
November 1, 2022

City of Mercer Island Community Planning and Development
9611 SE 36th St
Mercer Island, WA 98040

Subject: Covenant Living at the Shores (9150 Fortuna Drive SE) Redvelopment Project
Critical Areas 1 Project Narrative

Dear Reviewer:

Covenant Living at the Shores is located on an existing 12.4 acre site (parcel 072405-9016) located at 9150 Fortuna Drive SE. Covenant Living at the Shores is a Live Plan Community with a unique setting on Lake Washington, making this a popular destination for a retirement lifestyle. The Shores provides an opportunity for Mercer Island residents to continue life on the island, while taking advantage of the wellness and amenity opportunities within our community.

Overview

The Shores is also a community with aging buildings that require upgrades to continue providing a service to its residents and staff. The current lodge building utilized for dining needs substantial renovation to meet current and future needs. The addition of Independent Living allows this project to be financially feasible to generate income/rents from the units to help pay for the new dining spaces and amenity/commons areas serving our residents and staff.

This transition is the reason for our project request. The project will include a new commons space, Independent Living Units and under-building parking. The parking helps to address our staff needs for on-site parking compared with our current off-site parking operations.

The scope of this project will include:

- 83 Under Building Parking Spaces
- 16 Independent Living Apartments
- 27,800 SF of Commons Space

Critical Areas

A Type 1 Critical Areas Review is required for evaluation of an existing drainage feature on site that is currently mapped in the City's GIS system as a Type F watercourse with a 100-foot buffer. The Watershed

Company has investigated this drainage feature and determined that it is not a watercourse regulated by the City of Mercer Island and has no associated buffer. Please see the attached report.

We request concurrence from the City that this is not a watercourse regulated by the City of Mercer Island and has no associated buffer.

Attachments and Associated Documents

- Drainage Feature Evaluation

Sincerely,

Navix Engineering Inc.

A handwritten signature in blue ink, appearing to read "Joe Taflin".

Joe Taflin, P.E., LEED AP
Principal
joe@navixeng.com