



## King County

Department of Natural Resources and Parks  
Wastewater Treatment Division

### Regulatory Compliance and Land Acquisition Services

King Street Center, KSC-NR-0505  
201 South Jackson Street  
Seattle, WA 98104-3855

September 27, 2019

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### North Mercer Island Interceptor and Enatai Interceptor Upgrade Project – Land Use Application Package – Transmittal Letter

King County Wastewater Treatment Division (WTD) is applying for various environmental and construction permits from the City of Mercer Island (Mercer Island). King County WTD identified a need for capacity upgrades for the North Mercer Island and Enatai interceptors. The North Mercer Island Interceptor and Enatai Interceptor Upgrade Project (NME Project) proposes to construct a new pipeline from Mercer Island to Bellevue. The proposed pipeline route that is covered in this land use permit application package includes facility improvements to the North Mercer Pump Station, addition of approximately 11,900 feet of new sewer pipe in upland areas on North Mercer Island, improvements along the Interstate (I)-90 Trail, improvements to Lift Station 11 at Fruitland Landing Park, improvements of existing sewer pipe under I-90 at 96<sup>th</sup> Ave (96<sup>th</sup> Ave Siphon), and improvements along the shoreline of the Mercer Island Boat Launch. The NME Project also includes construction of the pipeline across the East Channel of Lake Washington, which is within Mercer Island's jurisdictions until mid-way between the Mercer Island Boat Launch and Enatai Beach Park in Bellevue. The purpose of the NME Project is to improve reliability and increase the capacity of the wastewater conveyance system that carries flows from northern Mercer Island to the Eastside Interceptor in Bellevue.

During two pre-application meetings with Mercer Island's Community Planning & Development Department on October 23, 2018 (PRE18-047) and September 11, 2019 (PRE19-042), it was determined that the NME Project will submit an application for a: (1) Public Agency Exception – Type III, (2) Critical Area Review 2 – Type III, and (3) Shoreline Substantial Development Permit (SSDP) – Type III. These permits are associated with the land use permitting process.

Please note that King County will also be applying for a Tree Permit, Wet Season Tree Removal Restriction Waiver, and Seasonal Development Limitation Waiver to be able to do land clearing, grading, filling, and foundation work within landslide hazard areas from October 1 to April 1. The justification for these requests will be provided in the application materials for the construction permits (e.g., building permit, clearing and grading). The initial materials for these permits are provided in draft



form within the land use permitting package to aid the coordination efforts on these upcoming permits and waivers.

Several NME Project documents are part of the land use permitting process. These documents are provided for Mercer Island to review the NME Project for consistency with the local and state codes and policies. The NME Project documents submitted to Mercer Island for review correspond to the checklist developed for the land use permit application process. The crosswalk between the uploaded NME Project documents and the checklists are identified in the pages following this letter. These materials were also uploaded to the Electronic Plan Review (MIePlan) website.

If you have any questions, please contact me at 206-477-5458, or email me at [chris.dew@kingcounty.gov](mailto:chris.dew@kingcounty.gov).

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Dew". The signature is fluid and cursive, with a large initial "C" and a long horizontal stroke at the end.

Chris Dew  
Water Quality Planner/Project Manager IV

Enclosure(s)

City of Mercer Island Land Use Permitting Package

## North Mercer Island Interceptor and Enatai Interceptor Upgrade Project

# CITY OF MERCER ISLAND LAND USE PERMITTING PACKAGE

Please find, enclosed, the application materials for the North Mercer Interceptor and Enatai Interceptor Upgrade Project (NME Project) land use permits. King County Wastewater Treatment Division (WTD) is applying for various environmental and construction permits from the City of Mercer Island (Mercer Island). King County WTD identified a need for capacity upgrades for the North Mercer Island and Enatai interceptors. The purpose of the NME Project is to improve reliability and increase the capacity of the existing facility and pipeline components of the regional wastewater system to convey the 20-year peak wastewater flows projected through the year 2060 from service areas in North Mercer Island, the southwest portion of Bellevue, and the Town of Beaux Arts Village (Figure 1).

While the NME Project includes elements in multiple jurisdictions (e.g., City of Bellevue, Mercer Island, King County, Washington State Department of Transportation [WSDOT]), this application package covers those elements of the project that are within the jurisdiction of Mercer Island. The purpose of this cover letter is to describe the contents and organization of the Mercer Island Land Use Permitting Package.

This permitting package reflects the comments provided by Mercer Island Community Planning & Development Department on October 23, 2018 (PRE18-047). A second pre-application meeting was conducted on September 11, 2019 (PRE19-042) to discuss the critical areas and shorelines within the NME Project and ensure compliance with the revised Critical Areas Ordinance (CAO) and existing Shoreline Master Program (SMP). The new CAO was adopted by the Mercer Island council and took effect as of July 29, 2019. The revised SMP was approved by Mercer Island and is being reviewed by the Washington State Department of Ecology (Ecology). The Mercer Island Land Use Permitting Package contains materials in support of the following permits and approvals:

- Public Agency Exception: Type III
- Critical Area Review 2: Type III
- Shoreline Substantial Development Permit (SSDP): Type III

On December 21, 2018, the Mercer Island senior planner indicated that a Conditional Use Permit (CUP) is not needed for the new pipeline alignment (Proebsting, pers. comm., 2018). On September 11, 2019, it was identified that a Shoreline CUP is not necessary for NME Project. Proposed changes within shorelands will be permitted through the SSDP process.

King County WTD will be applying for a Tree Permit, Wet Season Tree Removal Restriction Waiver, and Seasonal Development Limitation Waiver to do land clearing, grading, filling, and foundation work within landslide hazard areas from October 1 to April 1. Information on trees and wet season work is included herein, but the final application materials will be provided in the construction permit applications.

The need for land use permits was triggered when King County WTD assessed the condition of the existing sewer pipeline from Mercer Island to Bellevue and identified a need to expand the regional wastewater system. To address the identified needs for capacity upgrades, King County WTD is proposing to construct a new pipeline from the NMPS to Sweyolocken Pump Station. This proposed pipeline alignment will relocate wastewater flows into a new pipe in upland areas and reduce the amount of active sewer pipe in Lake Washington. Relocating flows to upland locations will reduce potential impacts to critical areas and shorelines in the future for maintenance and rehabilitation activities associated with the North Mercer Island Interceptor.

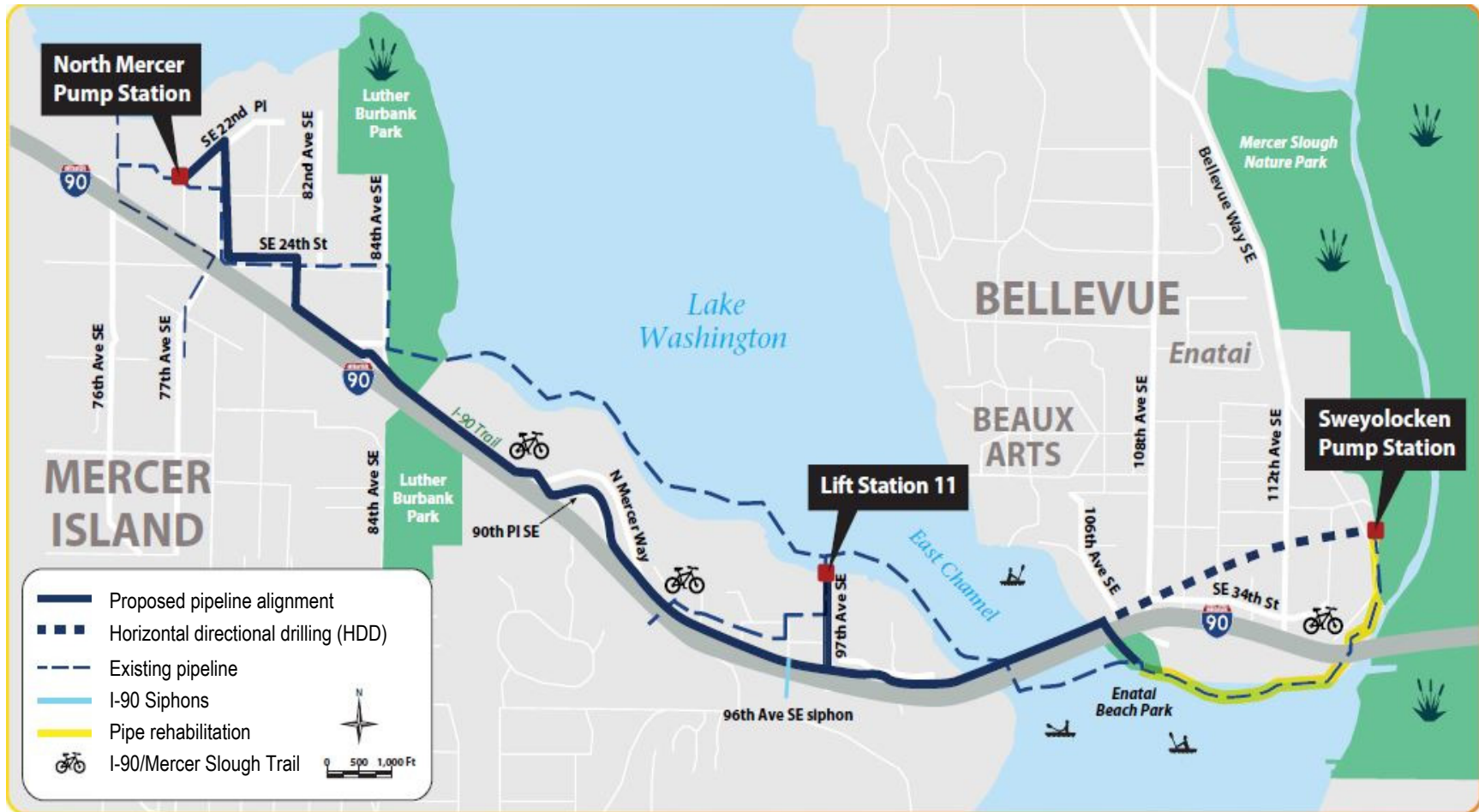


Figure 1 – NME Project Alignment Overview

# EXECUTIVE SUMMARY

The NME Project site covers approximately 608,490 square feet (SF), or 14.0 acres, on Mercer Island and into the East Channel of Lake Washington. The proposed pipeline route that is covered in this Land Use Permitting Package includes King County property, private properties, the Interstate (I)-90 Trail<sup>1</sup>, Mercer Island right-of-ways (ROWs), WSDOT ROWs, Fruitland Landing Park, Mercer Island Boat Launch, and the East Channel of Lake Washington (just north of the I-90 East Channel Bridge). The Mercer Island jurisdiction of the NME Project ends at the mid-point of the East Channel between the Mercer Island Boat Launch on Mercer Island and Enatai Beach Park in Bellevue.

There are six work areas of the NME Project proposed within Mercer Island’s jurisdiction. Work within these areas includes constructing new pipe or upgrading pump stations of the regional wastewater system, and can be divided into five NME Project segments. These five NME Project segments that make up the proposed action on Mercer Island overlap in terms of the geographical work areas where construction will take place (Table 1).

**Table 1. Construction Segments and Work Areas for the NME Project**

NME Project Segment**	Work Area					
	NMPS and NMPS Stream*	Street ROWs and I-90 Trail**	LS-11 (Fruitland Landing Park)	96 <sup>th</sup> Avenue Siphon	Mercer Island Boat Launch	East Channel
NMPS	●					
North Mercer Island Interceptor	●	●	●	●	●	
96 <sup>th</sup> Avenue Siphon				●		
LS-11			●			
East Channel Siphon						●

I-90 Trail = Interstate 90 Trail; LS-11 = Lift Station 11; NMPS = North Mercer Pump Station, ROW = right-of-way

● = at least a portion of the NME Project segment occurs in the identified work area.

\*Includes crossing the unnamed stream adjacent to NMPS, called the “NMPS stream” in this document.

\*\*The North Mercer Island Interceptor proposed route primarily follows the I-90 Trail, but also includes Mercer Island and I-90 ROWs.

Construction of the NME Project on Mercer Island is proposed from April 2021 to December 2023, and will occur within each general work area based on the construction sequencing identified in Table 2. It is anticipated that, for most of the work along the North Mercer Island Interceptor, construction activities will be in one area (i.e., one street or continuous I-90 Trail segment) that are approximately 1,500 linear feet (LF) to 2,500 LF in length. The duration of the work within these segments will be for approximately 2 months to 6 months between mobilization and site restoration. Table 2 provides the overall durations, but the work itself will occur rapidly within individual neighborhoods and sections of the proposed NME Project pipeline alignment.

<sup>1</sup> The I-90 Trail is a multi-use path for biking, walking, and other recreational activities adjacent to the I-90 freeway (also called the “Mountains-to-Sound Greenway”). The trail begins in Seattle and stretches to the east for 10 miles across Lake Washington, Mercer Island, and into Mercer Slough Nature Park in Bellevue. The I-90 Trail is identified in Figure 1.

**Table 2. Construction Sequencing for the NME Project on Mercer Island**

Work Area (NME Project Segment)	Proposed Actions	Construction Sequencing	Duration (months)
NMPS and NMPS Stream (NMPS and North Mercer Island Interceptor)	<ul style="list-style-type: none"> <li>• Begins with initial mobilization</li> <li>• Ends with the NMPS facility upgrades completed</li> <li>• NMPS stream work is a portion of this</li> </ul>	<ul style="list-style-type: none"> <li>• Apr 2021</li> <li>• Dec 2023</li> <li>• Jul 2022-Aug 2022</li> </ul>	33
Street ROWs and I-90 Trail (North Mercer Island Interceptor)	<ul style="list-style-type: none"> <li>• Begins after initial mobilization</li> <li>• Ends when the open-cut and cover work is complete down to the Mercer Island Boat Launch</li> </ul>	<ul style="list-style-type: none"> <li>• Jul 2021</li> <li>• Nov 2022</li> </ul>	17
Fruitland Landing Park (LS-11 and North Mercer Island Interceptor)	<ul style="list-style-type: none"> <li>• Begins with mobilization of LS-11 work.</li> <li>• Ends after upgrades are complete</li> </ul>	<ul style="list-style-type: none"> <li>• Mar 2021</li> <li>• May 2022</li> </ul>	14
96 <sup>th</sup> Avenue Siphon (96 <sup>th</sup> Avenue Siphon and North Mercer Island Interceptor)	<ul style="list-style-type: none"> <li>• Begins with mobilization of 96<sup>th</sup> Avenue Siphon work</li> <li>• Ends after upgrades are complete</li> </ul>	<ul style="list-style-type: none"> <li>• May 2022</li> <li>• Oct 2022</li> </ul>	6
Mercer Island Boat Launch (North Mercer Island Interceptor)	<ul style="list-style-type: none"> <li>• Begins after the installation of the shoring system (upland)</li> <li>• In-water work begins as soon as the in-water fish work window opens</li> <li>• Ends after site restoration of the bulkhead and planting the riparian area behind the bulkhead</li> </ul>	<ul style="list-style-type: none"> <li>• Jun 2021</li> <li>• July 2022</li> <li>• Nov 2022</li> </ul>	18
East Channel of Lake Washington (East Channel Siphon)	<ul style="list-style-type: none"> <li>• Begins as soon as the in-water fish work window opens</li> <li>• Ends when the open-cut and cover work is complete in the East Channel to install the new siphon</li> </ul>	<ul style="list-style-type: none"> <li>• Jul 2022</li> <li>• Nov 2022</li> </ul>	5

NMPS = North Mercer Pump Station; LS-11 = Lift Station 11

The NME Project overlaps with several zoning districts and environmental designations. Based on data from Mercer Island (2019), the zoning districts include residential (R-8.4, R-9.6, R-12, and R-15), multi-family (MF-3), and public institution (PI). Environmental designations along the proposed NME Project alignment include urban residential environment and urban park environment. Use regulations for the NME Project is under “Utility,” which is a permitted use within both the environmental designations (Mercer Island City Code [MICC] 19.13.040).

The SMP<sup>2</sup> is an integrated element of the Mercer Island Unified Land Development Code (MICC Title 19) and other applicable development regulations contained in the MICC. The purpose and intent is to achieve the SMP mandates of the State of Washington (administered by Ecology) and to adopt property development standards within the shorelands that protect the health, safety, welfare, values and property interests of Mercer Island and its residents. It is notable that shorelands, defined as 200 feet landward of the ordinary high water mark (OHWM), does not include Lake Washington. However, Lake Washington is an important habitat for fish and wildlife, and will be included as a critical area per MICC 19.07.170.

Critical areas within the Mercer Island portion of the NME Project are defined under MICC 19.07 *Environment*, and include geologically hazardous areas (MICC 19.09.160), fish and wildlife habitat conservation areas (MICC 19.07.170), and watercourses (MICC 19.07.180). Note that there are no wetlands that will be affected within the Mercer Island portion of the NME Project. According to MICC 19.07.010, the purpose of environmental regulations, including regulations associated with critical areas, are to:

<sup>2</sup> Note that this document uses the code references for the revised SMP (MICC 19.13), as provided by Mercer Island (2019) because the older SMP references (MICC 19.07.110) overlap with Critical Area Studies within the revised CAO.



- Implement the goals and policies for the Growth Management Act, Chapter 36.70A of the Revised Code of Washington (RCW);
- Maintain the functions and values of critical areas and enhance the quality of habitat to support the sustenance of native plants and animals;
- Balance property owner interests with the public interest;
- Promote biodiversity within critical areas and buffers by encouraging planting with mostly native vegetation;
- Establish review criteria for land use reviews that maintain and improve the ecological health of wetlands, watercourses and Lake Washington;
- Establish standards for new development that avoid increasing the risk of harm to people, property, and public infrastructure from natural hazards;
- Protect the functions and value of fish and wildlife habitat conservation areas, including wetlands, watercourses and habitat for priority species and species of local importance, through the use of buffers;
- Increase the safety of development within and adjacent to geologically hazardous areas through the use of buffers;
- Require mitigation measures when unavoidable impacts to critical areas are proposed;
- Establish tools to ensure that protection and mitigation measures are applied and maintain ecological value and function consistent with the provisions of this chapter;
- Avoid impact to the critical areas where possible, and if avoidance is not reasonably possible, minimize impacts to critical areas and buffers to the greatest extent feasible, and mitigate any remaining impacts;
- Encourage the restoration of existing compromised critical areas; and
- Minimize negative impacts from the built environment on the functions and values of critical areas.

According to MICC 19.07.150 Public Agency Exemption, if the application of the environmental code would prohibit a development proposal by a public agency, the agency may apply for an exception. The NME Project is consistent with all of the critical area standards, with a few exceptions related to the watercourse buffer at NMPS (as detailed in the Critical Area Study). In this case, the code official may approve alterations to critical areas, buffers, and critical area setbacks when the following criteria are met:

- The activity or proposed development is described in an adopted city plan or project list, or has otherwise received city council approval;
- There is no other reasonable alternative to the activity or proposed development with less impact on the critical area. In determining what is a reasonable alternative to a proposed development, alteration or activity, the code official may consider the purpose, effectiveness, engineering feasibility, commercial availability of technology, best management practices, safety and cost of the alternative action or proposal. Reasonable alternatives are those that are capable of being carried out, taking into consideration the overall project purposes, needs, and objectives;
- The activity or development proposal is designed to avoid or minimize and mitigate the impact on critical areas and associated buffers consistent with the avoidance and mitigation sequencing requirements in MICC 19.07.100 *Mitigation Sequencing*;
- The proposal does not pose an unreasonable threat to the public health, safety, or welfare on or off the development proposal site; and
- The proposal is consistent with other applicable regulations and standards.

Activities within critical areas were prioritized to occur for as short a period as possible. There are site-specific restrictions that will affect the timing and duration of construction activities. For example, in-water construction timing will adhere to approved fish work windows, as determined by the U.S. Army Corps of Engineers and Washington Department of Fish and Wildlife.

As described above, the NME Project site in Mercer Island includes a total NME Project site of approximately 608,490 SF (14.0 acres). There will be up to 150,810 SF (3.5 acres) of impacts within critical areas and shorelines. There are an additional 457,680 SF (10.5 acres) of temporary impacts that will occur outside of critical areas and shorelines. The majority (96%) of these impacts are temporary, although impacts will occur over a 3-year construction period and up to 33 months in any one location. Permanent impacts within Mercer Island’s jurisdiction represent a smaller component of the total NME Project impacts (4%). Permanent impacts are associated with improvements at NMPS to support the increase in capacity for the regional wastewater system. The permanent impacts are primarily located outside of critical areas, but there will be impacts to an unnamed stream buffer adjacent to the NMPS facility (identified as the “NMPS stream”). There will also be permanent impacts within shorelands within the LS-11 (Fruitland Landing Park) and Mercer Island Boat Launch work areas.

NME Project impacts to critical areas and shorelines were avoided to the extent practical. For example, the pipeline route was shortened through the East Channel of Lake Washington, compared to the existing pipeline route, and the entire length of pipeline along the northern Mercer Island shoreline will be decommissioned. Decommissioning this older pipe will avoid future impacts to sensitive aquatic habitat during regular maintenance or pipe failures. Similarly, the new pipeline was prioritized to areas that already have impervious surface (e.g., street ROWs and the I-90 Trail) or have habitat that is degraded, such as the existing buffer associated with the NMPS stream. Approximately 58% (352,920 SF) of the NME Project area currently has an improved surface, such as gravel, concrete, or asphalt. Although major impacts will be avoided in critical areas, there is no technically feasible alternative for providing access and staging to support construction that fully avoids critical areas and shorelines due to the existing location of infrastructure.

Unavoidable impacts will occur in the critical areas and shorelands that will require mitigation (Table 3). The majority of these impacts will be temporary during construction (581,770 SF or 96%). Permanent impacts will occur at NMPS to the stream buffer, which were avoided to the extent practical through buffer reduction. Note that, although buffer averaging was not possible as defined under MICC 19.07.180(C)(4), the extensive site restoration and habitat improvements associated with the NMPS riparian habitat balanced the buffer reduction associated with the site (discuss below).

**Table 3. NME Project Impacts by Habitat and Work Area**

Critical Area/ Shoreline	Project Impacts (SF) by Work Area					
	NMPS and NMPS Stream	Street ROWs and I-90 Trail*	LS-11 (Fruitland Landing Park)	96 <sup>th</sup> Avenue Siphon	Mercer Island Boat Launch	East Channel
<b>Temporary Impacts</b>						
Watercourse	680	--	--	--	--	--
Watercourse Buffer	10,650	7,050	5,240	930	--	--
Lake Washington	--	--	--	--	--	70,260
Shorelands**	--	--	1,750	--	47,690	--
<b>Permanent Impacts</b>						
Watercourse	--	--	--	--	--	--
Watercourse Buffer	5,300	--	--	--	--	--
Lake Washington	--	--	--	--	--	--
Shorelands**	--	--	400	--	860	--

I-90 Trail = Interstate 90 Trail; LS-11 = Lift Station 11; NMPS = North Mercer Pump Station, ROW = right-of-way; SF = square feet

\*The North Mercer Island Interceptor proposed route primarily follows the I-90 Trail, but also includes Mercer Island and I-90 ROWs.

\*\*Defined as 200 feet landward of ordinary high water mark (OHWM).



NME Project impacts also include proposed tree removals. Of trees that were inventoried (1,159), 934 trees are considered to be impacted by the NME project through protection or removal. Of the impacted trees, 755 are considered to be regulated by either Mercer Island or WSDOT. There will be 380 live regulated trees proposed to be removed along the NME Project alignment, of which 268 trees are within critical areas or shorelands. This will result in approximately 49% of trees to be protected, which is above the minimum retention requirement of 30% per MICC 19.10.060.3. Current plans call for approximately 675 trees to be planted along the NME Project alignment and the remaining trees to be replaced accounted for through fee-in-lieu or other measures that provide the desired functions required by Mercer Island or WSDOT. Although the amount of trees to be planted was maximized to the extent practical, there was not enough space to plant additional trees due to the expansion of the I-90 Trail. The revised trail design was provided upon request by Mercer Island, and is in compliance with the Aubrey-Davis Master Plan and WSDOT guidelines. Initial information on plans for tree protection and replacement are provided in the *Tree Management Plan* (TMP).

Due to the temporary loss (or reduction) of habitat functions and values within critical areas and shorelands along the NME Project alignment, and permanent impacts within the NMPS stream buffer and Mercer Island shorelands, the NME Project is proposing to provide both site restoration and increased habitat functions and values within specific locations along the pipeline route (i.e., ecological enhancement). Proposed ecological enhancements include planting native species, removing invasive species, and adding habitat complexity, connectivity, and other biological features that will increase the ecological functions of the surrounding habitat. These ecological enhancements are prioritized for watercourse mitigation requirements identified under MICC 19.07.180(E) and for shorelands under MICC 19.13.020(C).

Overall, the NME Project provides a ratio that is larger than 1:1 for areas of site restoration and ecological enhancement (197,284 SF) compared to areas of impacts (150,810 SF). Note that the areas of impacts include both temporary and permanent impacts within critical areas or shorelands. Because of the increase in the type of habitat that will be improved above existing conditions, the NME Project will result in no-net-loss of ecological functions along the pipeline alignment.

In summary, the NME Project is a permitted use within the environmental designations on Mercer Island, and is an allowed use within critical areas. The NME Project segments are located within the NMPS stream, stream buffers, geologically hazardous areas, shorelines of Lake Washington on Mercer Island, and within Lake Washington itself. NME Project compliance with policies and procedures of the revised CAO, Mercer Island's SMP, Comprehensive Plan, and other MICC requirements is summarized within the Land Use Permitting Application Package.

# LAND USE PERMIT APPLICATION PACKAGE

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The following documents are included in the application package:

- Project Narrative (PN): The PN provides an overview of the NME Project design, schedule, and construction methods.
- Code Compliance Narrative (CCN): The CCN provides an analysis of NME Project compliance with policies and procedures of Mercer Islands' Shoreline Master Program, Comprehensive Plan, and other MICC requirements.
- Critical Area Study (CAS): The CAS provides assessments and discussions of potential impacts; cumulative impacts; existing functions and values of critical habitat and shorelines; avoidance and minimization measures; and the restoration and ecological enhancement plan for critical areas and shorelines within the NME Project construction limits.
- Arborist Report (ARBR): The ARBR provides a detailed evaluation of the trees within the construction limits of the NME Project, including an inventory of all trees, proposed tree removals, replacement requirements, tree protection measures, and a discussion of replacement recommendations.
- Tree Management Plan (TMP): The TMP covers the information in the tree code (MICC 19.10), including tree retention and replacement; tree protection of retained trees; and sequential (phased) tree replacement information.
- Geotechnical Data Report (GDR): The GDR provides an assessment and discussion of soil condition and stability within the NME Project construction limits.
- Geotechnical Design Memorandum (GDM): The GDM identifies the areas where the pipeline alignment and ancillary facilities are within geologically hazardous areas, the proposed construction methods within these areas, the subsurface soil and groundwater conditions, and an evaluation of risks and whether mitigation measures are necessary for these areas.
- Wind-Wave Analysis (WWA): The WWA is a desktop analysis of wind-wave conditions to develop numerical models of the erosive forces at the Mercer Island Boat Launch. The analysis also provides a sediment composition and transport model and shoreline design criteria.
- SEPA Checklist (SEPA): The SEPA Checklist, issued by King County, provides high-level reporting of the background environment and environmental elements within the NME Project construction limits to determine whether the proposed NME Project's impacts are likely to be significant.
- Development Plan Set (PLAN): The PLAN includes the land use drawings for boundary and topography surveys, building elevations, and a foundation plan; a preliminary clearing and grading plan; preliminary landscape plan; and preliminary landscape and restoration plan. The stormwater pollution prevention plan and temporary sediment and erosion control plan is in development for the construction permit package.

Table 4 provides the list of Mercer Island Land Use Permitting Package submittal requirements, applicable permits for which the NME Project is applying, and the locations within this application package to find each of the submittal requirements.

Table 4. Application Package Checklist and Location of Documents within Package			
Submittal Requirements*	Applicable Permit(s)		Document (Section/Sheet)
	Critical Area Review 2	SSDP	
<b>General Application Requirements</b>			
Pre-Application Conference Letter 1	●	●	LUAM (Section 1)
Pre-Application Conference Letter 2	●	●	To Be Provided in September 2019
Development Application Sheet	●	●	LUAM (Section 2)
Addresses and Parcels Table	●	●	CCN (Appendix A)
Title Report/ Utility Easements	●	●	TITLE
<b>Project Narrative and Code Consistency</b>			
Project Narrative	●	●	PN
Code Compliance Narrative	●	●	CCN
<b>Environmental Reports</b>			
Critical Area Study	●	●	CAS
Public Agency Exception	●		CAS (Appendix D)
Restoration and Enhancement Plan	●	●	CAS (Section 6)
No Net Loss Analysis	●	●	CAS (Section 6)
Arborist Report	●	●	ARBR
Tree Management Plan	●	●	TMP
Wet Season Tree Removal Restriction Waiver			WSTRRW
Geotechnical Data Report and Geotechnical Design Memorandum	●	●	GDR and GDM
Wind-Wave Analysis	●	●	WWA
SEPA Checklist	●	●	SEPA
Bond Quantity Worksheet	●	●	BQW
<b>Development Plan Set</b>			
Building Elevations/Setbacks	●	●	PLAN (V1: G012, G602-603; V2: G201-234)
Foundation Plan	●	●	PLAN(V1: G001-006, V2: G001-005, G008-010)
Boundary and Topo Survey	●	●	PLAN (V1: G012, G602-603; V2: G201-23)
Tree Plan	●	●	PLAN (V1: L101-L104, C601-602; V2: C061-C067, C081-C085, C087, C118, C132-134, C401-C432, C451-466)
<b>Critical Areas</b>			
NMPS and NMPS Stream	●	●	PLAN (V1: C101, C121-126, C131-135, C141)
Street ROWs and I-90	●	●	PLAN (V2: C201-229)
LS-11 (Fruitland Landing Park)	●	●	PLAN (V1: C601-605, C608-611)
96 <sup>th</sup> Ave Siphon	●	●	PLAN (V2: C116-118)
Mercer Island Boat Launch	●	●	PLAN(V2: C131-134)
East Channel Siphon	●	●	PLAN(V2: C230)
Temporary Erosion and Sediment Control Plan	●	●	PLAN (V1: C011-C015, C031-C036, C101, C601-602; V2: C001-C004)
Preliminary Landscape and Restoration Plan	●	●	PLAN (V1: L101-L104, C601-602; V2: C061-C067, C081-C085, C087, C118, C132-134, C401-C432, C451-466)
Conceptual Grading and Utility Plan**	●	●	PLAN (V1: C101, C121-126, C131-135, C141, C608-C611, V2: C301-334)
*All submittal requirements uploaded to Electronic Plan Review (MlePlan)		ARBR = Arborist Report	BQW = Bond Quantity Worksheet
**Delineated limits of construction		TMP = Tree Management Plan	PLAN = Development Plan Set (Land Use Drawings)
SSDP = Shoreline Substantial Development Permit		GDR = Geotechnical Data Report	WSTRRW = Wet Season Tree Removal Restriction Waiver
LUAM = Land Use Application Materials		GDM = Geotechnical Design Memorandum	WWA = Wind-Wave Analysis
CCN = Code Compliance Narrative		SEPA = State Environmental Protection Act Checklist	
TITLE = Title Report/ Existing ROW/ Utility Easements			

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