their useful lifecycle.

## RECOMMENDED ACTION

Receive report. No action necessary.