



Seaborn Pile Driving
1080 W Ewing St. Bldg B
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seabornpiledriving.com

Review Response

Date: 3/3/2023

Project Name: Henry Pier Extension & Bulkhead Pier

Response To: SHL22-021 (Henry Pier Expansion)

To Andrew,

This letter is in response to the corrections for SHL22-021 & SEP22-017. Below are our responses to the questions/comments from 2/1/2023.

1. Please provide a completed code compliance matrix for Chapter 19.13 MICC (attached to the email accompanying this letter). All tabs of the code compliance matrix must be filled out.

See completed compliance matrix included with resubmittal materials.

2. The permit documents cite code sections in MICC 19.07.110 to reference the city's shoreline master program. The City of Mercer Island's shoreline master program is Chapter 19.13 MICC. Please update any references in the application to the correct code.

Code references have been corrected on NNL report & applicant information sheet.

3. The existing pier is located within the 10-foot lateral line setback from the south lateral line and is therefore nonconforming. MICC 19.13.020(B) states that expansions of legal nonconforming overwater structures is permitted, provided that the expanded portion of the structure is in compliance with this chapter and all other standards and provisions of the MICC. Please provide documentation showing that the nonconforming existing pier is legally established.

Please see submitted city permit records from 1974 – dock is shown in drawings existing in current location, demonstrating legal non-conformance.

4. MICC 19.13.050(B)(1) states that an existing shoreline stabilization structure may be replaced with a similar structure if there is a demonstrated need to protect principal uses or structures from erosion caused by currents or waves. Please provide written documentation that there is a need to protect the principal uses or structures from erosion caused by currents or waves.

See submitted geotechnical report.

5. MICC 19.13.050(B)(1)(ii) states that replacement walls or bulkheads shall not encroach waterward of the existing structure unless the primary structure was occupied prior to January 1, 1992, and there are overriding safety or environmental concerns. Please show the location of the existing bulkhead on the bulkhead detail sheet to confirm whether the replacement bulkhead encroaches waterward of the existing bulkhead. If the replacement bulkhead encroaches waterward of the existing bulkhead, please provide documentation that there is a safety or environmental concern that requires further encroachment.



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Replacement bulkhead will not encroach further waterward than existing bulkhead. A14 in plan set indicates that OHWM will remain in same location, as replacement bulkhead will be in same location as existing.

6. MICC 19.13.050(B)(6) states that no filling may be allowed waterward of the ordinary high water mark (OHWM) unless there has been severe or unusual erosion within 2 years immediately preceding the application for the bulkhead. Please confirm whether fill waterward of the OHWM is proposed. If so, please provide written documentation that there has been severe or unusual erosion within 2 years of the date of application.

There will be no fill placed waterward of the OHWM.

7. If you can demonstrate that a shoreline stabilization structure is necessary, please provide written documentation that the standards of MICC 19.13.050(B)(7) and (8) are being met.

See final tab of submitted compliance matrix.

8. Please provide surface coverage (lot coverage and hardscape) calculations showing that the following standards are met:

- A maximum of 10% of the area between 0 and 25 feet landward of the OHWM may be covered by lot coverage and hardscape.
- A maximum of 30% of the area between 25 and 50 feet landward of the OHWM may be covered by lot coverage and hardscape.

See sheets A15 & A16 of revised plan set.

Thank you for your time,

Madison Johnson
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