

April 18, 2024

City of Mercer Island
Community Planning & Development
9611 SE 36th Street
Mercer Island, WA, 98040

RE: 2955 80th Ave SE - Plaza Repair

Dear City of Mercer Island:

This letter details how the application is exempt from SEPA review per WAC 197-11-800 (3) Repair, remodeling and maintenance activities.

Scope of Work:

This project is in response to failures in exterior waterproof membranes at this building's exterior main entry and north plaza decks which has resulted in deterioration of the existing structure. This project proposes the following alterations/repairs:

1. Demolition of existing wood framed planters, soil, and irrigation currently located on the main entry deck.
2. Demolition of the existing thin brick pavers, sand sub base and deck waterproofings.
3. Removal and in-kind replacement of water damaged and deteriorated plywood, 3x8 wood decking and wood beams.
4. Removal and in-kind replacement of existing concrete steps.
5. Installation of new waterproof membranes at the main entry and north entry decks.
6. Refurbishment of existing guardrails.
7. Installation of new guardrails in locations where existing planters previously acted to restrict access to locations where the entry decks were more than 18-inches above grade.

WAC 197-11-800 (3), Explanation

Based on the proposed scope of work above, we believe that this project is exempt from SEPA review because it is a repair or minor alteration, involving no material expansions or changes in use beyond that previously existing, and will not occur over lands covered wholly or in part by water.

Sincerely,

Marc Tegen,

Stemper Architecture Collaborative