



Seaborn Pile Driving
1080 W Ewing St. Bldg B
Seattle WA 98119
seabornpiledriving.com

Review Response

Date: 3/15/2023

Project Name: Skinner Dock & Bulkhead

Response To: SHL22-022 and SEP22-018, Request for Information #1

To Andrew,

This letter is in response to the corrections for SHL22-02 & SEP22-018. Below are our responses to the questions/comments from 1/13/2023.

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

See completed compliance matrix included in 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 code reference in the application to the correct code.

Code reference has been corrected in the attached NNL report and applicant information sheet.

3. Please provide the following clarifications about the scope of work:

- Sheets A2.0 and A3.0 of the plan set have labels stating that no work is proposed on the existing dock. However, the narrative, no net loss plan, and other sheets of the plan set state that the project will involve repair of 12 existing piles.

A2 & A3 have been updated to clarify that all piles will be repaired while leaving the existing decking as-is with no work done.

- The project narrative states that the entire pier will have fully grated decking, but the plan set states that there will be no change to the existing decking. If changes to decking are proposed, please describe how the new decking is consistent with MICC 19.13.050(F)(2)(xi).

Please revisit these items and ensure that the scope of work is consistent across all permit documents.

Project narrative in applicant information sheet has been revised to be consistent with plan set.

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 attached 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 required further encroachment.



Seaborn Pile Driving
1080 W Ewing St. Bldg B
Seattle WA 98119
seabornpiledriving.com

See A12 of updated plan set – replacement bulkhead will not encroach further waterward than existing bulkhead.

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 demonstration that the standards of MICC 19.13.050(B)(8) are being met.

Understood – see final tab of completed compliance matrix.

8. Please revisit the surface coverage calculations and diagrams shown on Sheet A13.0 of the plans:

- Impervious surface is not used as a coverage metric in the City of Mercer Island's shoreline master program. MICC 19.13.050(A), Table C limits hardscape and lot coverage to:
 - o 10% of the area between 0 and 25 feet landward of the OHWM, and
 - o 30% of the area between 25 and 50 feet landward of the OHWM

Please correct the calculations and diagram to measure hardscape and lot coverage instead of impervious surface.

Understood – see A13 of update plan set.

- Aerial imagery shows that the existing house is within 50 feet of the OHWM. Please show the house, as well as any other hardscape or lot coverage within 50 feet of the OHWM, on the coverage diagram and account for it in the calculations showing compliance with the hardscape and lot coverage requirements listed in MICC 19.13.050(A), Table C.

Understood – see A13 of update plan set.

9. MICC 19.13.050(F)(2)(ix) states that the structural repair that results in the repair of more than 50% of the structure's framing elements within a 5-year period shall comply with the review criteria in MICC 19.13.050(F)(2)(ix)(a) through (c). Please provide an accounting of the pier's framing elements that are proposed to be repaired compared to the total number of framing elements. If more than 50% of the pier's framing elements are proposed to be repaired, please demonstrate how the standards of MICC 19.13.050(F)(2)(ix)(a) through (c) are being met.

See member replacement calculations on A4 – the proposed work accounts for only 17% repair of the existing framing elements.

Thank you for your time,

Madison Johnson
Permit Manager
206-236-1700
permits@seabornpiledriving.com