



## **Waterfront Construction, Inc.**

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### **Cover Letter - Response to Request for Information #1 for SHL23-014 and SEP23-003 (Evers Pier Repair).**

Planning comments dated May 26, 2023 with WCI responses in red below:

1. The permit documents request that the project be reviewed under both MICC 19.13.050(F)(2), Development standards for replacement, repair and maintenance of overwater structures, and MICC 19.13.050(F)(3), Alternative development standards. Due to the size of the existing pier and due to the additions to the pier, the project must be reviewed under MICC 19.13.050(F)(3). Please revise the project narrative to indicate the project will be reviewed under MICC 19.13.050(F)(3).  
**WCI Response: Project narrative has been updated to state project will be reviewed under MICC 19.13-050(F)(3).**

2. The site plan shows that the existing pier is located within the required 10-foot setback from the lateral line to the north and extends more than 150 feet waterward from the ordinary high water mark (OHWM). As such, the existing pier is nonconforming. MICC 19.13.020(B) states that expansions of legal nonconforming overwater structures are permitted, provided that the expanded portion of the structure is constructed in compliance with the Shoreline Master Program (SMP).

The site plan shows that a portion of the new section of pier will be located within the lateral line setback and more than 150 feet waterward of the OHWM. The site plan also shows that one of the proposed moorage piles will be located more than 150 feet waterward of the OHWM. Neither of these new elements meet the standards listed in MICC 19.13.050(D), Table D. Please either demonstrate that these elements will be constructed in compliance with the City of Mercer Island's SMP or reconfigure the pier expansion and moorage piles to meet the current lateral line and pier length standards.  
**WCI Response: The pier has been reconfigured so that no new elements will be located more than 150 feet waterward of the OHWM.**

3. Please provide a revised no net loss report that accounts for the permitting of the dual personal watercraft lift.

WCI Response: NNL report has been updated to account for the permitting of the dual personal watercraft lift.

Civil Engineering:

1. There is a 10-foot-wide public sewer easement in the vicinity of the sewer lake line. Please show the location and limits of the public sewer easement on all sheets of the plans.

WCI Response: 10' wide sewer easement has been illustrated on all sheets of the plan

2. Please show the sewer lake line and easement on the proposed elevations in the plan set. No new pilings shall be constructed in the sewer easement.

WCI Response: The sewer lake line and easement has been showing on the elevation sheet. No new pilings are constructed in the sewer easement.

Resubmittal attachments:

- Revised NNL report
- Revised PDCS (project narrative) document
- Revised Plan Set

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