CITY OF MERCER ISLAND

COMMUNITY PLANNING & DEVELOPMENT
9611 SE 36TH STREET | MERCER ISLAND, WA 98040
PHONE: 206.275.7605 | www.mercergov.org

STAFF REPORT

SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT

Project No.:	SHL21-003
Description:	Shoreline Substantial Development Permit to expand an existing residential pier. The expansion consists of the construction of a 24' 10" by 5' 10" extension to one of the pier's ells. 4 new 8-inch piles are proposed to be driven for the expansion.
Applicant / Owner:	Kelsey Meyer (Seaborn Pile Driving) / H.R. and G.M. Barlow
Site Address:	8006 Avalon Pl, Mercer Island, WA 98040; Identified by King County Assessor tax parcel number 312405-9014.
Zoning District:	Single Family Residential (R-8.4)
Staff Contact:	Andrew Leon, Planner
Exhibits:	1. Development Application, dated December 11, 2020 2. Development Plan Set, dated February 8, 2021 3. Applicant Narrative and Project Narrative, received by the City of Mercer Island on January 18, 2021 4. Ecological No Net Loss Assessment Report, dated December 2020 5. SEPA Checklist, Received by the City of Mercer Island on December 11, 2020 6. SEPA Determination of Nonsignificance Issued by the City of Mercer Island on April 26, 2021 7. Approval for City of Mercer Island permit number SHL10-008, dated May 3, 2010

INTRODUCTION

I. Project Description

The applicant has requested approval of a Shoreline Substantial Development Permit to construct an extension to an existing residential pier. The existing pier extends approximately 58 feet from the ordinary high water mark (OHWM) and has a surface area of approximately 705 square feet. The pier has three ells, the outermost of which is proposed to be extended. The applicant is proposing to add a 24' 10" by 5' 10" extension that will add approximately 150 square feet of overwater coverage and 6 feet in the pier's extent from the OHWM.

Applications for development involving moorage facilities are subject to the development standards of Mercer Island City Code 19.13.050(F).

II. Site Description and Context

1. The proposed activity is to occur at 8006 Avalon Pl, Mercer Island, WA 98040. This site is designated Single Family Residential (zoned R-8.4) in the Urban Residential Environment on Mercer Island in Lake Washington pursuant to Appendix F of Title 19 of the Mercer Island City Code, and described in MICC 19.13.030(B). Adjacent properties are also within the R-8.4 zone and contain residential uses.

Findings of Fact & Conclusions of Law

III. Application Procedure

1. The application for a Shoreline Substantial Development Permit was received by the City of Mercer Island on January 19, 2021. The application was determined to be complete on February 10, 2021.

2. Under MICC 19.15.030, Table A, applications for Shoreline Substantial Development Permits must undergo Type III review. Type III reviews require notice of application (discussed below). A notice of decision is issued once the project review is complete.

3. The City of Mercer Island provided public notice of application for this Shoreline Substantial Development Permit, as set forth in MICC 19.15.090. The comment period for the public notice period lasted for 30 days, from February 22, 2021 to March 24, 2021. The following methods were used for the public notice of application:

    1) A mailing sent to neighboring property owners within 300 feet of the subject parcel.
    2) A sign posted on the subject parcel.
    3) A posting in the City of Mercer Island's weekly permit bulletin.

IV. State Environmental Policy Act (SEPA)

A Determination of Non-Significance (DNS) for this project will be issued concurrently with this Shoreline Substantial Development Permit following the optional DNS process per Washington Administrative Code (WAC) 197-11-366 (Exhibit 6). The SEPA application is identified by City of Mercer Island project number SEP21-004.

V. Consistency with the Shoreline Master Program and Land Development Code

1. MICC 19.13.050(D), Table D lists requirements for moorage facilities and development located waterward from the OHWM:

    a. Setbacks for all moorage facilities, covered moorage, and floating platforms shall be 10 feet from the lateral line, except where the moorage facility is built pursuant to the agreement between adjoining property owners.

Staff Analysis: As shown in Exhibit 2, the proposed pier extension is to be located greater than 10 feet from lateral lines bordering the shorelands to the north and south. This criterion is met.

b. Setbacks for boat ramps and other facilities for launching boats by auto or hand, including parking and maneuvering space, shall be 25 feet from any adjacent property line.

Staff Analysis: This site does not contain a boat ramp or other facility for launching boats. This criterion does not apply.

c. The length or maximum distance from the OHWM for moorage facilities, covered moorage, boatlifts and floating platforms stall be a maximum of 100 feet. In cases where water depth is less than 11.85 feet below the OHWM, length may extend up to 150 feet or to the point where water depth is 11.85 feet at OHWM, whichever is less.

Staff Analysis: Exhibit 2 shows that the proposed pier extension will be approximately 64 feet waterward from the OWHM. The pier is not proposed to have a length of less than 100 feet, so this criterion is met.

d. The width of moorage facilities within 30 feet waterward from the OHWM shall be a maximum of 4 feet.

- Water depth is 4.85 feet or more, as measured from the OHWM.
- A moorage facility is required to comply with Americans with Disabilities Act (ADA) requirements.
- A resident of the property has a documented permanent state disability as defined in WAC 308-96B-010(5).
- The proposed project includes mitigation option A, B or C listed in Table E; and for replacement actions, there is either a net reduction in overwater coverage within 30 feet waterward from the OHWM, or a site-specific report is prepared by a qualified professional demonstrating no net loss of ecological function of the shorelands. Moorage facility width shall not include pilings, boat ramps and lift stations.

Staff Analysis: Exhibit 2 shows that the existing pier has a width of 5.75 feet within 30 feet waterward from the OHWM. MICC 19.13.020(A) states that overwater uses and structures which were legally created may be maintained, repaired, remodeled and completely replaced to the extent that nonconformance with the standards and regulations of Chapter 19.13 MICC is not increased. The pier was approved in its current configuration several times, the most recently under in 2010 under permit number SHL10-008 (Exhibit 7). As such, the width of the pier is legally nonconforming. The existing portion of the pier is not proposed to be modified, so this project will not result in an increase in the legal nonconformity. This criterion is met.

e. The width of moorage facilities more than 30 feet waterward from the OHWM shall be a maximum of 6 feet. Moorage facility width shall not include pilings, boat ramps and lift stations.

Staff Analysis: Exhibit 2 shows that the main stem of the pier has a width of 6 feet beyond 30 feet waterward from the OHWM. The finger pier to which the extension is proposed is 8.25

feet in width. MICC 19.13.020(A) states that overwater uses and structures which were legally created may be maintained, repaired, remodeled and completely replaced to the extent that nonconformance with the standards and regulations of Chapter 19.13 MICC is not increased. The pier was approved in its current configuration several times, the most recently under in 2010 under permit number SHL10-008 (Exhibit 7). As such, the width of the pier is legally nonconforming. The existing portion of the pier is not proposed to be modified, so the project will not result in an increase in nonconformity. The new extension of the pier is proposed to be 5 feet, 10 inches in width, which meets the width standard as listed in MICC 19.13.050(D), Table D. This criterion is met.

f. The maximum height limits for walls, handrails and storage containers located on piers shall be 3.5 feet above the surface of a dock or pier. Ramps and gangways designed to span the area between 0 and 30 feet from the OHWM may be 4 feet above the surface of the dock or pier.

Staff Analysis: The section view on Sheet A5.0 of Exhibit 2 shows that the pier does not include walls, rails, or storage containers that extend more than 3.5 feet above the surface of the pier. This criterion is met.

g. The height limit for mooring piles, diving boards and diving platforms shall be 10 feet above the elevation of the OHWM.

Staff Analysis: This site currently contains four mooring piles. No work is proposed for three of the mooring piles. The fourth mooring pile is proposed to be reduced in height and incorporated in the pier expansion. This criterion is met.

3. MICC 19.13.050(E) states that the covered portion of a moorage shall be restricted to the area lying within a triangle as illustrated in Figure A, except as otherwise provided in subsection (E)(1) of this section. The base of the triangle shall be a line drawn between the points of intersection of the property lateral lines with the ordinary high water mark. The location of the covered moorage shall not extend more than 100 feet from the center of the base line of such triangle. In cases where water depth is less than 11.85 feet from OHWM, the location of the covered moorage may extend up to 150 feet from the center of the base line or to the point where water depth is 11.85 feet at OHWM, whichever is less. The required 10-foot setbacks from the side property lines shall be deducted from the triangle area.

Staff Analysis: Exhibit 2 shows that the pier has an existing, transparent moorage cover. The scope of this project does not involve any work on the moorage cover, so this criterion does not apply for this project.

4. MICC 19.13.050(F)(3) lists the alternative development standards for moorage facilities. The code official shall approve moorage facilities not in compliance with the development standards in subsection MICC 19.13.050(F)(1) or (2) subject to both U.S. Army Corps of Engineers and Washington Department of Fish and Wildlife approval to an alternate project design. The following requirements and all other applicable provisions in this chapter shall be met:

a. The dock must be no larger than authorized through state and federal approval.

Staff Analysis: The applicant did not provide documentation that they have received state and federal authorization of the project prior to submittal of the shoreline substantial development permit application. This decision conditions that the applicant receive authorization for this project from the Washington Department of Fish and Wildlife and the U.S. Army Corps of Engineers prior to the issuance of any applicable building permits. Documentation of state and federal approval must be included with the building permit application submittal. As conditioned, this criterion is met.

b. The maximum width must comply with the width of moorage facilities standards specified in subsection MICC 19.13.050(D), Table D.

Staff Analysis: As proposed, the width of the pier expansion is proposed to be 5 feet, 10 inches, which complies with the moorage facility width standards of MICC 19.13.050 (D), Table 4. There are several existing portions of the pier that exceed the maximum width standards listed in Table D. MICC 19.13.020(A) allows for legal nonconforming uses and structures to continue so long as the existing nonconformity is not increased. No modifications are proposed to the existing portions of the pier as a part of this project, so this criterion is met.

c. The minimum water depth must be no shallower than authorized through state and federal approval.

Staff Analysis: The applicant did not provide documentation that they have received state and federal authorization of the project prior to submittal of the shoreline substantial development permit application. This decision conditions that the applicant receive authorization for this project from the Washington Department of Fish and Wildlife and the U.S. Army Corps of Engineers prior to the issuance of any applicable building permits. Documentation of state and federal approval must be included with the building permit application submittal. As conditioned, this criterion is met.

d. The applicant must demonstrate to the code official's satisfaction that the proposed project will not create a net loss in ecological function of the shorelands.

Staff Analysis: The applicant has provided an Ecological No Net Loss Assessment Report (Exhibit 4) that shows that this project will not create a net loss in the ecological functions of the shorelands. This criterion is met.

e. The applicant must provide the city with documentation of approval of the moorage facilities by both the U.S. Army Corps of Engineers and the Washington Department of Fish and Wildlife.

Staff Analysis: The applicant did not provide documentation that they have received state and federal authorization of the project prior to submittal of the shoreline substantial development permit application. This decision conditions that the applicant receive authorization for this project from the Washington Department of Fish and Wildlife and the U.S. Army Corps of Engineers prior to the issuance of any applicable building permits. Documentation of state and federal approval must be included with the building permit application submittal. As conditioned, this criterion is met.

CONDITIONS OF APPROVAL

1. The project proposal shall be in substantial conformance with Exhibit 2 and all applicable development standards contained within Mercer Island City Code (MICC) Chapter 19.13.050.

2. The applicant is responsible for documenting any required changes in the project proposal due to conditions imposed by any applicable local, state and federal government agencies.

3. Construction shall not be authorized, nor may begin within twenty-one days of the date of filing of the decision as defined in RCW 90.58.140(6).

4. A City of Mercer Island Building Permit may be required for construction of this project proposal. The Building Official may require an appropriate performance bond in an amount to be determined prior to Building Permit issuance to ensure all required vegetation installation is completed in compliance with applicable code requirements.

5. Prior to building permit issuance, the applicant shall provide documentation of approval of the propose scope of work from state and federal agencies, including the U.S. Army Corps of Engineers and the Washington Department of Fish and Wildlife.

6. Construction of this project proposal shall only occur during approved fish windows by local, state, and/or federal government agencies. The applicant is responsible for obtaining permit approvals from all state and federal agencies.

7. Construction of this project proposal shall only occur during approved construction hours by the City of Mercer Island and/or as otherwise restricted by the Building Official.

8. Prior to building permit issuance, the applicant shall provide the City with an affidavit stating that the applicant has field located the sewer lake line and the location on the site plan (as revised) is the actual location within Lake Washington. The affidavit shall acknowledge that the applicant is responsible for any damages to the sewer lake line caused by the construction. **Please note:** Damage can occur from pile driving, grounding the barge or securing it with vertical steel shafts (spuds), and other possible impacts from the project.

9. The applicant shall provide the City with development plans that reflect the field verified location of the sewer lake line pre-construction prior to **permit issuance**. If the lake bed is being disturbed, please contact Fish and Wildlife and the U.S. Army Corps of Engineers, as a permit may be required. **Please note:** Field verification should be performed with due care as the sewer lake line is pressurized in some locations and the pipe material could be prone to damage.

   The applicant shall provide development plans based upon a pre-construction field survey locating the sewer lake line, and shall deliver the results to the City in one of the formats listed below, ranked from top to bottom, (a) being the top preferred method:

   a. A hand-drawn or plotted as-built of the lake line location with accurate distance measurements to multiple visible and permanent reference points. Reference points can include dock corners, utilities, structures, stairs, etc.

b. A CAD file including the lake line and surveyed area in WGS-1984 or Washington State Plane North coordinate systems.
c. A CAD file including the lake line and surveyed area in an assumed coordinate system, including multiple visible and permanent reference points.
d. A list of coordinates denoting the lake line location, in WGS-1984 or Washington State Plane North coordinate systems.
e. If none of the above options are viable, the City will consider reasonable efforts to provide field verification of the sewer lake line. Possible constraints that may make field verification nonviable includes, but is not limited to, the following: if the sewer pipe is too deep to locate or if there are fish window constraints.

If a coordinate system is used, the survey must be performed using high accuracy GPS or total station (half-foot accuracy). This **excludes** cellphone or handheld GPS surveys.

10. The applicant shall inform the Mercer Island Maintenance Department at (206) 275-7608 of the anticipated start date of in-water work prior to commencement of construction.

11. Piles, floats or other structures in direct contact with water shall not be treated or coated with toxic substances harmful to the aquatic environment. Chemical treatment of structures shall comply with all applicable state and federal regulations. Any pollutants entering Lake Washington shall be reported immediately to the Department of Ecology. N.W. Regional Office: (425) 649-7000 and the City of Mercer Island (206) 275-7605.

12. Construction or substantial progress toward construction of a development for which a permit has been granted must be undertaken within two years after the approval of the permit or the permit shall terminate. The code official shall determine if substantial progress has been made. A single extension before the end of the time limit, with prior notice to parties of record, for up to one year, based on reasonable factors may be granted.

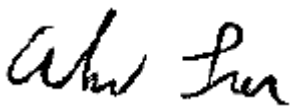
DEVELOPMENT REGULATION COMPLIANCE – DISCLOSURE

1. The applicant is responsible for obtaining any required permits or approvals from the appropriate Local, State, and Federal Agencies. The applicant is responsible for meeting the conditions as required by the agencies pursuant to MICC 19.13.050 and 19.13.010(E).
2. All required permits must be obtained prior to the commencement of construction.

DECISION

Based upon the above noted Findings of Fact and Conclusions of Law, Shoreline Substantial Development Permit application SHL21-003, as depicted in Exhibit 2, is hereby **APPROVED**. This decision is final, unless appealed in writing consistent with adopted appeal procedures, MICC 19.15.130(A), and all other applicable appeal regulations.

Approved this 26th day of April, 2021



_____

Andrew Leon
Planner
Community Planning & Development
City of Mercer Island

CITY OF MERCER ISLAND

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CITY USE ONLY		
PROJECT#	RECEIPT #	**FEE**
Date Received:		
Received By:		

DEVELOPMENT APPLICATION

STREET ADDRESS/LOCATION	ZONE
8006 Avalon Place	R-8.4
COUNTY ASSESSOR PARCEL #'S	**PARCEL SIZE (SQ. FT.)**
312405-9014	19,100

PROPERTY OWNER *(required)*	ADDRESS *(required)*	CELL/OFFICE *(required)*
BARLOW H R+G M	8006 Avalon Place Mercer Island, WA 98040	(206) 850-0011 E-MAIL *(required)* gubbybarlow@msn.com
PROJECT CONTACT NAME	ADDRESS	CELL/OFFICE
Kelsey Meyer - Seaborn Pile Driving	1080 W Ewing St. Bldg B. Seattle, WA 98119	206.263.1700 E-MAIL permits@seabornpiledriving.com
TENANT NAME	ADDRESS	CELL PHONE E-MAIL

DECLARATION: I HEREBY STATE THAT I AM THE OWNER OF THE SUBJECT PROPERTY OR I HAVE BEEN AUTHORIZED BY THE OWNER(S) OF THE SUBJECT PROPERTY TO REPRESENT THIS APPLICATION, AND THAT THE INFORMATION FURNISHED BY ME IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

SIGNATURE

12-11-2020
DATE

PROPOSED APPLICATION(S) AND CLEAR DESCRIPTION OF PROPOSAL (PLEASE USE ADDITIONAL PAPER IF NEEDED)**:**

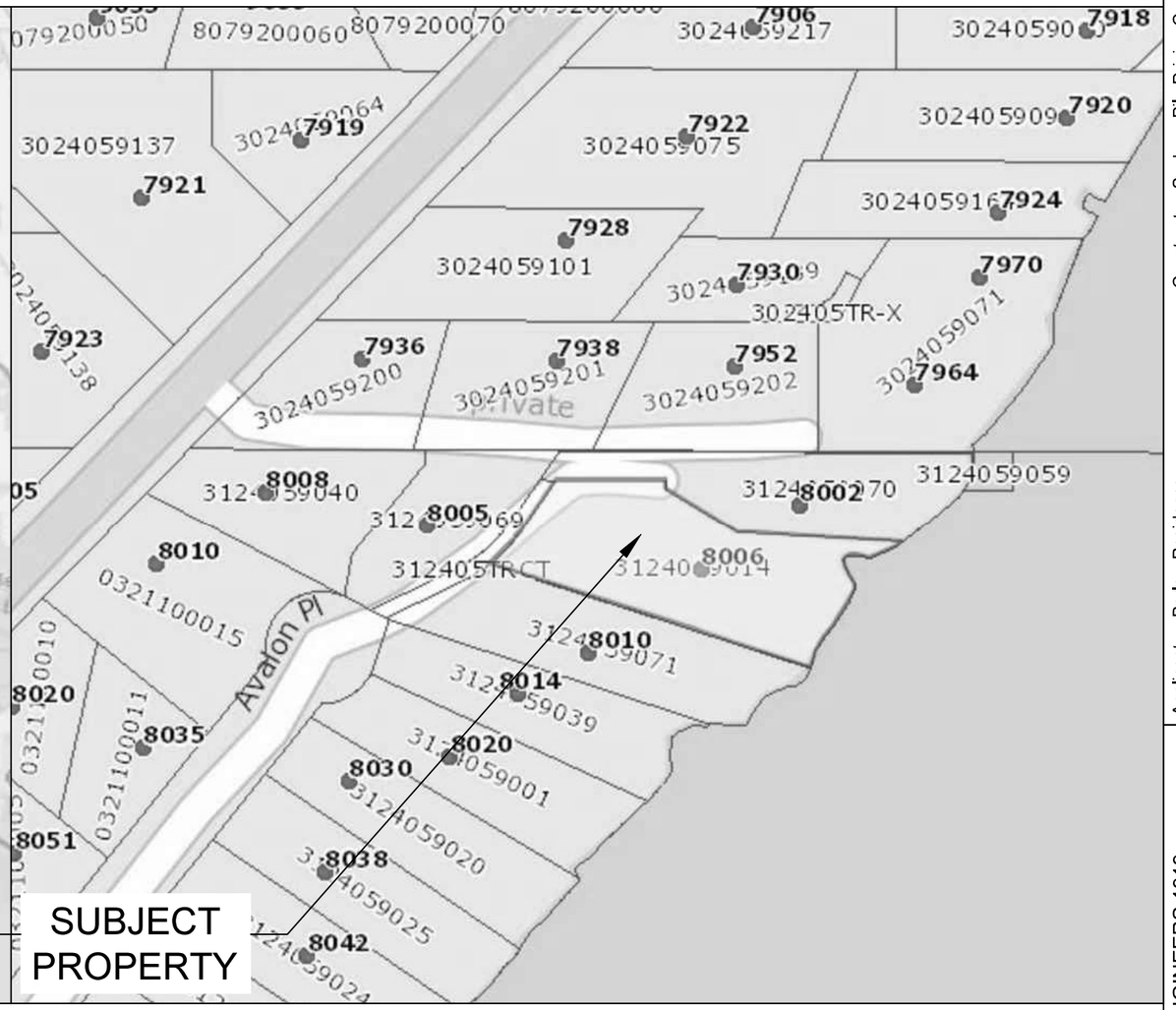
We propose to drive (4) new 8" steel piles, construct a 22'10" long and 5'10"' wide extension off the existing dock ell. We will also cut down an existing mooring pile for the new extension.

ATTACH RESPONSE TO DECISION CRITERIA IF APPLICABLE

CHECK TYPE OF LAND USE APPROVAL REQUESTED:

APPEALS	DEVIATIONS	SUBDIVISION SHORT PLAT
☐ Building	☐ Changes to Antenna requirements	☐ Short Plat- Two Lots
☐ Code Interpretation	☐ Changes to Open Space	☐ Short Plat- Three Lots
☐ Land use	☐ Shoreline	☐ Short Plat- Four Lots
☐ Right-of-Way Use	☐ Seasonal Development Limitation Waiver	☐ Short Plat- Deviation of Acreage Limitation
CRITICAL AREAS	**ENVIRONMENTAL REVIEW (SEPA)**	☐ Short Plat- Amendment
☐ Critical Area Review 1 (Hourly Rate 2hr Min)	■ SEPA Review (checklist)- Minor	☐ Short Plat- Final Plat
	☐ SEPA review (checklist)- Major	**OTHER LAND USE**
☐ Critical Area Review 2 (Determination)	☐ Environmental Impact Statement	☐ Accessory Dwelling Unit
	SHORELINE MANAGEMENT	☐ Code Interpretation Request
☐Reasonable Use Exception	☐ Exemption	☐ Comprehensive Plan Amendment (CPA)
DESIGN REVIEW	☐ Permit Revision	☐ Conditional Use (CUP)
☐ Pre Design Meeting	☐ Shoreline Variance	☐ Lot Line Revision
☐ Design Review (Code Official)	☐ Shoreline Conditional Use Permit	☐ Noise Exception
☐ Design Commission Study Session	■ Substantial Development Permit	☐ Reclassification of Property (Rezoning)
☐ Design Review- Design Commission- Exterior Alteration	**SUBDIVISION LONG PLAT**	☐ Transportation Concurrency (see supplemental application form)
	☐ Long Plat- Preliminary	
☐ Design Review- Design Commission- New Building	☐ Long Plat- Alteration	☐ Planning Services (not associated with a permit or review)
	☐ Long Plat- Final Plat	
WIRELESS COMMUNICATION FACILITIES	**VARIANCES (Plus Hearing Examiner Fee)**	☐ Zoning Code Text Amendment
☐ Wireless Communications Facilities- 6409 Exemption	☐ Variance	☐ Request for letter
☐ New Wireless Communication Facility		

SITE PLAN



Pin: 312405-9014

Legal Description:POR GL 1 LY ELY OF MERCER IS BLVD DAF - BEG NW COR SEC TH S 89-50-16 E ALG N SEC LN 1916.51 FT M/L TO ELY MGN OF E MERCER WAY TH CONT ALG SD SEC LN S 89-50-16 E 264.82 FT TH S 34-35-44 W 26.14 FT TH S 89-50-16 E 12.13 FT TH S 34-35-44 W 45.01 FT TAP CRV RGT RAD 105.52 FT TH SWLY ALG SD CRV 31.96 FT TO TPOB TH NELY ALG SD CRV 31.96 FT TH N 34-35-44 E 45.01 FT TH S 89-50-16 E 78 FT TH S 0-09-44 W 6.44 FT TH S 59-12-00 DIST 60 FT TH S 86-55-48 E 101 FT M/L TO SH LN LK WASHINGTON TH SWLY ALG SD SH LN TAP WCH BEARS S 72-04-54 E FR TPOB TH N 72-04-54 W 228 FT M/L TO TPOB TGW UND 1/4 INT IN PVT RD TR PER SD BLA & SH LN ADJ; AKA LOT 3 MI BLA 88-06-23 (J-4) REC #8808299046

Plat Block: NA
Plat Lot: NA
LAT: 47.53091
LONG: -122.21793

Prepared By:

Seaborn Pile Driving
1080 W Ewing St
Seattle, WA 98119

Office: 206-236-1700
permits@seabornpiledriving.com
www.seabornpiledriving.com

SEABORN
PILE DRIVING COMPANY

Purpose: The proposed dock is to provide for safe boat moorage and safe water recreational activities for a single family residence.

Scope of Work: We propose to drive (4) new 8” steel piles, construct a 24'10" long and 5'10"' wide extension off the existing dock ell. We will also cut down an existing mooring pile for the new extension.

Conctractor: Seaborn Pile Driving Company
1080 W Ewing St
Seattle, WA 98119

Applicant: Barlow Residence
8006 Avalon Place
Mercer Island, WA 98040

County: King County
Location: Lake Washington

Created: 2/8/2021

Last Updated: 2/8/2021 11:40 AM Kelse

Datum: CORPS OF ENGINEERS 1919
NW Quarter Of Section 31, Township 24, Range 05

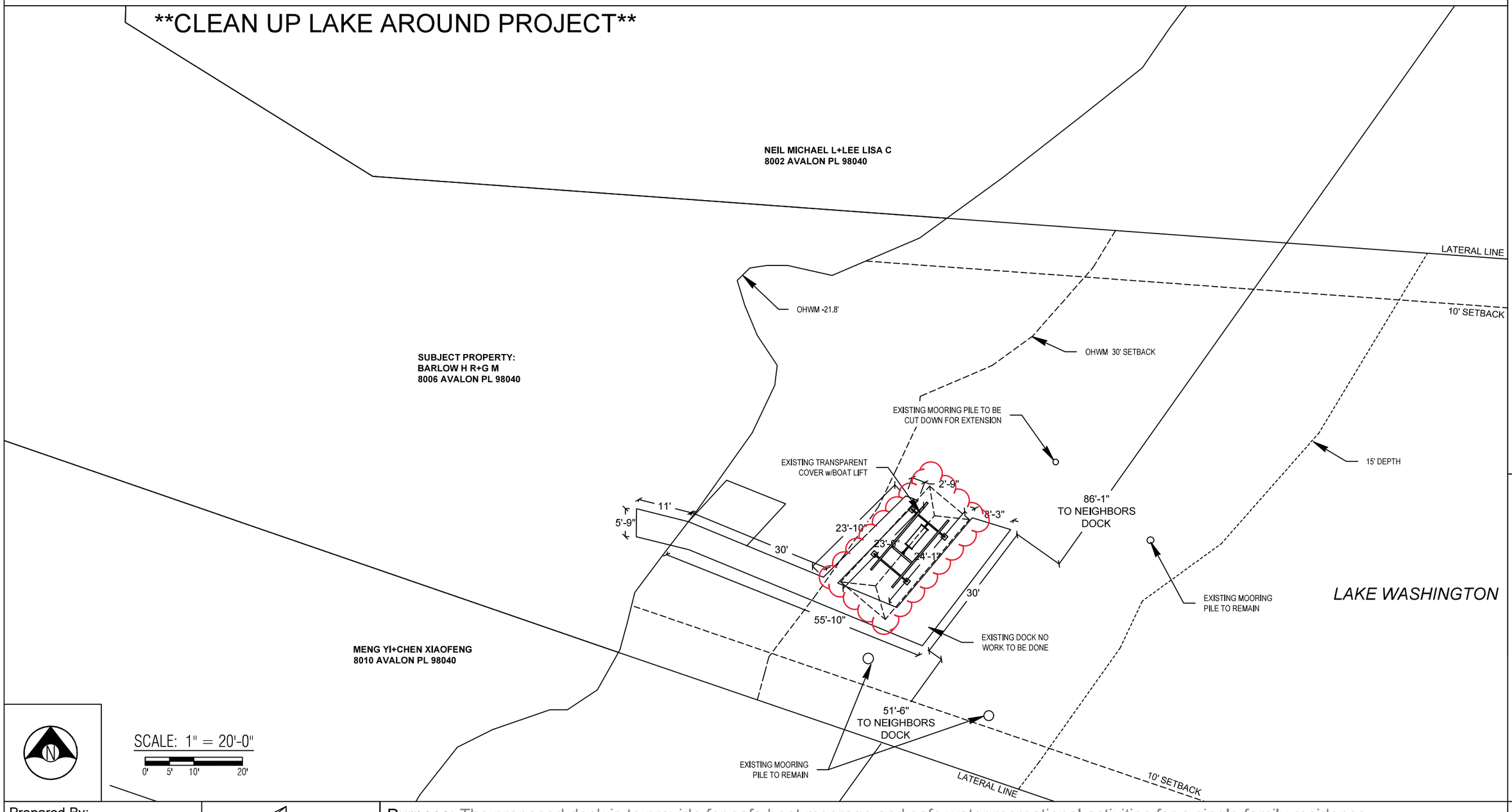
Adjacent Owners:
MENG YI+CHEN XIAOFENG
8010 AVALON PL 98040
NEIL MICHAEL L+LEE LISA C
8002 AVALON PL 98040

SHEET A1.0

NWS-2020-XXX
PAGE 1 OF 10

EXISTING CONDITIONS

CLEAN UP LAKE AROUND PROJECT



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Scope of Work: We propose to drive (4) new 8” steel piles, construct a 24'10" long and 5'10"' wide extension off the existing dock ell. We will also cut down an existing mooring pile for the new extension.

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Applicant: Barlow Residence
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Mercer Island, WA 98040

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Created: 2/8/2021

Last Updated: 2/8/2021 11:40 AM Kelse

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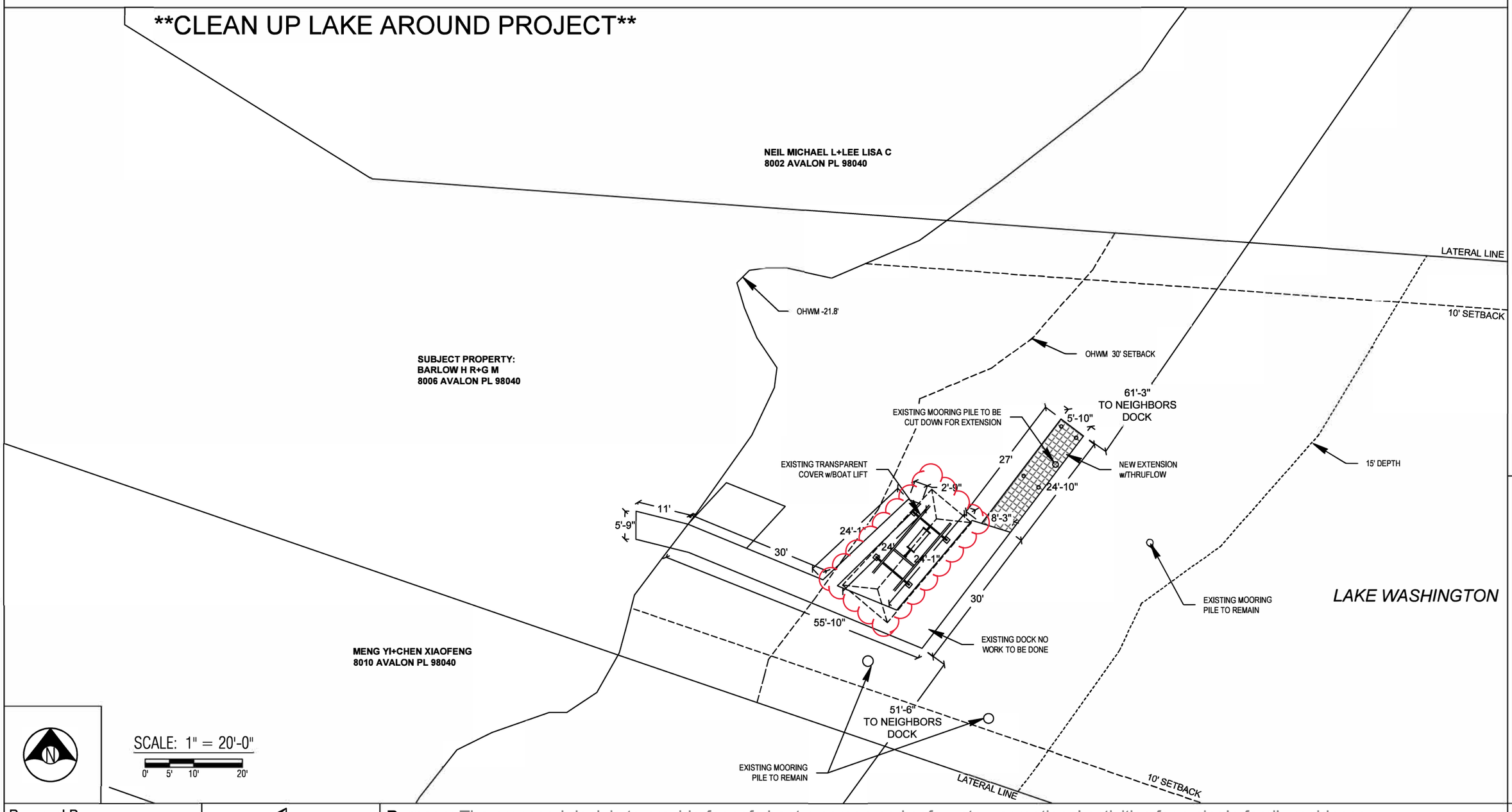
NW Quarter Of Section 31, Township 24, Range 05

Adjacent Owners:
NEIL MICHAEL L+LEE LISA C
8002 AVALON PL 98040
MENG YI+CHEN XIAOFENG
8010 AVALON PL 98040

SHEET A2.0

PROPOSED CONDITIONS

CLEAN UP LAKE AROUND PROJECT



SCALE: 1" = 20'-0"

0' 5' 10' 20'

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8006 Avalon Place
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Location: Lake Washington

Created: 2/8/2021

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1080 W Ewing St
Seattle, WA 98119

Datum: CORPS OF ENGINEERS 1919
NW Quarter Of Section 31, Township 24, Range 05

Adjacent Owners:
NEIL MICHAEL L+LEE LISA C
8002 AVALON PL 98040
MENG YI+CHEN XIAOFENG
8010 AVALON PL 98040

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Purpose: The proposed dock is to provide for safe boat moorage and safe water recreational activities for a single family residence.

Scope of Work: We propose to drive (4) new 8” steel piles, construct a 24'10" long and 5'10"' wide extension off the existing dock ell. We will also cut down an existing mooring pile for the new extension.

SHEET A3.0

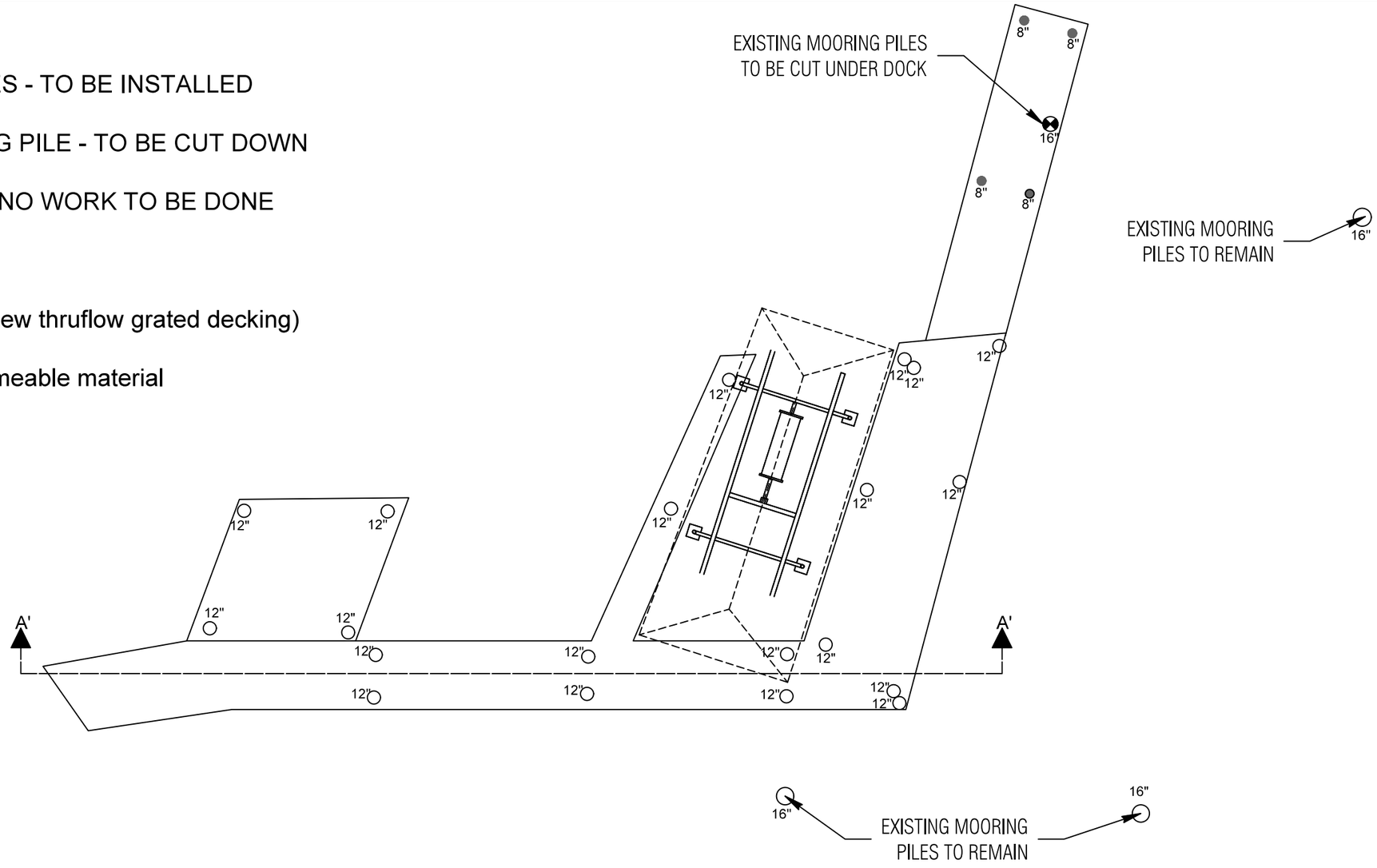
PIER DETAILS

LEGEND

- (4) NEW 8" STEEL PILES - TO BE INSTALLED
- (1) EXISTING MOORING PILE - TO BE CUT DOWN
- (23) EXISTING PILES - NO WORK TO BE DONE

Area: 759 sqft (total)
Area: 708 sqft (over water)
Area: 150 sqft (extension w/new thruflow grated decking)

**Thruflow is a 43% light permeable material



PLAN VIEW

Prepared By:

Seaborn Pile Driving
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Seattle, WA 98119

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Scope of Work: We propose to drive (4) new 8” steel piles, construct a 24'10" long and 5'10"' wide extension off the existing dock ell. We will also cut down an existing mooring pile for the new extension.

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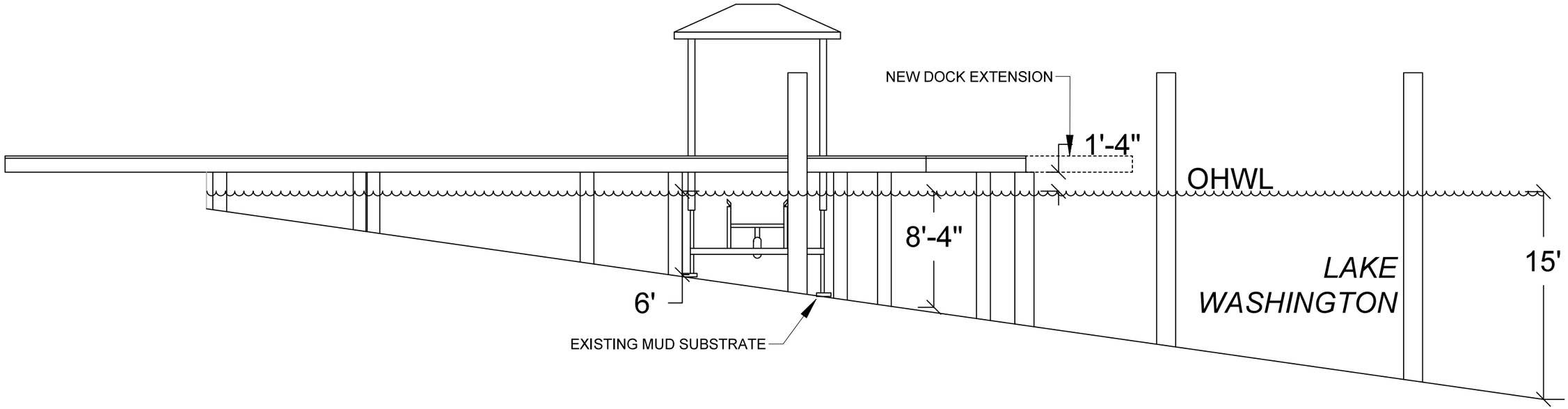
NEIL MICHAEL L+LEE LISA C
8002 AVALON PL 98040

SHEET A4.0

PIER DETAILS



SECTION VIEW

Prepared By:

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SEABORN
PILE DRIVING COMPANY

Purpose: The proposed dock is to provide for safe boat moorage and safe water recreational activities for a single family residence.

Scope of Work: We propose to drive (4) new 8” steel piles, construct a 24'10" long and 5'10"' wide extension off the existing dock ell. We will also cut down an existing mooring pile for the new extension.

Conctractor: Seaborn Pile Driving Company
1080 W Ewing St
Seattle, WA 98119

Applicant: Barlow Residence
8006 Avalon Place
Mercer Island, WA 98040

County: King County
Location: Lake Washington

Created: 2/8/2021

Last Updated: 2/8/2021 11:40 AM Kelse

Datum: CORPS OF ENGINEERS 1919
NW Quarter Of Section 31, Township 24, Range 05

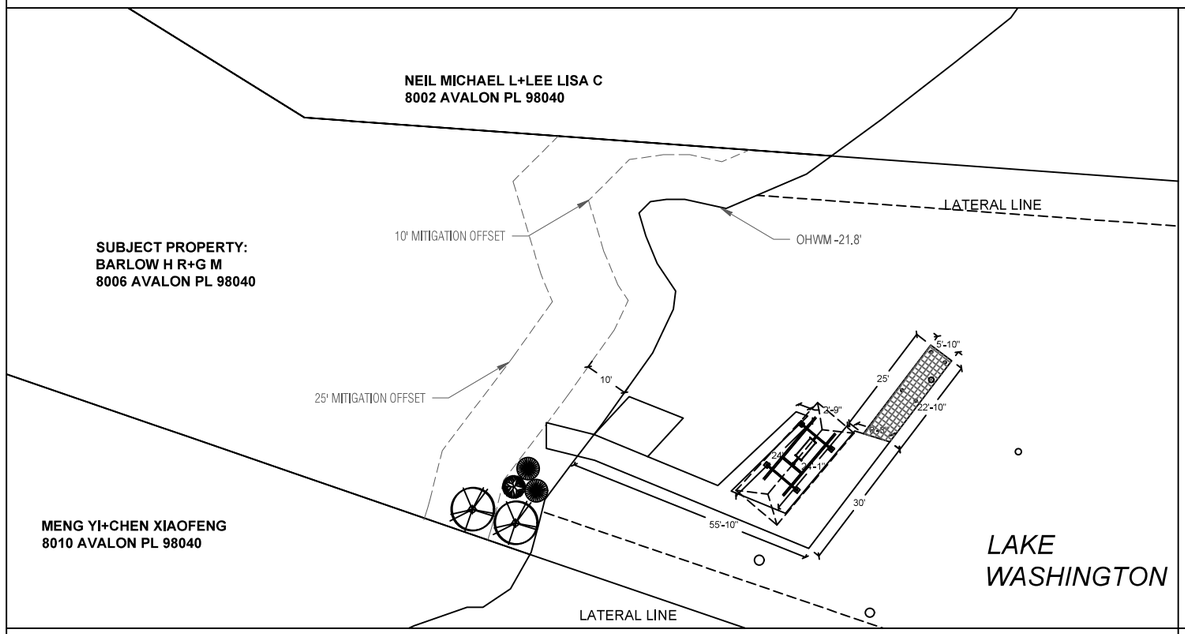
Adjacent Owners:

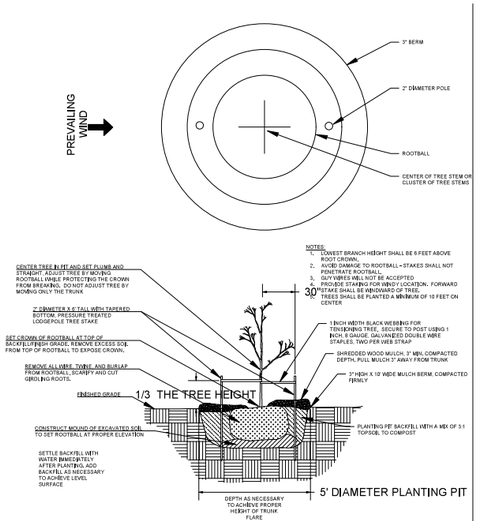
NEIL MICHAEL L+LEE LISA C
8002 AVALON PL 98040

MENG YI+CHEN XIAOFENG
8010 AVALON PL 98040

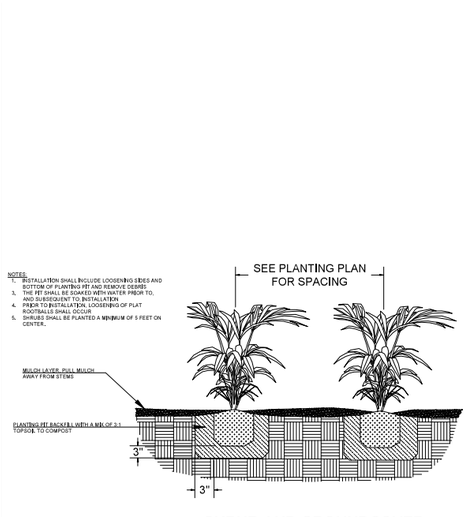
SHEET A5.0

MITIGATION PLAN





TREE PLANTING DETAILS (NTS)



SHRUB AND GROUNDCOVER PLANTING DETAILS (NTS)

Notes:

1. Shrubs are show, and shall be planted, at least five feet on center. Trees are show, and shall be planted, at least ten feet to center.
2. The property owner will implement and abide by the shoreline planting plan. The plants shall be installed before or concurrent with the work authorized by this permit. A report, as-built drawing and photographs demonstrating the plants have been installed or a report on the status of project construction will be submitted to the U.S. Army Corps of Engineers, Seattle District, Regulatory Branch, within 12 months from the date of permit issuance. This reporting requirement may be met by completing and submitting a U.S. Army Corps of Engineers approved Report for Mitigation Work Completion form.
3. The property owner will maintain and monitor the survival of installed shoreline plantings for five years after the U.S. Army Corps of Engineers accepts the as-built report. Installed plants shall achieve 100% survival during monitoring Years 1 and 2. Installed plants shall achieve at least 80% survival during monitoring Years 3, 4 and 5. Percent survival is based on the total number of plants installed in accordance with the approved riparian planting plan. Individual plants that die will be replaced with native riparian species in order to meet the survival performance standards.
4. The property owner will provide annual monitoring reports for five years (Monitoring Years 1-5). Each annual monitoring report will include written and photographic documentation on plant mortality and replanting efforts and will document whether the performance standards are being met. Photos will be taken from established points and used repeatedly for each monitoring year. In addition to photos at designated points, photo documentation will include a panoramic view of the entire planting area. Submitted photos will be formatted on standard 8 1/2 x 11" paper, dated with the date the photo was taken, and clearly labeled with the direction from which the photo was taken. The photo location points will be identified on an appropriate drawing. Annual shoreline planting monitoring reports will be submitted to the U.S. Army Corps of Engineers, Seattle District, Regulatory Branch, by November 31 of each monitoring year. This reporting requirement may be met by completing and submitting a U.S. Army Corps of Engineers approved Mitigation Planting Monitoring Report form.

PROPOSED PLANTING SPECIES/QUANTITIES

SYMBOL	LATIN NAME	COMMON NAME	QTY	SIZE
	Thuja picatta	Western Redcedar	2	3 ft
	Rosa nutkana	Nootka Rose	1	1 Gallon
	Philadelphus lewisii	Mock Orange	2	1 Gallon

PLANTS: Shrubs to be installed 5ft on center and trees to be installed 10ft on center.

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8010 AVALON PL 98040

Prepared By:

Seaborn Pile Driving
1080 W Ewing St
Seattle, WA 98119

Office: 206-236-1700
permits@seabornpiledriving.com
www.seabornpiledriving.com

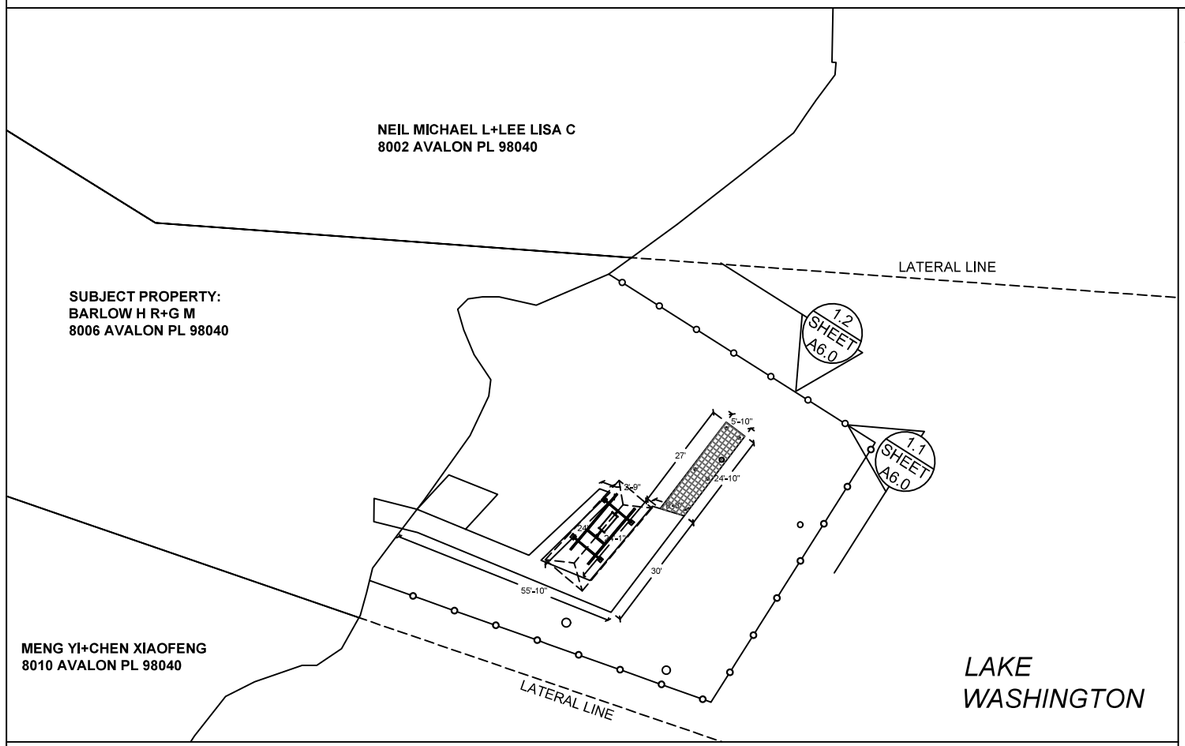
SEABORN
PILE DRIVING COMPANY

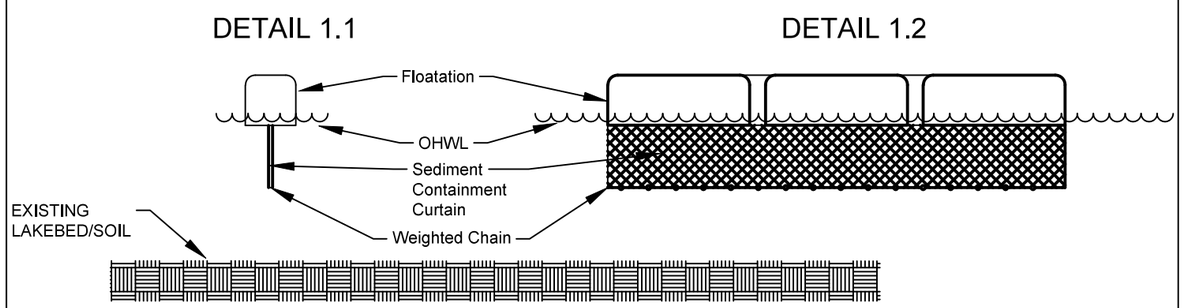
Purpose: The proposed dock is to provide for safe boat moorage and safe water recreational activities for a single family residence.

Scope of Work: We propose to drive (4) new 8” steel piles, construct a 24'10" long and 5'10"' wide extension off the existing dock ell. We will also cut down an existing mooring pile for the new extension.

SHEET A6.0

BMP INFORMATION





DETAIL 1.1 & 1.2

BMP NOTES:

A. Constant vigilance shall be kept for the presence of protected fish species during all aspects of the proposed action, particularly during in-water activities such as vessel movement, deployment of anchors & spuds, pile driving, dredging, and placement of gravels and other fill.

1. The project manager shall designate an appropriate number of competent observers to survey the project site and adjacent areas for protected species, including the presence of fish as conditions allow.
2. Visual surveys shall be made prior to the start of work each day, and prior to resumption of work following any break of more than an hour. Periodic additional visual surveys throughout the work day are strongly recommended.
3. All in-water work shall be done during the in-water work window for the waterbody. Where there is a difference between the USCOE and WDFW work windows, the overlap of the two shall apply.
4. All pile driving and extraction shall be postponed or halted when obvious aggregations or schooling of fish are observed within 50 yards of that work, and shall only begin/resume after the animals have voluntarily departed the area.
5. When piloting vessels, vessel operators shall operate at speeds and power settings to avoid grounding vessels, and minimize substrate scour and mobilization of bottom sediments.

B. No contamination of the marine environment shall result from project-related activities.

1. Appropriate materials to contain and clean potential spills shall be stored and readily available at the work site and/or aboard project-related vessels.
2. The project manager and heavy equipment operators shall perform daily pre-work equipment inspections for cleanliness and leaks. All heavy equipment operations shall be postponed or halted should a leak be detected, and shall not proceed until the leak is repaired and the equipment is cleaned.
3. To the greatest extent practicable, utilize biodegradable oils for equipment that would be operated in or near water.
4. Fueling of land-based vehicles and equipment shall take place at least 50 feet away from the water, preferably over an impervious surface. Fueling of vessels shall be done at approved fueling facilities.
5. Turbidity and siltation from project-related work shall be minimized and contained through the appropriate use of erosion control practices, effective silt containment devices, and the curtailment of work during adverse weather and tidal/flow conditions.
6. All wastes shall be collected and contained for proper disposal at approved upland disposal sites appropriate for the material(s).
7. When removing piles and other similarly treated wood, containment booms must fully enclose the work area. Wood debris, oils, and any other materials released into lake waters must be collected, removed, and properly disposed of at approved disposal sites.
8. All in- and over-water wood cutting would be limited to the minimum required to remove the subject wood component, and all cutting work should be enclosed within floating containment booms.
9. When removing piles, no actions shall be taken that would cause adhering sediments to return to lake waters.
10. Above-water containment shall be installed around removed piles to prevent sediment laden waters from returning to lake waters.
11. Construction staging (including stocking of materials, etc.) will occur on the supply barge.

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Adjacent Owners:
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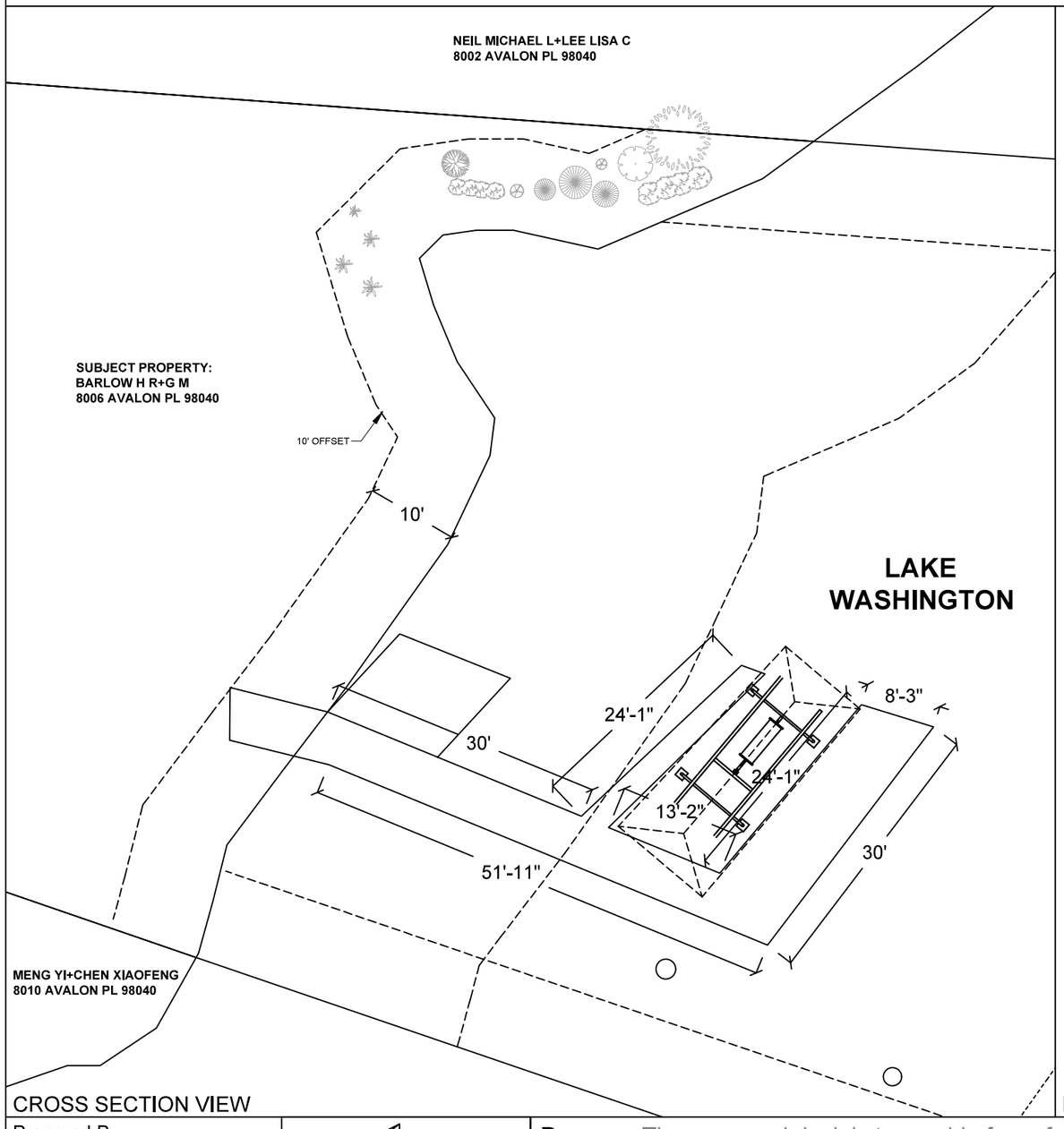
SEABORN
PILE DRIVING COMPANY

Purpose: The proposed dock is to provide for safe boat moorage and safe water recreational activities for a single family residence.

Scope of Work: We propose to drive (4) new 8” steel piles, construct a 24'10" long and 5'10"' wide extension off the existing dock ell. We will also cut down an existing mooring pile for the new extension.

SHEET A7.0

EXISTING PLANT PLAN



CROSS SECTION VIEW

EXISTING PLANT SPECIES/QUANTITIES

SYMBOL	LATIN NAME	COMMON NAME	QTY	SIZE
	Scotch Heather	Calluna	2	10 ft
	Japanese Maple	Acer	1	7.5 ft
	Laurustinus	Viburnum Tinus	1	4 ft
	Orange Daylily	Hemerocallis	4	1 ft
	Chinese Silver Grass	Miscanthus	2	2 ft
	White Spruce	Picea	1	3.5 ft
	Strawberry Tree	Arbutus	3	3.5 ft

EXISTING PLANTS TABLE

Conctractor: Seaborn Pile Driving Company
1080 W Ewing St
Seattle, WA 98119

Applicant: Barlow Residence
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SEABORN
PILE DRIVING COMPANY

Purpose: The proposed dock is to provide for safe boat moorage and safe water recreational activities for a single family residence.

Scope of Work: We propose to drive (4) new 8” steel piles, construct a 24'10" long and 5'10"' wide extension off the existing dock ell. We will also cut down an existing mooring pile for the new extension.

SHEET A8.0

STRUCTURAL NOTES

GENERAL REQUIREMENTS

BUILDING CODE & REFERENCE STANDARDS: The "International Building Code" (IBC), 2015 Edition, as adopted and modified by the city of Mercer Island, governs the design and construction of this project. Reference to a specific section in the Code does not relieve the contractor from compliance with the entire materials reference standards noted below. The latest edition of the materials reference standards shall be used.

SCOPE OF STRUCTURAL WORK: Structural design of a dock extension.

DEFINITIONS: The following definitions apply to these general notes:

- "Structural Engineer of Record" (EOR) - The Structural Engineer who is legally responsible for stamping & signing the structural documents for the project. The EOR is responsible for the design of the Primary Structural System.

STRUCTURAL DETAILS: The structural drawings are intended to show the general character and extent of the project and are not intended to show all details of the work.

STRUCTURAL RESPONSIBILITIES: The EOR is responsible for the strength and stability of the Primary Structure in its completed state.

CONTRACTOR RESPONSIBILITIES: The contractor is responsible for the means and methods of construction and all job-related safety standards such as OSHA and WISHA. The contractor is responsible for the strength and stability of the structure during construction and shall provide temporary shoring, bracing and other elements required to maintain stability until the structure is completed. It is the contractor's responsibility to be familiar with the work required in the construction documents and the requirements for executing it properly.

DISCREPANCIES: In case of discrepancies between these general notes, the contract drawings and specifications, and/or reference standards, the EOR shall determine which shall govern. Discrepancies shall be brought to the attention of the EOR before proceeding with the work. Accordingly, any conflict in or between the Contract Documents shall not be a basis for adjustment in the Contract Price.

SITE VERIFICATION: The contractor shall verify all dimensions and conditions at the site prior to fabrication and/or construction. Conflicts between the drawings and actual site conditions shall be brought to the attention of the EOR before proceeding with the work. All underground utilities shall be determined by the Contractor prior to excavation or drilling. Any utility information shown on the drawings and details is approximate and not necessarily complete. Any utility information shown on the drawings and details is approximate and not necessarily complete.

DESIGN CRITERIA

CONSTRUCTION LOADS: Loads on the structure during construction shall not exceed the design loads or the capacity of the partially completed construction.

WIND DESIGN: Wind load is determined using Chapter 27 of ASCE 7-10 in accordance with IBC Section 1609 with the following factors:

Basic Wind Speed (3-Second Gust) V = 110 MPH
Wind Importance Factor Iw = 1.0 Risk-Category = II
Exposure Category = D
Analysis Procedure - ASCE 7-10 Chapter 28.

LATERAL LOADS:

P = 21.08 PSF (Unfactored)
Max Sail Area = 345 sqft or 30'x11.5' (Assumed)
Max Load = 0.946 K/Pile (ASD)

LIVE LOADS:

Dock (Live) 40 PSF
Dock (Snow) 20 PSF

SUBMITTALS:

NON-STRUCTURAL COMPONENTS: Design, detailing and anchorage of all nonstructural components shall be in accordance with ASCE 7-10, Chapter 13 and the project specifications. Nonstructural components designed by others shall not induce torsional loading into supporting steel structural members without additional bracing of those members to eliminate torsional forces. Torsional bracing shall be designed by the nonstructural component designer and approved by the EOR. Anchorage to the primary structure is per the bidder-design contractor or supplier.

TESTS & INSPECTIONS

INSPECTIONS: All construction is subject to inspection by the Building Official in accordance with IBC Sec 110. The contractor shall coordinate all required inspections with the Building Official. Submit copies of all inspection reports to the Architect/EOR for review. The Building Official may accept inspection of and reports by approved inspection agencies in lieu of Building Official's inspections. The contractor shall obtain approval of Building Official to use the third-party inspection agency and contractor shall alert the Architect/EOR as such.

Soils & Foundations
During driving and testing of piles.

PILES

REFERENCE STANDARDS: Conforms to IBC Sections 1810.3.2.4.

SUBMITTALS: Conform to drawings indicating location, steel strength, diameter, and minimum embedment length.

MATERIALS: Conform to notes for STRUCTURAL STEEL and WOOD FRAMING, this sheet.

SIZE: Pile size shall be as noted on the framing plan drawings.

CAPACITY: Pile capacities shall be as follows: Dock Piles - Lateral loading per tributary area per pile layout on dock for wind pressures, and moisture exposure for appropriate use based on the method of preservative treatment of the wood.

STRUCTURAL STEEL

DESIGN STANDARDS: Structural steel for this project is designed in accordance with the latest edition of the AISC Steel Construction Manual.

REFERENCE STANDARDS: Conform to:
(1) AISC "Code of Standard Practice for Steel Buildings & Bridges."
(2) RCSC "Specification for Structural Joints using ASTM A325 or A490 Bolts."
(3) AWS D1.1 "Structural Welding Code - Steel."

SUBMITTALS: Submit shop drawings in accordance with AISC Specification Sec M1 "Shop and Erection Drawings."

MATERIALS:

Other Structural Shapes	ASTM A36, Fy = 36 ksi
Bars & Plates	ASTM A36, Fy = 36 ksi
Steel Pipe	ASTM A53, Grade B, Fy = 35 ksi
Bolts in Wood	ASTM A307
Nuts	ASTM A563 or ASTM A194, Grade 2H
Washers (flat or beveled)	ASTM F436
Welding Electrodes	E70XX, 70 ksi, low hydrogen, typical

WELDING: Conform to AWS D1.1, D1.3 & D1.8. Welders shall be certified in accordance with AWS and WABO requirements. Use E70 electrodes of type required for materials to be welded.

FABRICATION/ERECTION: Conform to AISC Specification Sec M2 "Fabrication," AISC Code Sec 6 "Fabrication and Delivery" and AISC Code Sec 8 "Quality Control." The fabricator and erector shall maintain a quality control program to the extent deemed necessary so that all of the work is performed in accordance with this Code, the AISC Specification, contract documents, and project specifications.

SHOP PAINTING: Conform to AISC 360, AISC Specification Sec M3, and AISC Code Sec 6.5. Do not paint surfaces to be field welded or where slip-critical bolts are specified. All other interior steel shall be painted with one coat of grey shop primer. All exposed exterior steel shall be painted with an exterior multi-coat system as per the Architect or project specifications or galvanized per section below. Field touch-up painting shall be with primer for exposed interior surfaces and as per the Architect or project specifications for exposed exterior surfaces.

GALVANIZING: Where required, all exposed steel outside the building envelope shall be hot-dipped galvanized. Apply field touch-ups per project specifications. It is acceptable for the contractor to use epoxy coated steel members in lieu of galvanized steel.

ERECTION: Conform to AISC Specification Sec M4 "Erection" and AISC Code Sec 7 "Erection." Steel work shall be carried up true and plumb within the limits defined in AISC Code Sec 7.11.

BRACING: The contractor shall provide temporary bracing by AISC Specification Sec M4.2 "Bracing" and AISC Code Sec 7.10 "Temporary Support of Structural Steel Frames."

WOOD FRAMING

REFERENCE STANDARDS: Conform to:
(1) IBC Chapter 23 "WOOD."
(2) NDS and NDS Supplement - "National Design Specification for Wood Construction."

ALTERNATES: Alternates for specified item may be submitted to the EOR for review. Contractor shall submit a current ICC-ESR/IAPMO-ER report identifying that an alternative component has the same or greater load capacity than the specified item.

IDENTIFICATION: All sawn lumber and pre-manufactured wood products shall be identified by the grade mark or a certificate of inspection issued by the certifying agency.

MATERIALS:

Sawn Lumber: Conform to grading rules of WWPA, WCLIB, or NLGA. Finger jointed studs acceptable at interior non-structural walls only.

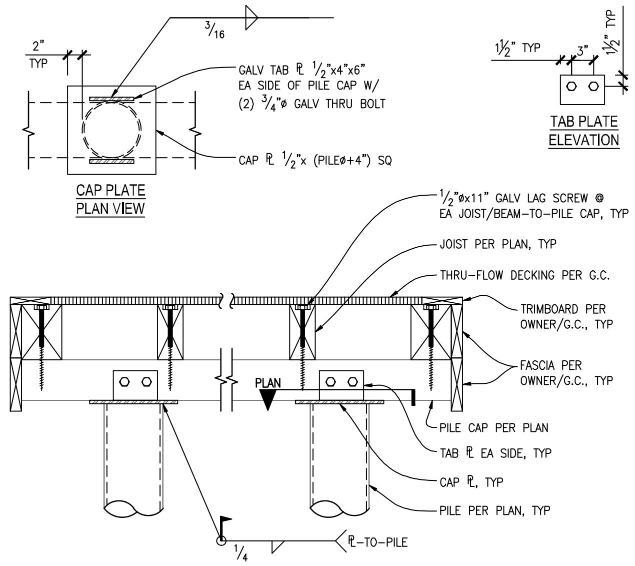
Member Use	Size	Species	Grade
Joists, Ledger, Beams	2x, 4x, 6x	P.T. DF	No. 1

Lag Bolts/Thru-Bolts: Conform to ASTM A307. Provide plate washers under the heads and nuts of all bolts and lag screws bearing on wood.

MOISTURE CONTENT: Wood material used for this project shall have maximum moisture content of 19%.

PRESERVATIVE TREATMENT: Wood materials are required to be "treated wood" under certain conditions in accordance with IBC Sec 2304.12 "Protection against decay and termites." Conform to the appropriate standards of the American Wood-Preservers Association (AWPA) for sawn lumber, glued laminated timber, round poles, wood piles, and marine piles. Follow American Lumber Standards Committee (ALSC) quality assurance procedures. Products shall bear the appropriate mark.

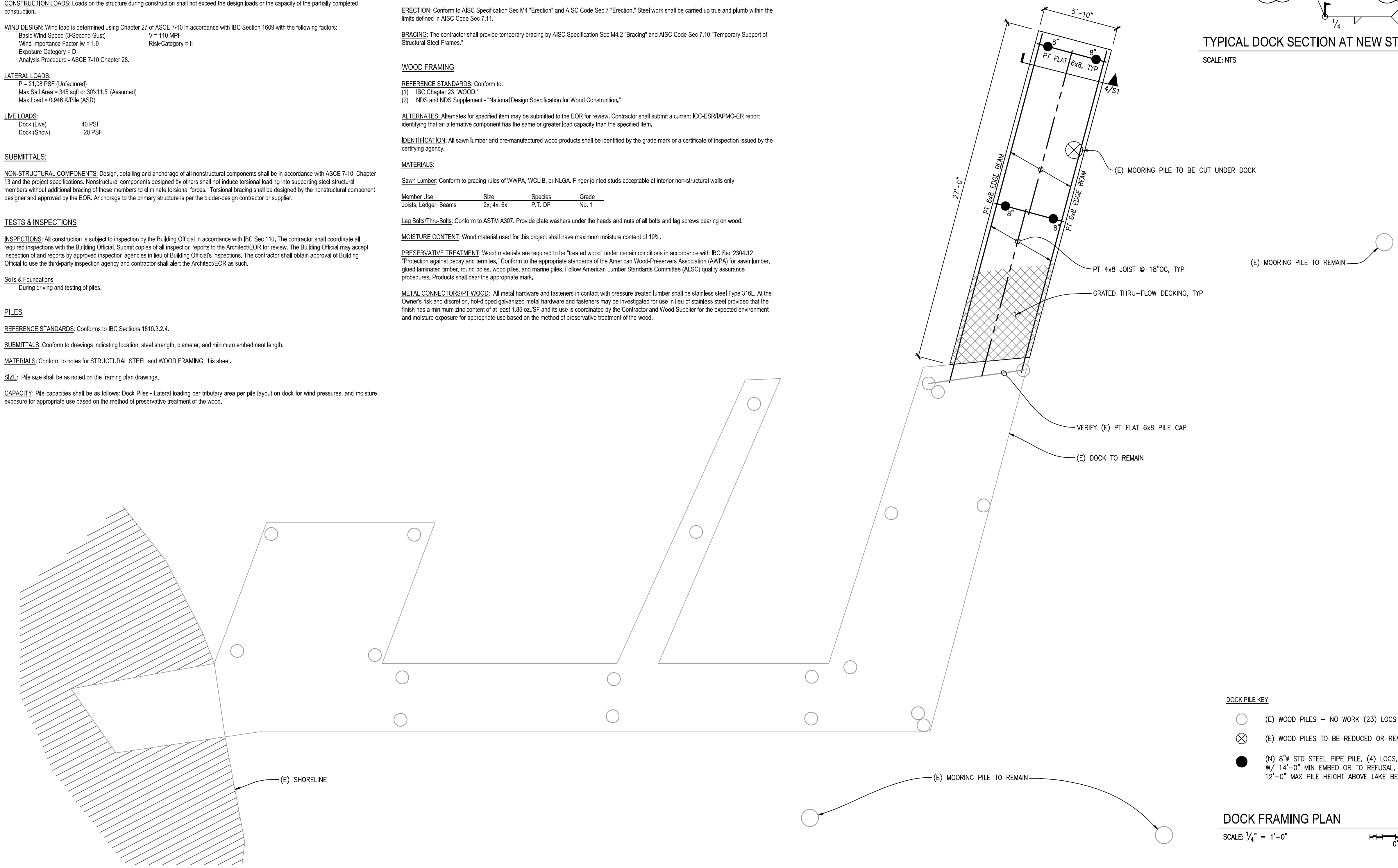
METAL CONNECTORS/PT WOOD: All metal hardware and fasteners in contact with pressure treated lumber shall be stainless steel Type 316L. At the Owner's risk and discretion, hot-dipped galvanized metal hardware and fasteners may be investigated for use in lieu of stainless steel provided that the finish has a minimum zinc content of at least 1.85 oz./SF and its use is coordinated by the Contractor and Wood Supplier for the expected environment and moisture exposure for appropriate use based on the method of preservative treatment of the wood.



TYPICAL DOCK SECTION AT NEW STEEL PILES

SCALE: NTS

7031/D3 4



DOCK PILE KEY

- ○ (E) WOOD PILES – NO WORK (23) LOCS
- ⊗ (E) WOOD PILES TO BE REDUCED OR REMOVED, (1) LOC
- ● (N) 8"ø STD STEEL PIPE PILE, (4) LOCS, W/ 14'-0" MIN EMBED OR TO REFUSAL, 12'-0" MAX PILE HEIGHT ABOVE LAKE BED

DOCK FRAMING PLAN

SCALE: 1/4" = 1'-0"

0' 2' 4' 8' (PROJECT) N

DEI
DIBBLE ENGINEERS INC
www.dibbleengineers.com
1029 Market Street, Kirkland, WA 98033
425.828.4200

SEAL:

TRAVIS S. COLLIANDER, STATE OF WASHINGTON, 39519, STRUCTURAL ENGINEER, PROFESSIONAL ENGINEER

12/17/20

BARLOW DOCK
DOCK ADDITION
8006 AVALON PLACE
MERCER ISLAND, WA 98040

PROJECT #:	20-953
DRAWN BY:	BGJ
DESIGNED BY:	JKL
DATE:	DESCRIPTION
12.17.2020	PERMIT

JURISDICTIONAL STAMP:

SHEET TITLE:

STRUCTURAL GENERAL NOTES, SECTION & PLAN

SHEET NUMBER:

S 1

Applicant Information

Project Address 8006 Avalon Place, Mercer Island, WA. 98040

Parcel Number: 312405-9014

Applicant: Seaborn Pile Driving Company, 1080 W Ewing St Building B, Seattle, WA 98119 206-236-1700

Property Owner: BARLOW H R+G M – 8006 Avalon Place, Mercer Island, WA. 98040

Legal Description: POR GL 1 LY ELY OF MERCER IS BLVD DAF - BEG NW COR SEC TH S 89-50-16 E ALG N SEC LN 1916.51 FT M/L TO ELY MGN OF E MERCER WAY TH CONT ALG SD SEC LN S 89-50-16 E 264.82 FT TH S 34-35-44 W 26.14 FT TH S 89-50-16 E 12.13 FT TH S 34-35-44 W 45.01 FT TAP CRV RGT RAD 105.52 FT TH SWLY ALG SD CRV 31.96 FT TO TPOB TH NELY ALG SD CRV 31.96 FT TH N 34-35-44 E 45.01 FT TH S 89-50-16 E 78 FT TH S 0-09-44 W 6.44 FT TH S 59-12-00 DIST 60 FT TH S 86-55-48 E 101 FT M/L TO SH LN LK WASHINGTON TH SWLY ALG SD SH LN TAP WCH BEARS S 72-04-54 E FR TPOB TH N 72-04-54 W 228 FT M/L TO TPOB TGW UND 1/4 INT IN PVT RD TR PER SD BLA & SH LN ADJ; AKA LOT 3 MI BLA 88-06-23 (J-4) REC #8808299046

Description of Work: We propose to drive (4) new 8” steel piles, construct a 22'10" long and 5'10"' wide extension off the existing dock ell. We will also cut down an existing mooring pile for the new extension.

Job specific comments

Purpose
The proposed dock is to provide for safe boat moorage and safe water recreational activities for a single family residence.

Habitat Enhancement
The proposed planting plan has been designed to mitigate for the existing and proposed pier.

Water Quality
In order to prevent debris from entering the lake during the demolition stage of the project, a containment boom will surround the crane barge and work area.

Permits

Mercer Island Exemption Permit:

We are applying for the permit to be reviewed under the:

“Alternative Development Standards” per MIMC 19.13050(F)(3).

Mitigation

Shoreline Plantings: The shoreline plantings have been designed to provide the spread of tree and shrub nutrients into the adjacent waters of Lake Washington.

Fully grated deck: The proposed dock will have a fully grated deck to provide light penetration below the dock where there is no light penetration with the existing structure.

Piles: The proposed pier has been designed to maximize the distance between pile bents and minimize the number of piles at the extension. The proposed 6" – 8" piles meet local building codes and reduce the pile footprint.

Contractor: Seaborn Pile Driving Company License #: SEABOPD942CG
Address: 1080 W Ewing St, Bldg B. Seattle, WA. 98119
Phone: 206.236.1700 Mobile: 253-569-0300 Fax: 206.236.2700
Contact: Kelsey Meyer Email: permits@seabornpiledriving.com

Construction Narrative

Mobilization

Mobilize crew, crane barge, supply and debris barges, and materials on site

Pile Driving

1. Construct a silt fence/boom waterward of the bulkhead to contain any silt and debris that may be generated during construction.
2. Locate the new piles to be driven per the building permit drawings.
3. Using the crane and a vibro-hammer, drive the piles to required refusal.
4. Cut the piles to elevation.
5. Clean the work area and remove the silt fence/boom.

Dock construction (New Dock)

1. Construct a silt fence/boom waterward of the bulkhead to contain any silt and debris that may be generated during construction.
2. Install new piles where applicable.
3. Install new steel I-beam pile caps and attach to the piles by welding.
4. Install metal brackets on edge of cap by welding them to I-beam to support glulam beams.
5. Install ledgers, stringers and beams via screws to support the ThruFlow decking
6. Install electrical conduit and water lines under the deck along the dock. Wiring and re-connection to be completed by others.
7. Install the ThruFlow grating with stainless steel screws making sure the screws are aligned and flush with the surface.
8. Clean the work area and remove the silt fence/boom.

Structural Notes

General

- All materials, workmanship, design and construction shall conform to the submitted drawings and the International Building Code.
- The contractor will be responsible for all safety precautions and methods and processes to perform the designated work.

Design Criteria

- The existing design and construction meets the live load specification of a minimum of 40 PSF.

Materials

All materials used in the construction of the dock will be for use on the water and of the highest quality available on the market. All materials will conform to the International Building Code.

For example:

- Wood piles and pile stubs. The proposed wood pile stub will be Class B (12" @ 3' from Butt) – 40' Douglas Fir pilings per ASTM D-25.
- Steel pile collars – ASTM A53 GrB with Devran 261QC low temperate cure epoxy (16 mils) finish coated full length.
- Structural Lumber – All lumber will be graded and marked in conformance with WCLIB standard grading rules.
- Fasteners – All fasteners, bolts, nuts and nails will be hot-dip galvanized.
- Decking – The decking will consist of ThruFlow fiberglass grating which is pet and children friendly and will provide years of safe and comfortable use.

Preservatives

- All wood preservatives to be state approved and will be applied and fully cured prior to installation over the water.
- All hardware and fasteners to be hot dipped galvanized.

Best Management Practices

1. **Above the Water Line Work**

    1. Seaborn Pile Driving Company will employ one each crane barge, one supply and one debris barge to complete the scope of work. A tug will tow the barges on and off the job site.

    2. Seaborn Pile Driving Company personnel working in, near or over the water will at all time wear either USCG approved life vests or work vest as well as hard hats and safety glasses.

2. **Material Handling**

    1. While at the job site, a floating containment boom will completely surround the work area.
    2. All removed piles and the existing dock structure will be placed on the debris barge where they will be contained and kept out of the lake.

3. **Hazardous Materials**
    - No hazardous materials will be mixed or stored in or near the water. No cleaning of materials will be performed in or near the water.

4. **Polluting Materials in Water**

    - Seaborn Pile Driving Company will take extra precautions to ensure materials don't fall into or pollute the water. Any material that enters the water will be removed immediately. Any hazardous material such as oily rags will not be handled near or over the water.
    - A spill kit will be employed on the barges at the job site.
    - If any pollutants enter the water, Seaborn Pile Driving Company will contact the appropriate agencies and report the spill immediately.

5. **Materials Disposal**

    - Seaborn Pile Driving Company will dispose of the rotten wood and pile sections in an approved legal disposal site in accordance with all applicable laws and permit requirements.

Ecological No Net Loss Assessment Report

Prepared for

Barlow Gubby
8006 Avalon Place
Mercer Island, WA 98040

Prepared by

Northwest
Environmental Consulting, LLC

Northwest Environmental Consulting, LLC
3639 Palatine Avenue North
Seattle, WA 98103
206-234-2520

December 2020

Purpose

The purpose of this report is to fulfill the requirements of City of Mercer Island Municipal Code (MICC) 19.07.110 Shoreline Master Program by assessing overall project impacts and proposed mitigation to determine if the project meets the "No Net Loss" General Regulation of the Shoreline Master Program.

No Net Loss is defined as "An ecological concept whereby conservation losses in one geographic or otherwise defined area are equaled by conservation gains in function in another area."

Location

The subject property is located at 8006 Avalon Place (King County parcel number 3124059014) in the City of Mercer Island, Washington (see Appendix A – Sheet A1.0). The parcel is on the waterfront of Lake Washington, which contains several endangered fish species listed under the Endangered Species Act and Washington State designated priority fish species. Permits are being applied for a pier reconfiguration and reconstruction (see Appendix A – Sheets A2.0 and A5.0).

Project Description

The proposed work on the pier will include constructing a 24 foot, 10 inch by 5 feet, 10-inch wide extension of the existing dock ell. The extension will be 150 square feet. To complete the extension, four 8-inch steel piles will be installed and an existing 16-inch mooring pile will be cut off and left under the extension.

During construction, a floating boom will surround the work barge, pier, and piles.

A shoreline vegetation plan is proposed, that includes native trees and shrubs. (see Appendix A – Sheet A6.0).

Project drawings are included in Appendix A.

Approach

Northwest Environmental Consulting LLC (NWEC) biologist Brad Thiele conducted a site visit on November 25, 2020 to evaluate conditions on site and adjacent to the site. NWEC also consulted the following sources for information on potential critical fish and wildlife habitat along this shoreline:

- Washington Department of Fish and Wildlife (WDFW): Priority Habitats and Species online database (http://apps.wdfw.wa.gov/phsontheweb/)
- WDFW SalmonScape online database of fish distribution and ESA listing units (https://apps.wdfw.wa.gov/salmonscape/)

- Mercer Island GIS online database (https://chgis1.mercergov.org/Html5Viewer/Index.html?viewer=PubMaps&viewer=PubMaps)

Site Description

The subject property is shoreline tract in a residential neighborhood. It has Lake Washington shoreline on its eastern boundary and other single-family homes to the north and south.

The only existing structures on the property are the house, garage and dock (Photos 1 to 5). The shoreline is armored with a rock bulkhead. A cove is present in the bulkhead that creates a small beach.

The yard is landscaped with lawn to the edge of the beach. Landscaping beds are present on the north and south property edges along the lake. The southern bed includes a cherry tree, knotweed, and other fruit trees and ornamental shrubs. The northern bed includes Japanese maples, arborvitae, and ornamental roses and heather ground covers.

The substrate of the lake is gravel and sand. Some cobbles are present along the bulkhead that are embedded in the sand. No aquatic vegetation was observed along the dock.

The property to the south includes a continuation of the bulkhead with ornamental landscaping and a dock. The property to the north is a single family home with ornamental landscaping including a shore pine, a continuation of the rock bulkhead, and a dock.

Species Use

WDFW's PHS mapping and SalmonScape mapping tools show the following salmonid species using Lake Washington for migration and/or rearing: residential coastal cutthroat (*Oncorhynchus clarkii*), winter steelhead (*O. mykiss*), Dolly Varden/bull trout (*Salvelinus malma*), sockeye salmon (*O. nerka*), fall Chinook (*O. tshawytscha*), coho salmon (*O. kisutch*), and kokanee (*O. nerka*). The SalmonScape database maps the site as accessible to the Endangered Species Units (ESU) of Threatened Chinook and steelhead. The nearest salmon-bearing stream, Mercer Slough, approximately 4,000 feet to the northeast, is modeled by Washington Department of Fish and Wildlife (WDFW) for rearing of non-listed coho and listed Fall Chinook. Juveniles may rear in the waters near the project when traveling from spawning sites on other lake tributaries to the lake's outlet at the Locks. The project site is accessible to any fish migrating or rearing in the lake, and sockeye spawning has been mapped at the subject parcel.

The closest feature indicated on the PHS map is a biodiversity corridor mapped approximately 2,200 feet to the north in Pioneer Park, but no other priority habitats are directly associated with the project site for aquatic or terrestrial species except for Lake Washington.

The Mercer Island GIS map indicates a watercourses may be present two lots to the north about 100 feet from the project.

Project Impacts and Conservation Measurements

Direct Impacts:

Sediments: Sediment disturbance will occur below the OHWM and along the shoreline of Lake Washington during pile driving. Additionally, the tug and barge propwash may disturb

sediments temporarily when making trips to/from the site.

Sediments are expected to be minimally disturbed during pile driving and the duration of any suspended solids will be short. The project will meet state water quality standards.

Shoreline: Planting native vegetation will increase the habitat functions of the shoreline by creating shade along the shoreline that will be an improvement from the existing baseline habitat conditions at the project site. These plants will provide overhanging cover for fish, structural diversity for birds and wildlife, detritus for aquatic invertebrates and long-term recruitment of woody material and other allochthonous food sources. The existing shoreline vegetation is lawn with ornamental landscaping beds. The proposed planting plan is included (see Appendix A - Sheet A6.0).

Lakebed: The project will add four 8-inch steel piles to the lakebed. This will increase lakebed coverage by approximately 1.4 square feet.

Noise: Construction equipment will create noise audible to neighbors and in-water. Noise disturbance will be short-term and should have negligible effects on fish and wildlife in the area. Work will be completed during the in-water work window when juvenile fish are not expected to be present.

Potential spills: Short-term risks include the potential for petroleum spills that can occur with any equipment operation. The level of impact to the aquatic environment is expected to be minor because of the small amount of petroleum products available for spillage during typical construction activities, and because of spill containment measures that will be employed should a spill occur (see BMP Notes on Sheet A7.0 in Appendix A).

Indirect Impacts:

Shading: The proposed extension will cover approximately 150 square feet.

Grated decking allows light to penetrate the waters below a dock, which can increase productivity in the waters compared to opaque decking, and reduce the full shade favored by salmonid predators. Salmonid predators are known to use hard shadowing under solid-decked docks to ambush juvenile salmonids. Reducing hard shadows limits the ability of predatory fishes to effectively hunt salmonids.

ThruFlow grated decking has measured performance at 43 percent light penetration (ThruFlow, 2020). Thus, the increase in lighting under the pier is effectively 57 percent of the area of a solid decked structure. Using grated decking on the extension will reduce the effective overwater coverage of the new structure to 85.5 square feet.

The extension will be based off the end of the waterward ell minimizing the shading effect of the nearshore.

Recreational Boating: The project supports continued recreational boating, which has been identified as a limiting factor for salmonid populations in Lake Washington. The pier repair and beach cove will not introduce additional boating to Lake Washington, as the owners could still access the lake from their existing pier, a public boat launch, or other private moorage facility.

Other Conservation measures:

Work window: The work will be completed during the prescribed in-water work window for this area of Lake Washington (July 16 to July 31 and November 16 to December 31). Operating within this time frame helps protect Chinook salmon, steelhead, bull trout and other salmonid fish species by doing work when juvenile fish are not expected to be present.

Best Management Practices: Applicable BMPs will be used, such as a floating boom around the in-water work area, to contain any floating debris that may escape during construction (see BMP Notes on Sheet A7.0 in Appendix A). The barge will have a perimeter containment sock to absorb oil and grease that might inadvertently wash from the barge during construction.

Hazardous material containment materials such as spill absorbent pads and trained personnel will be required onsite during any phase of construction where machinery is in operation near surface waters.

In-lieu Fee: The project requires approval from the National Marine Fisheries Service (NMFS). NMFS has developed a calculator to determine appropriate mitigation costs for proposed in-water structures in Lake Washington. This calculator has established a fund that owners can pay into if they are not willing or cannot find mitigation to offset impacts from the project. The owner is not able to complete the required at the subject property and the property owners will pay into the in-lieu fee program to mitigate project impacts. An in-lieu fee program is defined as follows:

> "A program involving the restoration, establishment, enhancement, and/or preservation of aquatic resources through funds paid to a governmental or non-profit natural resources management entity to satisfy compensatory mitigation requirements... Similar to a mitigation bank, an in-lieu fee program sells compensatory mitigation credits to permittees whose obligation to provide compensatory mitigation is then transferred to the in-lieu program sponsor." (Fed. Reg. 40 CFR Part 230)

The fee has been determined using the Restoration And Permitting (RAP) Calculator for Lake Washington and will be paid to King County Conservation District.

The City of Mercer Island requires that proof of mitigation be provided. The client will provide records of the RAP and payment to King County, if required.

Conclusion

Juvenile Chinook salmon and other salmonids rear and migrate along the Lake Washington shoreline.

There will be temporary impacts from noise and disturbed sediments during construction of the pier extension and pile driving. The proposed work will increase the overwater coverage by 150 square feet. The use of grated decking will limit the effective overwater coverage of the extension to 85.5 square feet. The grating reduces the hard shadows favored by salmonid predators and increases productivity under the pier compared to opaque decking. There will also be a 1.4-square-feet increase in lakebed coverage. Juvenile salmon tend to stay in shallower water, so extending the ell in the deepest water possible at the site will minimize impacts to the aquatic environment.

A shoreline planting plan will be implemented, adding native trees and shrubs (Appendix A – Sheet A6.0). The owner is paying into an in lieu fee program that will be used for offsetting habitat projects by the King County Conservation District.

The project will minimize construction effects on the environment by following the prescribed fish window and using applicable BMPs to prevent construction spills and debris from escaping the area.

This project has been designed to meet current residential dock standards and will use Best Management Practices to reduce project impacts. The conservation measures are designed to improve ecological functions or prevent further degradation of habitat **and will result in No Net Loss of ecological functions**. Installing a shoreline planting plan that will eventually overhang the water will improve ecological conditions along the shoreline over existing conditions at the site.

Document Preparers

Brad Thiele	Biologist	26 years of experience	Northwest Environmental Consulting, LLC. (NWEC)
Paul Korsmo	Biologist	35 years of experience	NWEC

NWEC followed standard acceptable field methods and protocols at the time work was performed. These standards include delineation of wetland and stream boundaries, characterization, rating, functional analyses, impact assessments and mitigation of impacts. The conclusions and findings in this report are based on field observations and measurements and represent our best professional judgment and to some extent rely on other professional service firms and available site information. Within the limitations of project scope, budget, and seasonal variations, we believe the information provided herein is accurate and true to the best of our knowledge. Northwest Environmental Consulting does not warrant any assumptions or conclusions not expressly made in this report or based on information or analyses other than what is included herein.

REFERENCES

City of Mercer Island. 2020. Mercer Island GIS. Online database. Accessed November 2020 at https://chgis1.mercergov.org/Html5Viewer/Index.html?viewer=PubMaps&viewer=PubMaps

ThruFlow. 2020. Legacy Series. Online. Accessed November 2020 at https://thruflow.com/products/legacy/

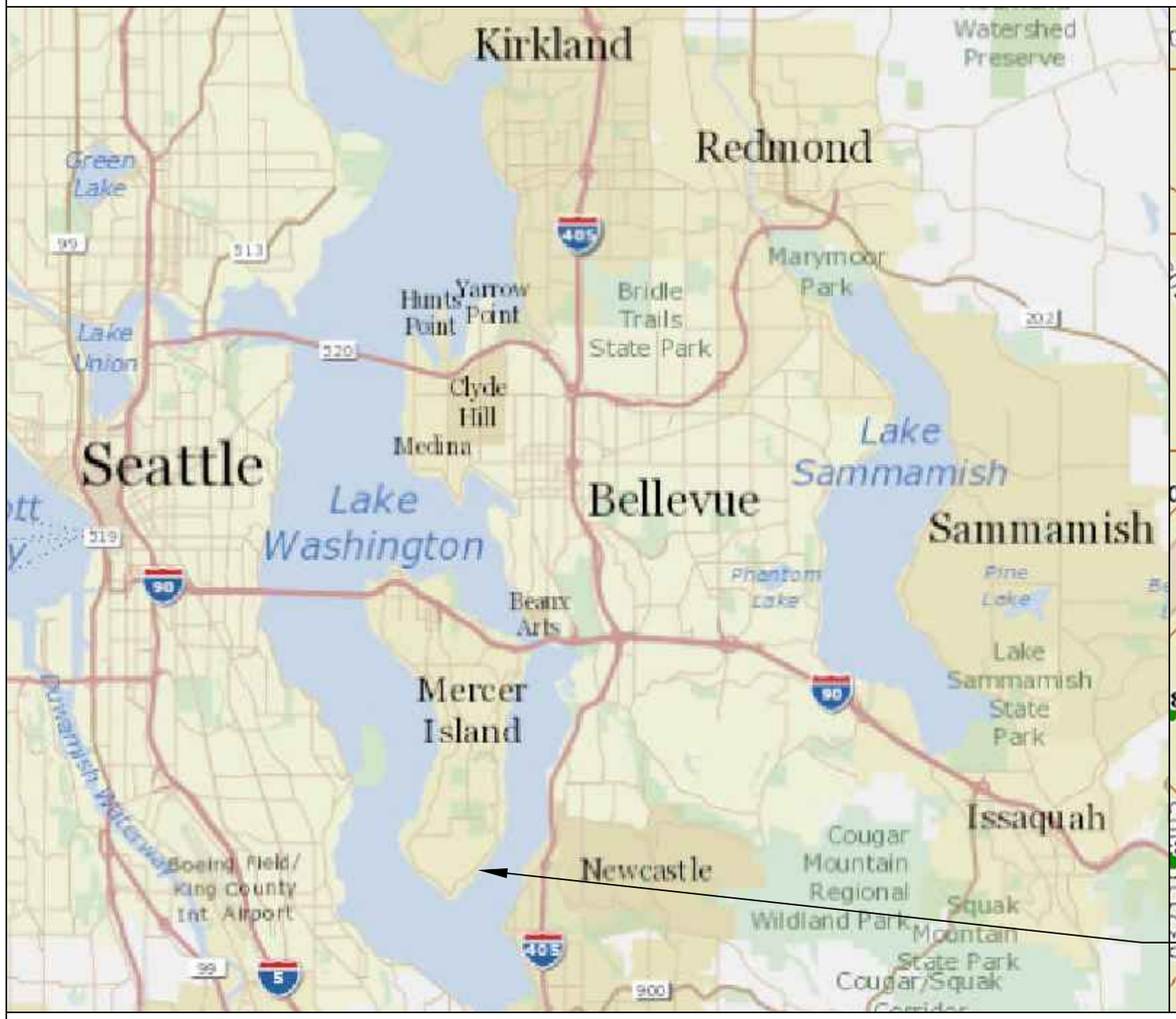
US Army Corps of Engineers (USACE). 2004. Final Biological Evaluation, Regional General Permit: Construction of New or Expansion of Existing Residential Overwater Structures and Driving of Moorage Piling. Lake Washington, Lake Sammamish, the Sammamish River and Lake Union, Including the Lake Washington Ship Canal, in the State of Washington.

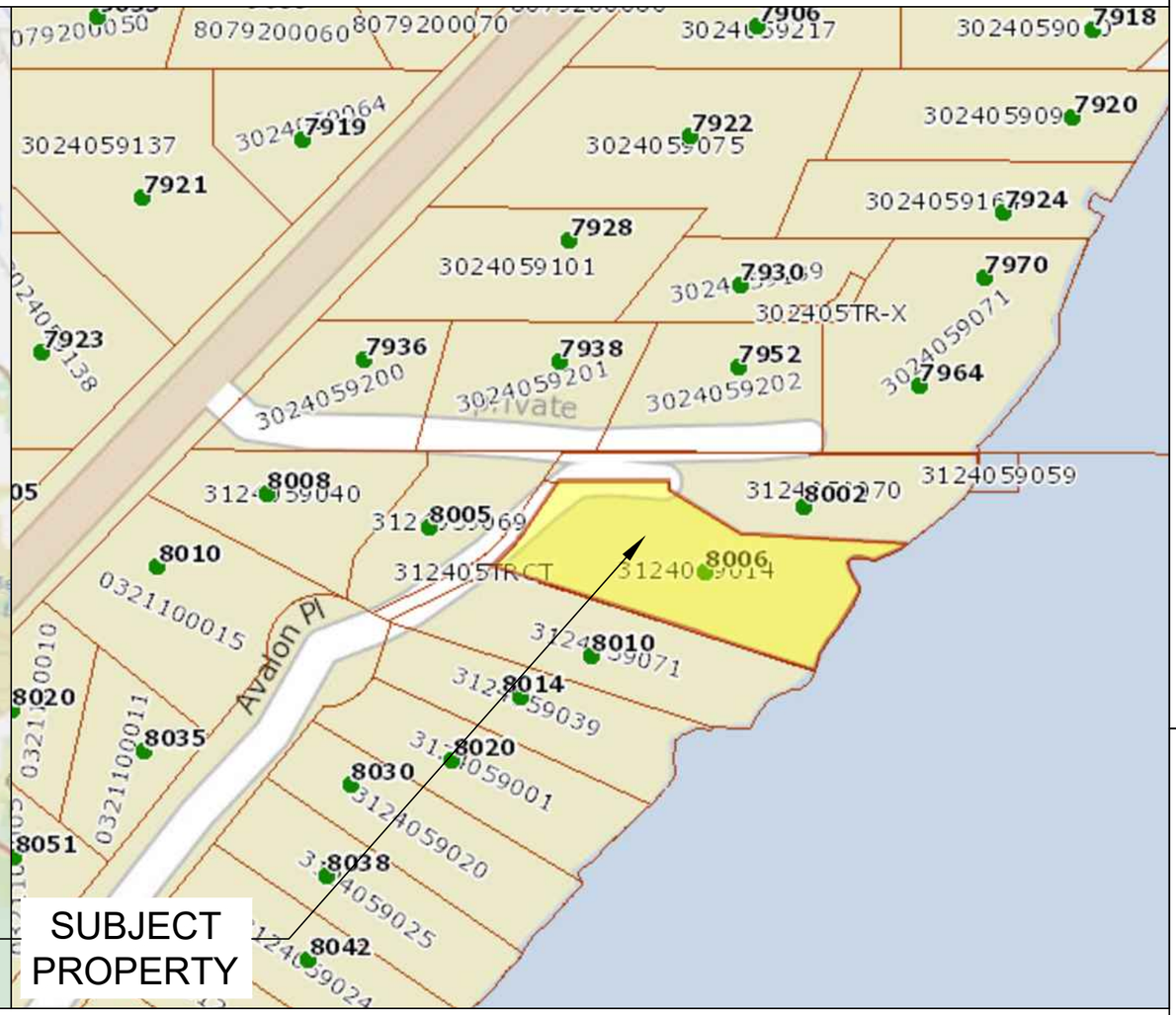
Washington Department of Fish and Wildlife (WDFW). 2020. Priority Habitats and Species. Online database. Accessed November 2020 at http://apps.wdfw.wa.gov/phsontheweb/

WDFW. 2020. SalmonScape. Online database. Accessed November 2020 at http://apps.wdfw.wa.gov/salmonscape/

Appendix A:
Project Drawings

SITE PLAN





Pin: 312405-9014

Legal Description:POR GL 1 LY ELY OF MERCER IS BLVD DAF - BEG NW COR SEC TH S 89-50-16 E ALG N SEC LN 1916.51 FT M/L TO ELY MGN OF E MERCER WAY TH CONT ALG SD SEC LN S 89-50-16 E 264.82 FT TH S 34-35-44 W 26.14 FT TH S 89-50-16 E 12.13 FT TH S 34-35-44 W 45.01 FT TAP CRV RGT RAD 105.52 FT TH SWLY ALG SD CRV 31.96 FT TO TPOB TH NELY ALG SD CRV 31.96 FT TH N 34-35-44 E 45.01 FT TH S 89-50-16 E 78 FT TH S 0-09-44 W 6.44 FT TH S 59-12-00 DIST 60 FT TH S 86-55-48 E 101 FT M/L TO SH LN LK WASHINGTON TH SWLY ALG SD SH LN TAP WCH BEARS S 72-04-54 E FR TPOB TH N 72-04-54 W 228 FT M/L TO TPOB TGW UND 1/4 INT IN PVT RD TR PER SD BLA & SH LN ADJ; AKA LOT 3 MI BLA 88-06-23 (J-4) REC #8808299046

Plat Block: NA
Plat Lot: NA
LAT: 47.53091
LONG: -122.21793

Prepared By:

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SEABORN
PILE DRIVING COMPANY

Purpose: The proposed dock is to provide for safe boat moorage and safe water recreational activities for a single family residence.

Scope of Work: We propose to drive (4) new 8” steel piles, construct a 24'10" long and 5'10"' wide extension off the existing dock ell. We will also cut down an existing mooring pile for the new extension.

Conctractor: Seaborn Pile Driving Company
1080 W Ewing St
Seattle, WA 98119

Applicant: Barlow Residence
8006 Avalon Place
Mercer Island, WA 98040

County: King County
Location: Lake Washington

Created: 12/1/2020

Last Updated: 12/1/2020 1:10 PM Kelse

Datum: CORPS OF ENGINEERS 1919
NW Quarter Of Section 31, Township 24, Range 05

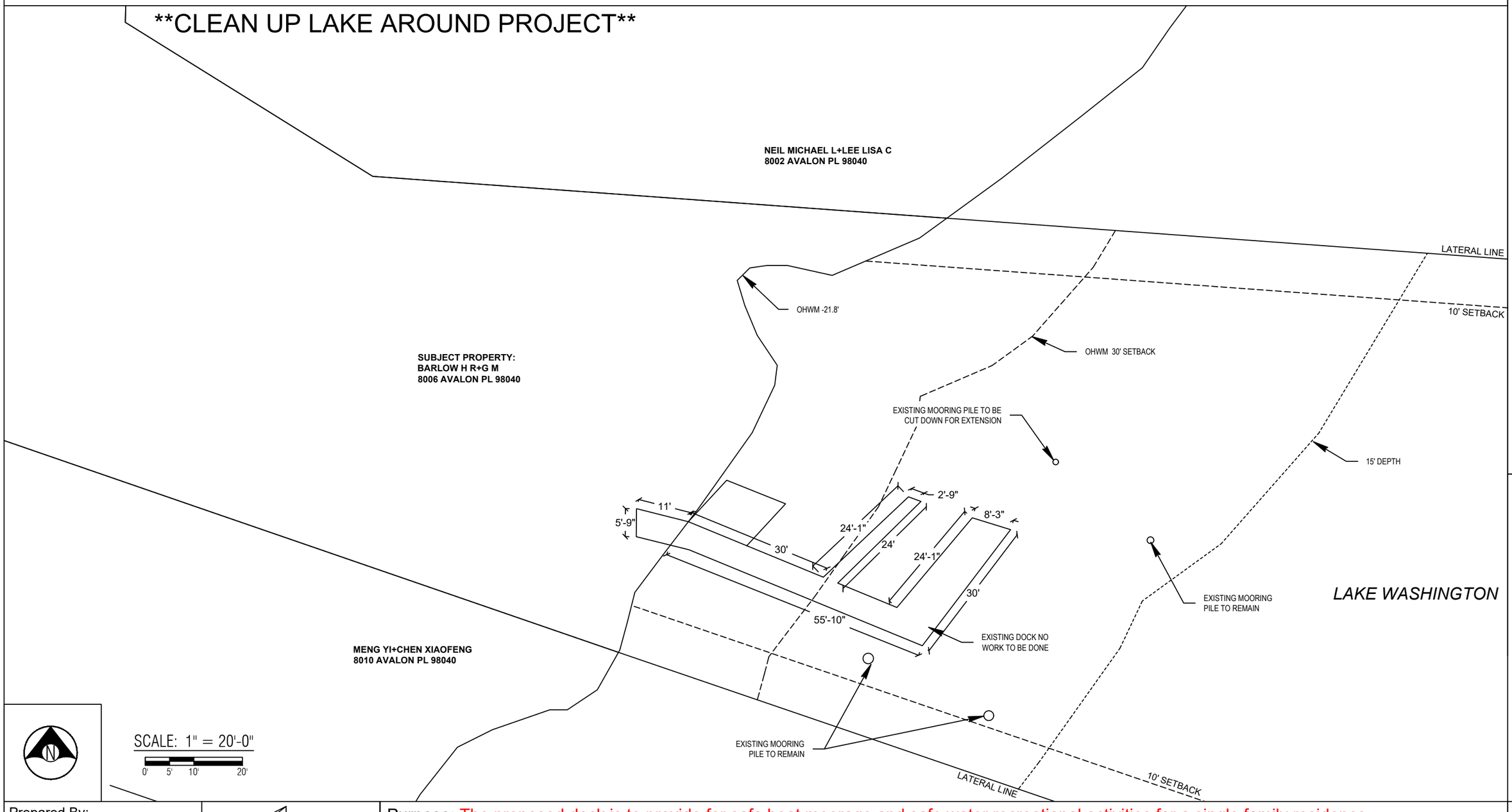
Adjacent Owners:
MENG YI+CHEN XIAOFENG
8010 AVALON PL 98040
NEIL MICHAEL L+LEE LISA C
8002 AVALON PL 98040

SHEET A1.0

NWS-2020-XXX
PAGE 1 OF 10

EXISTING CONDITIONS

CLEAN UP LAKE AROUND PROJECT



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SEABORN
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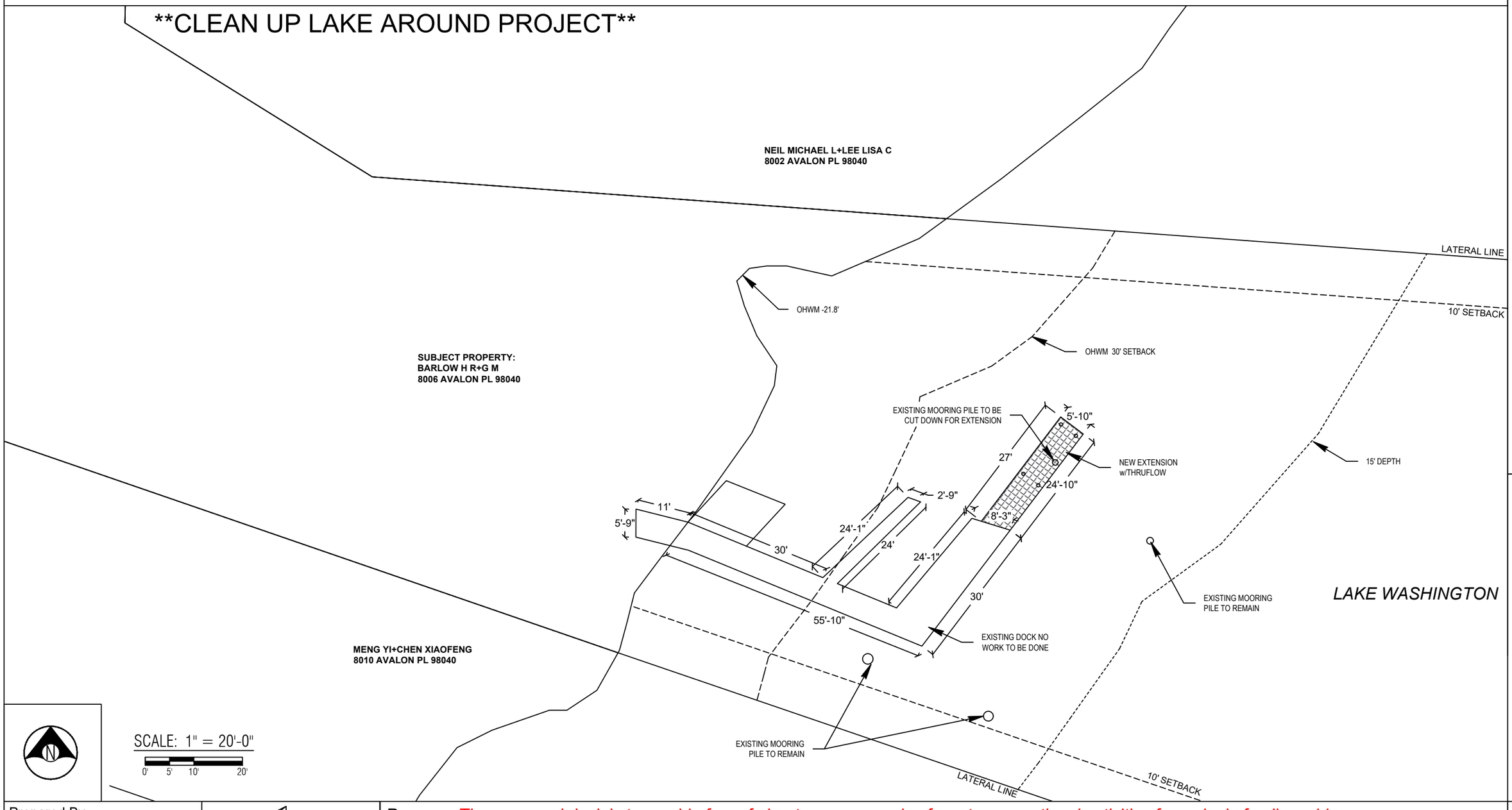
Purpose: The proposed dock is to provide for safe boat moorage and safe water recreational activities for a single family residence.

Scope of Work: We propose to drive (4) new 8” steel piles, construct a 24'10" long and 5'10"' wide extension off the existing dock ell. We will also cut down an existing mooring pile for the new extension.

PROPOSED CONDITIONS

CLEAN UP LAKE AROUND PROJECT



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Purpose: The proposed dock is to provide for safe boat moorage and safe water recreational activities for a single family residence.

Scope of Work: We propose to drive (4) new 8” steel piles, construct a 24'10" long and 5'10"' wide extension off the existing dock ell. We will also cut down an existing mooring pile for the new extension.

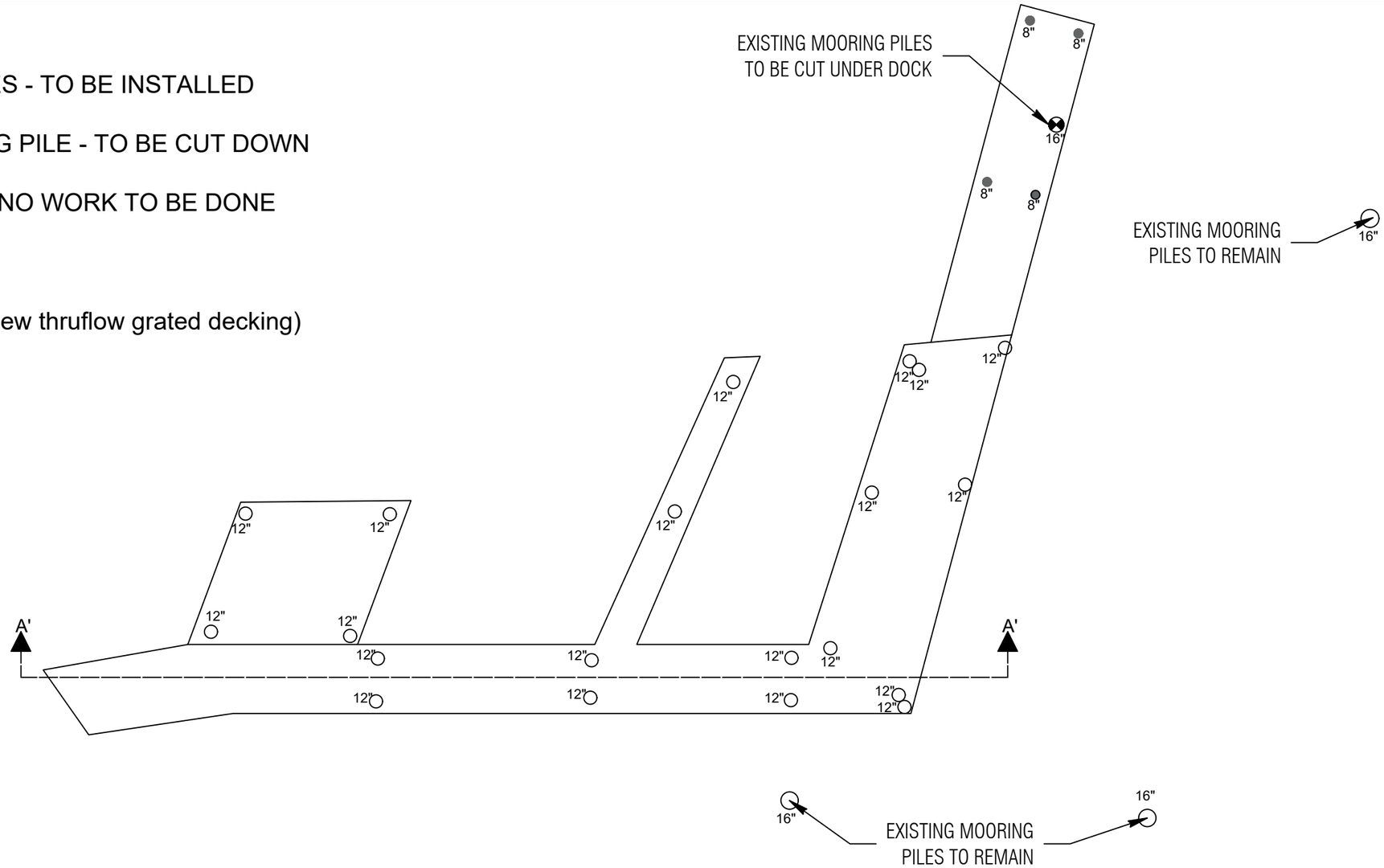
SHEET A3.0

PIER DETAILS

LEGEND

- (4) NEW 8" STEEL PILES - TO BE INSTALLED
- (1) EXISTING MOORING PILE - TO BE CUT DOWN
- (23) EXISTING PILES - NO WORK TO BE DONE

Area: 759 sqft (total)
Area: 708 sqft (over water)
Area: 150 sqft (extension w/new thruflow grated decking)



PLAN VIEW

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Purpose: The proposed dock is to provide for safe boat moorage and safe water recreational activities for a single family residence.

Scope of Work: We propose to drive (4) new 8” steel piles, construct a 24'10" long and 5'10"' wide extension off the existing dock ell. We will also cut down an existing mooring pile for the new extension.

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Mercer Island, WA 98040

County: King County
Location: Lake Washington

Created: 12/1/2020

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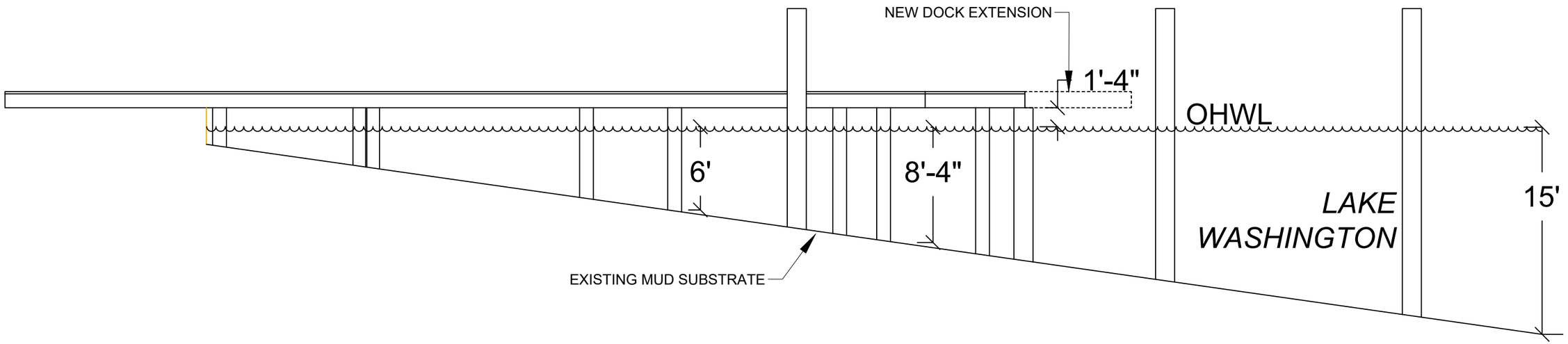
8010 AVALON PL 98040

NEIL MICHAEL L+LEE LISA C
8002 AVALON PL 98040

SHEET A4.0

PIER DETAILS



SECTION VIEW

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SEABORN
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Purpose: The proposed dock is to provide for safe boat moorage and safe water recreational activities for a single family residence.

Scope of Work: We propose to drive (4) new 8” steel piles, construct a 24'10" long and 5'10"' wide extension off the existing dock ell. We will also cut down an existing mooring pile for the new extension.

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County: King County
Location: Lake Washington

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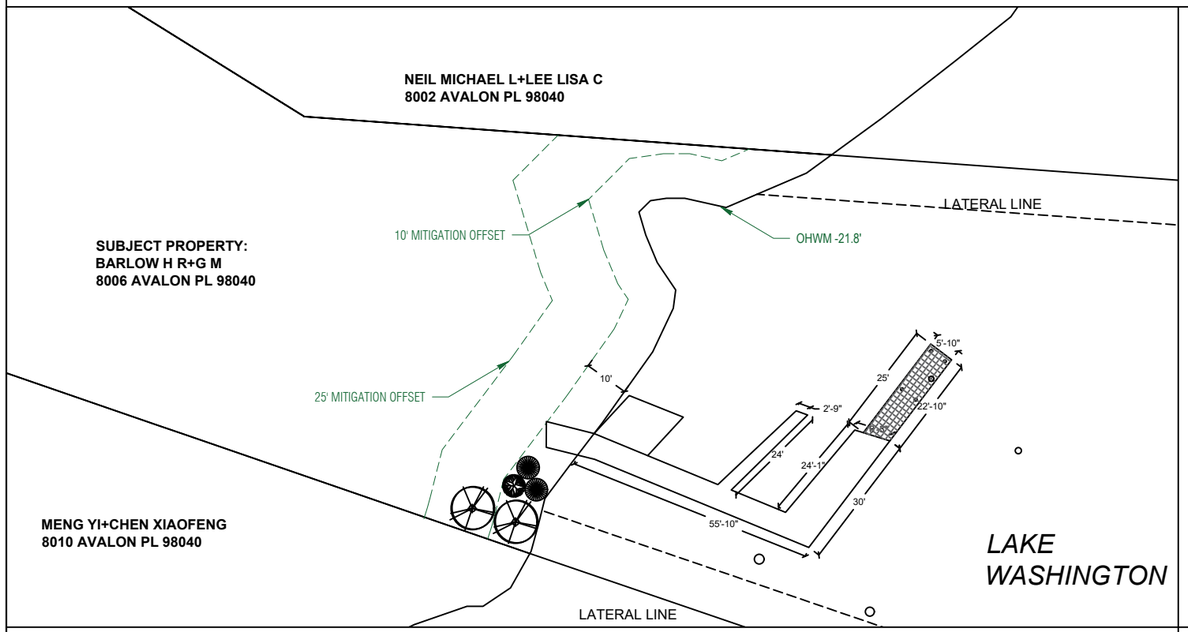
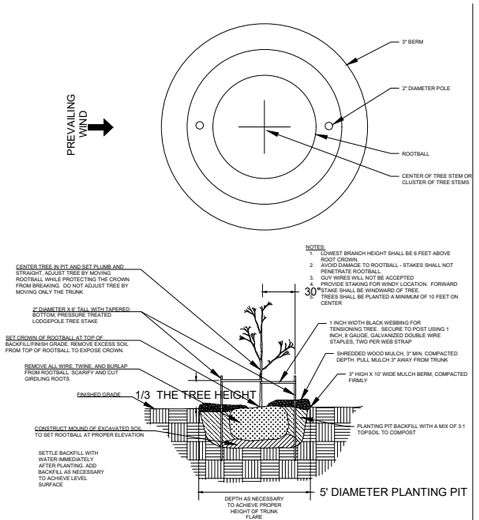
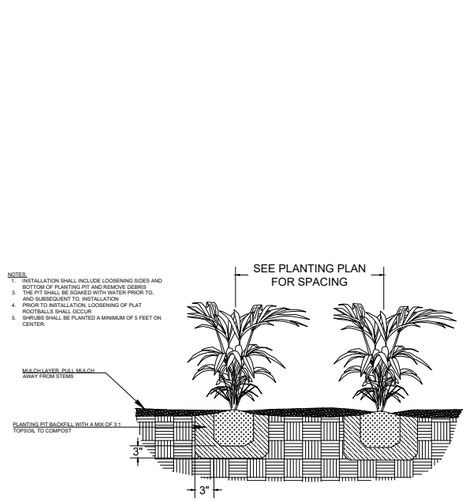
SHEET A5.0

MITIGATION PLAN





TREE PLANTING DETAILS (NTS)



SHRUB AND GROUNDCOVER PLANTING DETAILS (NTS)

Notes:

1. Shrubs are show, and shall be planted, at least five feet on center. Trees are show, and shall be planted, at least ten feet to center.
2. The property owner will implement and abide by the shoreline planting plan. The plants shall be installed before or concurrent with the work authorized by this permit. A report, as-built drawing and photographs demonstrating the plants have been installed or a report on the status of project construction will be submitted to the U.S. Army Corps of Engineers, Seattle District, Regulatory Branch, within 12 months from the date of permit issuance. This reporting requirement may be met by completing and submitting a U.S. Army Corps of Engineers approved Report for Mitigation Work Completion form.
3. The property owner will maintain and monitor the survival of installed shoreline plantings for five years after the U.S. Army Corps of Engineers accepts the as-built report. Installed plants shall achieve 100% survival during monitoring Years 1 and 2. Installed plants shall achieve at least 80% survival during monitoring Years 3, 4 and 5. Percent survival is based on the total number of plants installed in accordance with the approved riparian planting plan. Individual plants that die will be replaced with native riparian species in order to meet the survival performance standards.
4. The property owner will provide annual monitoring reports for five years (Monitoring Years 1-5). Each annual monitoring report will include written and photographic documentation on plant mortality and replanting efforts and will document whether the performance standards are being met. Photos will be taken from established points and used repeatedly for each monitoring year. In addition to photos at designated points, photo documentation will include a panoramic view of the entire planting area. Submitted photos will be formatted on standard 8 1/2 x 11" paper, dated with the date the photo was taken, and clearly labeled with the direction from which the photo was taken. The photo location points will be identified on an appropriate drawing. Annual shoreline planting monitoring reports will be submitted to the U.S. Army Corps of Engineers, Seattle District, Regulatory Branch, by November 31 of each monitoring year. This reporting requirement may be met by completing and submitting a U.S. Army Corps of Engineers approved Mitigation Planting Monitoring Report form.

PROPOSED PLANTING SPECIES/QUANTITIES

SYMBOL	LATIN NAME	COMMON NAME	QTY	SIZE
	Thuja picatta	Western Redcedar	2	3 ft
	Rosa nutkana	Nootka Rose	1	1 Gallon
	Philadelphus lewisii	Mock Orange	2	1 Gallon

PLANTS: Shrubs to be installed 5ft on center and trees to be installed 10ft on center.

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Scope of Work: We propose to drive (4) new 8” steel piles, construct a 24'10" long and 5'10"' wide extension off the existing dock ell. We will also cut down an existing mooring pile for the new extension.

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County: King County
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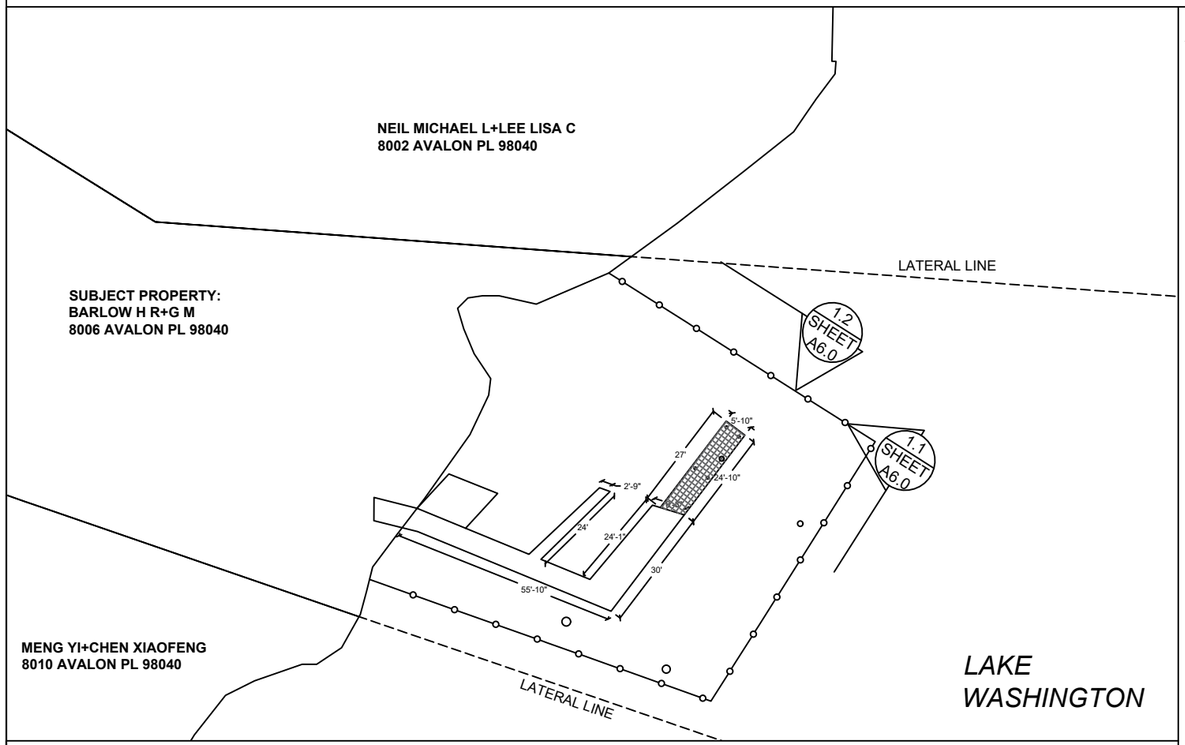
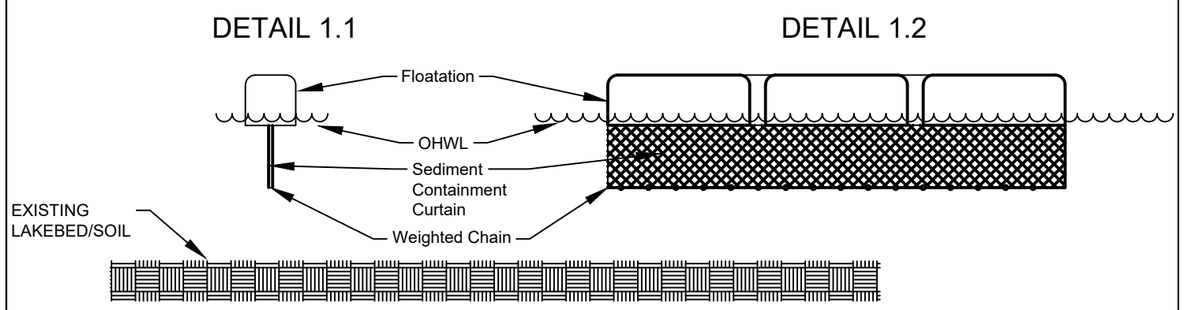
SHEET A6.0

BMP INFORMATION





DETAIL 1.1 & 1.2

BMP NOTES:

A. Constant vigilance shall be kept for the presence of protected fish species during all aspects of the proposed action, particularly during in-water activities such as vessel movement, deployment of anchors & spuds, pile driving, dredging, and placement of gravels and other fill.

1. The project manager shall designate an appropriate number of competent observers to survey the project site and adjacent areas for protected species, including the presence of fish as conditions allow.
2. Visual surveys shall be made prior to the start of work each day, and prior to resumption of work following any break of more than an hour. Periodic additional visual surveys throughout the work day are strongly recommended.
3. All in-water work shall be done during the in-water work window for the waterbody. Where there is a difference between the USCOE and WDFW work windows, the overlap of the two shall apply.
4. All pile driving and extraction shall be postponed or halted when obvious aggregations or schooling of fish are observed within 50 yards of that work, and shall only begin/resume after the animals have voluntarily departed the area.
5. When piloting vessels, vessel operators shall operate at speeds and power settings to avoid grounding vessels, and minimize substrate scour and mobilization of bottom sediments.

B. No contamination of the marine environment shall result from project-related activities.

1. Appropriate materials to contain and clean potential spills shall be stored and readily available at the work site and/or aboard project-related vessels.
2. The project manager and heavy equipment operators shall perform daily pre-work equipment inspections for cleanliness and leaks. All heavy equipment operations shall be postponed or halted should a leak be detected, and shall not proceed until the leak is repaired and the equipment is cleaned.
3. To the greatest extent practicable, utilize biodegradable oils for equipment that would be operated in or near water.
4. Fueling of land-based vehicles and equipment shall take place at least 50 feet away from the water, preferably over an impervious surface. Fueling of vessels shall be done at approved fueling facilities.
5. Turbidity and siltation from project-related work shall be minimized and contained through the appropriate use of erosion control practices, effective silt containment devices, and the curtailment of work during adverse weather and tidal/flow conditions.
6. All wastes shall be collected and contained for proper disposal at approved upland disposal sites appropriate for the material(s).
7. When removing piles and other similarly treated wood, containment booms must fully enclose the work area. Wood debris, oils, and any other materials released into lake waters must be collected, removed, and properly disposed of at approved disposal sites.
8. All in- and over-water wood cutting would be limited to the minimum required to remove the subject wood component, and all cutting work should be enclosed within floating containment booms.
9. When removing piles, no actions shall be taken that would cause adhering sediments to return to lake waters.
10. Above-water containment shall be installed around removed piles to prevent sediment laden waters from returning to lake waters.
11. Construction staging (including stocking of materials, etc.) will occur on the supply barge.

Conctractor: Seaborn Pile Driving Company
1080 W Ewing St
Seattle, WA 98119

Applicant: Barlow Residence
8006 Avalon Place
Mercer Island, WA 98040

County: King County
Location: Lake Washington

Last Updated: 12/1/2020 1:10 PM Kelse

Created: 12/1/2020

Datum: CORPS OF ENGINEERS 1919
NW Quarter Of Section 31, Township 24, Range 05

Adjacent Owners:
NEIL MICHAEL L+LEE LISA C
8002 AVALON PL 98040
MENG YI+CHEN XIAOFENG
8010 AVALON PL 98040

Prepared By:

Seaborn Pile Driving
1080 W Ewing St
Seattle, WA 98119

Office: 206-236-1700
permits@seabornpiledriving.com
www.seabornpiledriving.com

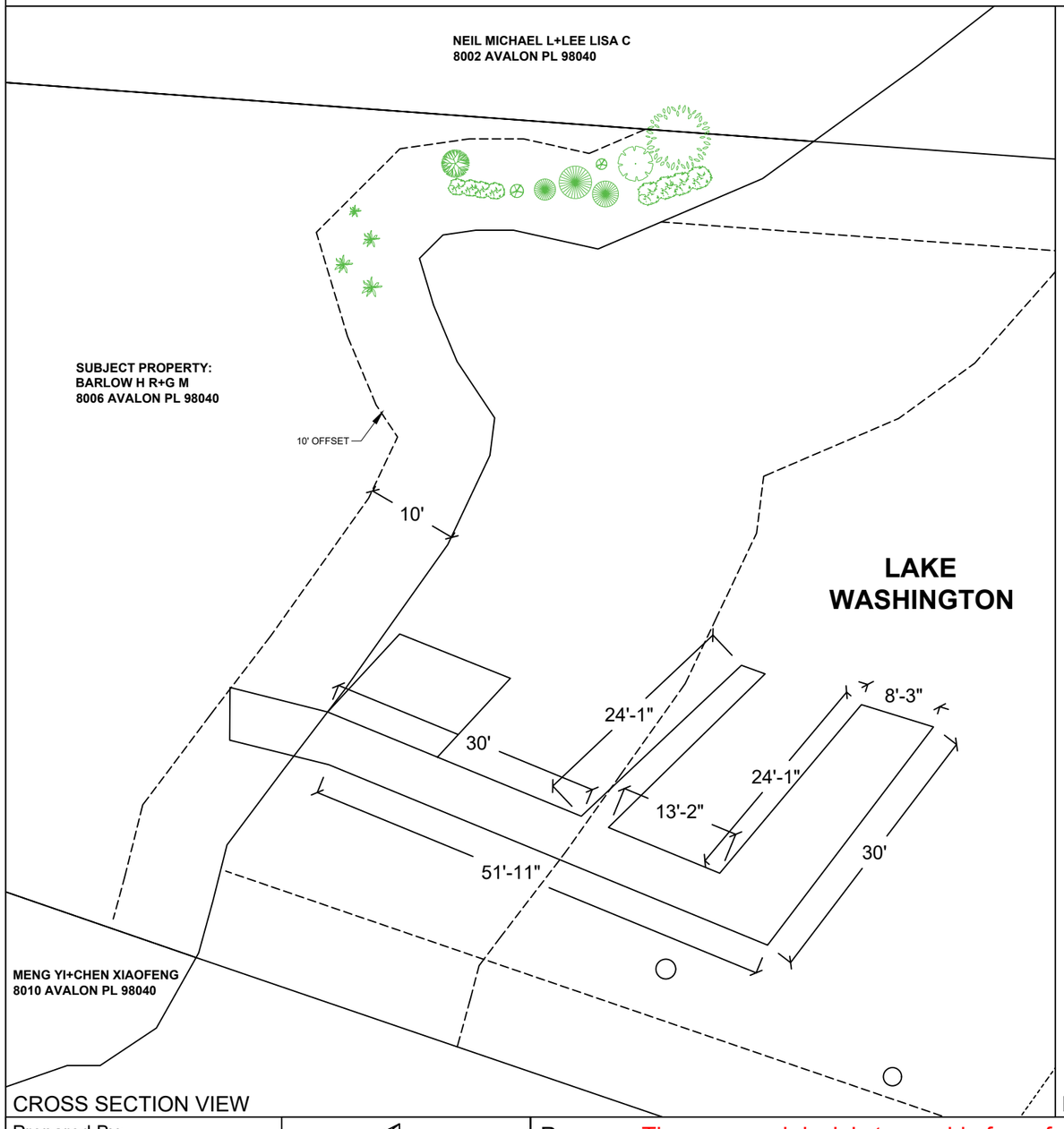
SEABORN
PILE DRIVING COMPANY

Purpose: The proposed dock is to provide for safe boat moorage and safe water recreational activities for a single family residence.

Scope of Work: We propose to drive (4) new 8” steel piles, construct a 24'10" long and 5'10"' wide extension off the existing dock ell. We will also cut down an existing mooring pile for the new extension.

SHEET A7.0

EXISTING PLANT PLAN



CROSS SECTION VIEW

EXISTING PLANT SPECIES/QUANTITIES

SYMBOL	LATIN NAME	COMMON NAME	QTY	SIZE
	Scotch Heather	Calluna	2	10 ft
	Japanese Maple	Acer	1	7.5 ft
	Laurustinus	Viburnum Tinus	1	4 ft
	Orange Daylily	Hemerocallis	4	1 ft
	Chinese Silver Grass	Miscanthus	2	2 ft
	White Spruce	Picea	1	3.5 ft
	Strawberry Tree	Arbutus	3	3.5 ft

EXISTING PLANTS TABLE

Conctractor: Seaborn Pile Driving Company
1080 W Ewing St
Seattle, WA 98119

Applicant: Barlow Residence
8006 Avalon Place
Mercer Island, WA 98040
County: King County
Location: Lake Washington

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Adjacent Owners:
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www.seabornpiledriving.com

SEABORN
PILE DRIVING COMPANY

Purpose: The proposed dock is to provide for safe boat moorage and safe water recreational activities for a single family residence.

Scope of Work: We propose to drive (4) new 8” steel piles, construct a 24'10" long and 5'10"' wide extension off the existing dock ell. We will also cut down an existing mooring pile for the new extension.

SHEET A8.0

Appendix B:
Site Photographs

Photo 1 - Dock from shoreline.

Photo 2 - shoreline conditions from dock.

Photo 3 - Existing cove in shoreline

Photo 4 - Shoreline looking north

Photo 5 - Shoreline to the south.

CITY OF MERCER ISLAND
COMMUNITY PLANNING & DEVELOPMENT
9611 SE 36TH STREET | MERCER ISLAND, WA 98040
PHONE: 206.275.7605 | www.mercergov.org

CITY USE ONLY	
Date Received	
File No	
Received By	

ENVIRONMENTAL CHECKLIST

PURPOSE OF CHECKLIST

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.

PRE-APPLICATON 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 – 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.

Please note: pre-application meetings are held on Tuesdays, by appointment. To schedule a meeting, submit the meeting request form and the pre-application meeting fee (see fee schedule). Meetings must be scheduled at least one week in advance. Applicants are required to upload a project narrative, a list of questions/discussion points, and preliminary plans to the Mercer Island File Transfer Site one week ahead of the scheduled meeting date.

SUBMITTAL REQUREMENTS

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.

A. **Completed pre-application.**
B. **Development Application Sheet.** Application form must be fully filled out and signed.
C. **Development Plan Set.** Please refer to the Land Use Application- Plan Set Guide in preparing plans.
D. **Title Report.** Less than 30 days old.
E. **SEPA checklist.**

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:
   Barlow Residence

2. Name of applicant:
   Kelsey Meyer - Seaborn Pile Driving Co.

3. Address and phone number of applicant and contact person:
   1080 W Ewing St. Bldg B
   Seattle, WA 98119

4. Date checklist prepared:
   10/26/2020

5. Agency requesting checklist:
   Mercer Island

6. Proposed timing or schedule (including phasing, if applicable):
   Upon Receipt of all applicable permits and open work window

7. Do you have any plans for future additions, expansions, or further activity related to or connected with this proposal? If yes, explain:

None

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal:

No Net Loss of Ecological Function Report For the Project

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:

Unknown

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

City of Mercer Island Shoreline Substantial Development permit w/SEPA Review, City of Mercer Island Building Permit, US Army CORPS of Engineering Federal permits, and the WA. State dep. of Fish and Wildlife Hydraulic Project Approval.

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.)

We propose to drive (4) new 8” steel piles, construct a 22'10" long and 5'10"' wide extension off the existing dock ell. We will also cut down an existing mooring pile for the new extension.

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.

8006 Avalon Place
Mercer Island, WA 98040
NW Quarter Of Section 31, Township 24, Range 05
LAT: 47.53091 LONG: -122.21793
Parcel #: 312405-9014

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)?

The parel is less than 15% maximum slope

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.

Sand and Gravel

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

No

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.

None

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

No

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

None, as the decking would be Thruflow grated material

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

N/A

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.

Exhaust smoke from construction equipment

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

No

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Run equipment only as needed

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.

The site is adjacent to Lake Washington

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.

We propose to drive (4) new 8” steel piles, construct a 22'10" long and 5'10"' wide extension off the existing dock ell. We will also cut down an existing mooring pile for the new extension.

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.

None

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

No

v. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No

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.

No

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.

No

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.

None

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.

N/A

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

N/A

d. Proposed measures to reduce or control surface, ground, runoff water, and drainage pattern impacts, if any:

N/A

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?

N/A

c. List threatened or endangered species known to be on or near the site.

No known threatened or endangered plant species are on or near the site

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Please see associated native planting and vegetation plan

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

None present along the shoreline adjacent to the work site

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:

Eagle - Songbird

Potential for Steelhead salmon, bull trout and Chinook salmon to be in the adjacent waters in Lake Washington

b. List any threatened or endangered species known to be on or near the site.

Potential for Steelhead salmon, bull trout and Chinook salmon to be in the adjacent waters in Lake Washington

c. Is the site part of a migration route? If so, explain.

Unknown

d. Proposed measure to preserve or enhance wildlife, if any:

Mitigation including a fully grated dock deck, a native shoreline vegetation plan, and construction activities during approved fish friendly work windows.

e. List any invasive animal species known to be on or near the site.

Unknown

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.

None

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

No

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:

N/A

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.

No

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

Unknown

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.

None

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.

None

iv. Describe special emergency services that might be required.

None

v. Proposed measures to reduce or control environmental health hazards, if any:

N/A

b. Noise

i. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

None

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.

Noise from construction equipment

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

Operate equipment only as needed

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.

Single Family

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

c. Describe any structures on the site.

Single Family residence

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

No

e. What is the current zoning classification of the site?
R-8.4

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

g. If applicable, what is the current shoreline master program designation of the site?
Urban Residential Environment

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.
No

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:
N/A

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

To ensure local, state and federal compliance, the project will include a shoreline substantial Developement permit and SEPA review by the city of Mercer Island. a HPA (Hydraulic Project Approval) permit from Washington State Department of Fish and Wildlife and federal section 10 (work in navigable waters) permit from the US Army CORPS if Engineers

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
None

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None

c. Proposed measures to reduce or control housing impacts, if any:

N/A

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas? What is the principal exterior material(s) proposed?

Less than 60" above OHWL

b. What views in the immediate vicinity would be altered or obstructed?

None

c. Proposed measures to reduce or control aesthetics impacts, if any:

N/A

11. Light and glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

None

b. Could light or glare from the finished project be a safety hazard or interfere with views?

No

c. What existing off-site sources of light or glare may affect your proposal?

None

d. Proposed measures to reduce or control light and glare impacts, if any:

N/A

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?

Single family boating and swimming

b. Would the proposed project displace any existing recreational uses? If so, describe.

No

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

N/A

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.

Unknown

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.

No

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.

Review of the Washington Information System for Architectural & Archaeological Records Data published by the Washington State Department of Archaeological & Historical Preservation

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.

N/A

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 near E. Mercer Way and Avalon Place

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?

Yes, there is a bus service on E. Mercer Island Way

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

None

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).

No

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No

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?

None

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.

No

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

N/A

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.

No

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

N/A

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.

None

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: 

Date Submitted: 12/11/2020

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?

Proposed measures to avoid or reduce increases are:

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

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

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

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

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?

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

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?

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

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

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

7. Identify, if possible, whether the proposal may conflict 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.]

DETERMINATION OF NON-SIGNIFICANCE (DNS)

Application No.:	**SEP21-004**
Description of proposal:	**Review under the State Environmental Policy Act (SEPA) for the expansion of an existing residential pier. The expansion consists of the construction of a 24' 10" by 5' 10" extension to one of the pier's ells and will have an area of approximately 150 square feet. 4 new 8 inch piles are proposed to be driven for the expansion.**
Proponent:	**Kelsey Meyer (Seaborn Pile Driving)**
Owner:	**H.R. and G.M. Barlow**
Location of proposal:	**8006 Avalon Pl, Mercer Island WA 98040;** **Identified by King County Assessor tax parcel number 312405-9014**
Lead agency:	**City of Mercer Island**
Project Documents:	**Please follow this file path to access the associated documents for this project:** https://mieplan.mercergov.org/public/SHL21-003&SEP21-004

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist. This information is available to the public on request.

_____ There is no comment period for this DNS.

✓ This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.

_____ This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below. Comments must be submitted by N/A at 5:00pm.

Responsible Official: Andrew Leon, Planner
City of Mercer Island
9611 SE 36th Street
Mercer Island, WA 98040
Phone: (206) 275-7720
Email: andrew.leon@mercergov.org

Date: **April 26, 2021** Signature: Andrew Leon

APPEAL INFORMATION

This decision to issue a Determination of Non-significance (DNS) rather than to require an EIS may be appealed pursuant to Section 19.21 of the Mercer Island Unified Land Development Code, Environmental procedures.

✓ Any party of record may appeal this determination to the City Clerk at 9611 SE 36th Street Mercer Island, WA 98040 no later than **5:00 PM on Monday, May 10, 2021** by filing a timely and complete appeal application and paying the appeal fee. You should be prepared to make specific factual objections. Contact the City Clerk to read or ask about the procedures for SEPA appeals. To reverse, modify or remand this decision, the appeal hearing body must find that there has been substantial error, the proceedings were materially affected by irregularities in procedure, the decision was unsupported by material and substantial evidence in view of the entire record, or the decision is in conflict with the city's applicable decision criteria.

_____ There is no agency appeal.

Exhibit 7

CITY OF MERCER ISLAND
9611 SE 36th Street • Mercer Island, WA 98040-3732
(206) 275-7605 • FAX (206) 275-7726
www.mercergov.org

May 3, 2010

Washington State Department of Ecology
SEPA Unit
P.O. Box 47703
Olympia, WA 98504-7703

RE: Proposed Pier Maintenance and Repair at 8006 Avalon Place
SEPA Addendum (File No. SEP08-003)

Please find enclosed a SEPA Addendum to a Determination of Non-Significance (DNS) issued on March 31, 2008 (File No. SEP08-003) to repair an existing dock consisting of removing the existing cedar decking and replacing with new Thruflow grating over the entire peir as well as driving three new 10" steel piles for boat moorage. This SEPA Addendum is prepared in compliance with SEPA rules contained within Washington Administrative Code (WAC) 197-11-600(4)(c) and 197-11-625 as adopted by Mercer Island City Code (MICC) 19.07.120(D).

Please contact me at (206) 275-7710 or via email at brian.mcwatters@mercergov.org should you have any questions regarding this matter.

Sincerely,

B C. McW

Brian McWatters, Planner
City of Mercer Island Development Services Group

Enclosure

CITY OF MERCER ISLAND
9611 SE 36th Street • Mercer Island, WA 98040-3732
(206) 275-7605 • FAX (206) 275-7726
www.mercergov.org

PIER MAINTENANCE AND REPAIR

SEPA ADDENDUM

MAY 3, 2010

File No. : SEP08-003/SHL08-001

Location: 8006 Avalon Place;
King County Tax Parcel Identification Number 3124059014

Applicant: Ted Burns of Seaborn Pile Driving

Property Owner: Barlow Living Trust

Description of Proposal: An addendum to a Determination of Non-Significance (DNS) issued on March 31, 2008 (File No. SEP08-003) to repair an existing dock consisting of removing the existing cedar decking and replacing with new Thruflow grating over the entire pier as well as driving three new 10" steel piles for boat moorage.

Addendum Content: Documentation for this addendum was initially submitted to the City of Mercer Island on April 22, 2010. The applicant has revised the initial application and is currently proposing to add one additional 10" steel moorage pile for a total of four new moorage piles, not three as originally approved. The lead agency has determined through review of environmental documents on file that the new proposal should not result in any new significant adverse impact.

SEPA Compliance: This addendum is prepared in compliance with the SEPA rules contained within Washington Administrative Code (WAC) 197-11-600(4)(c) and 197-11-625 as adopted by Mercer Island City Code (MICC) 19.07.120(D).

Additional Information: Please contact Brian McWatters, Planner, at (206) 275-7710 or via email at brian.mcwatters@mercergov.org to request additional information regarding this addendum. This project file is available for review at no charge between 8:30 a.m. and 5:00 p.m. at the City of Mercer Island, 9611 SE 36th Street, Mercer Island, WA.

SEABORN
PILE DRIVING COMPANY

ESTABLISHED 1947

9311 SE 36TH STREET, SUITE 204
MERCER ISLAND, WASHINGTON 98040
(206) 236-1700 – PHONE
(206) 236-2700 – FAX
CONTRACTOR LICENSE SEABOPD942CG
WEBSITE: WWW.SEABORNPILEDRIVING.COM

April 23, 2010

City of Mercer Island
9611 SE 36th Street
Mercer Island, WA. 98040

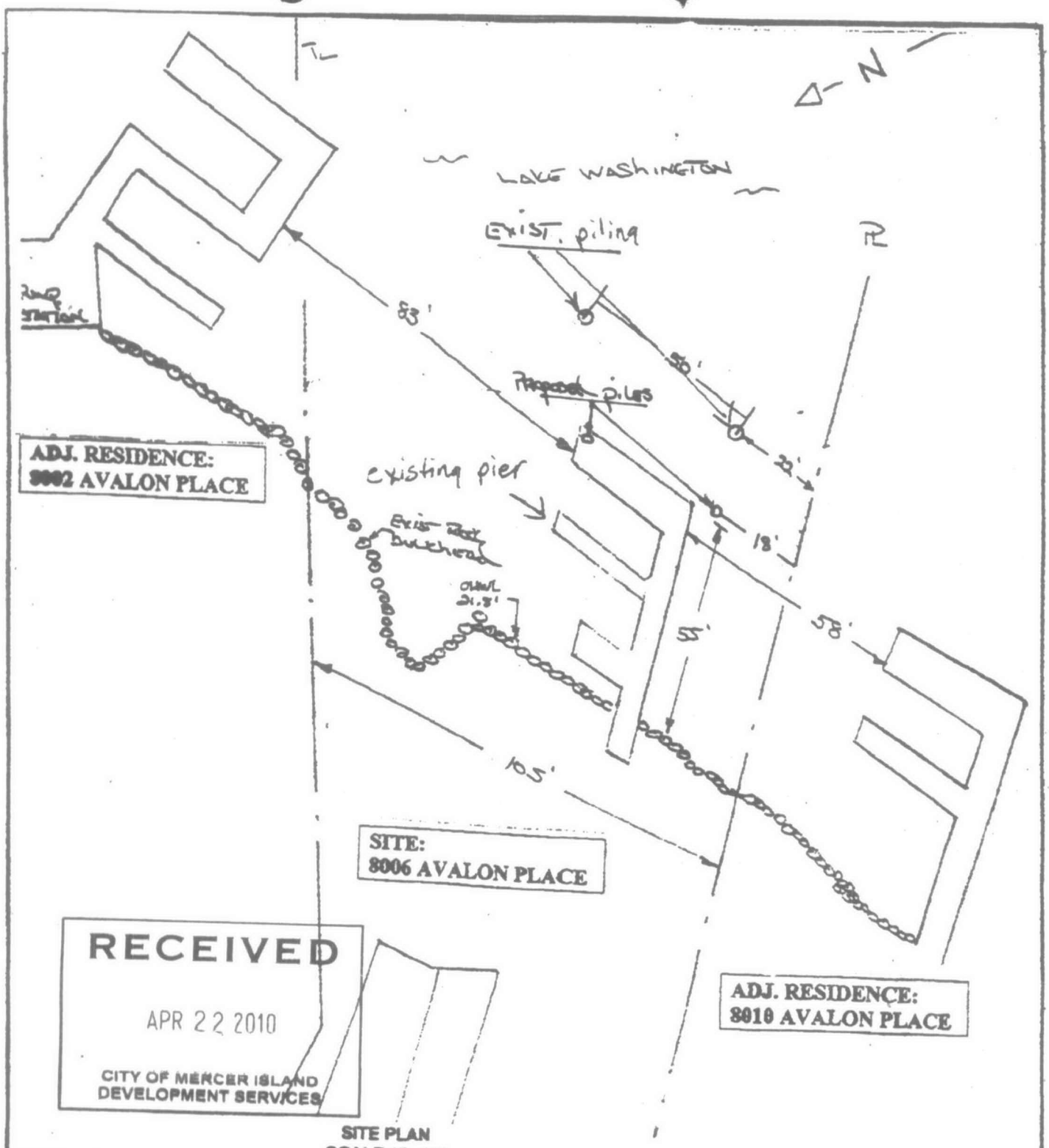
Refer: Shoreline Substantial Development Permit and SEPA Decision
SHL08 (SEP08-003)
Barlow Living Trust

We wish to revise the referenced permit to add one additional 10" pile to accommodate a heavier boat. Currently, two of the permitted three piles have been driven.

We've attached an updated drawing showing the location of the proposed fourth pile as well as the updated location of the third pile; which will also be driven with the proposed fourth pile.

We feel this additional pile meets the requirements of WAC 173-27-100 related to the revision of an existing permit because the proposed pile fits within the scope and intent of the original permit and is consistent with the Mercer Island Master Program.

Ted Burns
Seaborn Pile Driving Company
9311 SE 36th Street Suite 204
Mercer Island, Wa. 98040
206-236-1700 – office
206-236-2700 - fax
206-947-4010 - mobile



RECEIVED
APR 22 2010
CITY OF MERCER ISLAND
DEVELOPMENT SERVICES

SITE PLAN
SCALE 1" - 30'

Purpose: Maintain the existing dock and install mooring piles for safe yacht moorage

Datum: Corps of Engineers 1919

Adjacent Property Owners:

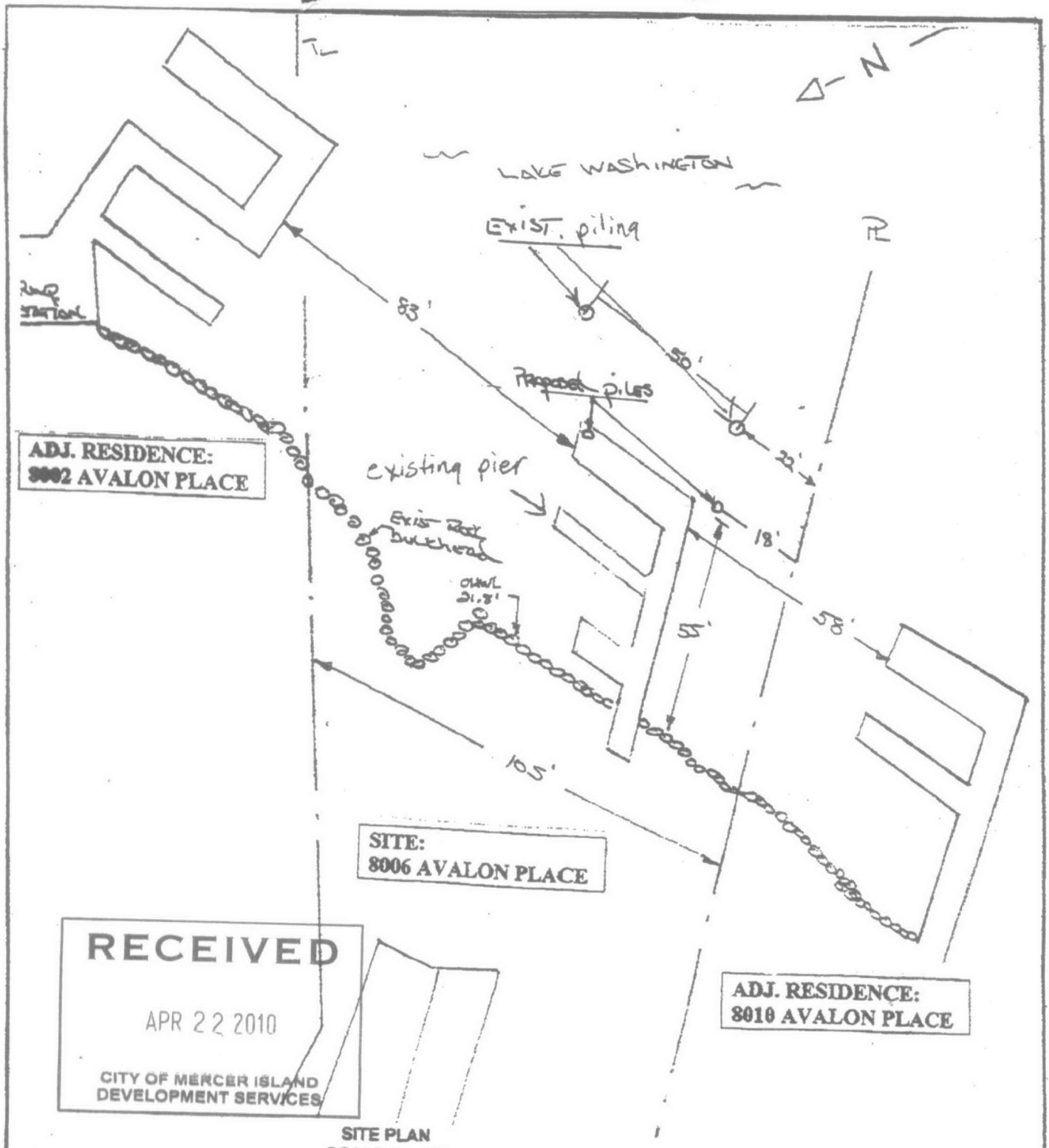
1) Michael & Lisa Neil
8002 Avalon Place
Mercer Island, WA. 98040

2) Carole Goetschel
8010 Avalon Place
Mercer Island, WA. 98040

Proposed: Normal maintenance and repair of a conforming dock consisting of removing the existing cedar decking and replacing with new ThruFlow grating over the entire pier. There will be no change in dock configuration. Drive (8) new 10" epoxy coated steel mooring piles to refusal.

In: Lake Washington
At: Mercer Island
County: King
Applicant: Gubby Barlow – Barlow Living Trust
8006 Avalon Place
Mercer Island, WA. 98006
Date: 4/22/10

NWS-2008-193-NO



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