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.:	SHL23-026
Description:	A request for a Shoreline Substantial Development Permit with SEPA Review for the removal of a 35 square foot wooden dock and 25 linear feet of concrete bulkhead, construction of a new 650.75 square foot joint-use dock, and installation of two boatlifts.
Applicant / Owner:	Mark Kushino (Waterfront Construction) / Melanie Pritt (6027 32nd St, LLC)
Site Address:	6025 & 6027 SE 32nd St, Mercer Island, WA 98040; Identified by King County Assessor tax parcel numbers 370890-0042 & 370890-0040.
Zoning District:	Single Family Residential (R-15)
Staff Contact:	Molly McGuire, Planner
Exhibits:	1. Development Application, received by the City of Mercer Island on April 25, 2023 2. Revised Development Plan Set, dated August 29, 2022 and received September 5, 2023 3. Project Narrative, received May 25, 2023 4. SEPA Checklist, received April 25, 2023 5. Ecological No Net Loss Assessment Report prepared by Northwest Environmental Consulting, LLC, dated March 2023 and received April 25, 2023 6. True Harbor Deck Panel Light Availability Report, dated September 3, 2008 and received June 8, 2023 7. Joint Use Agreement recorded July 27, 2023 and received September 5, 2023 8. SEPA Determination of Nonsignificance Issued by the City of Mercer Island on November 6, 2023 9. Public Comment received May 8, 2023

INTRODUCTION

I. Project Description

The applicant has requested approval of a Shoreline Substantial Development Permit for the removal of a 35 square foot wooden dock and 25 linear feet of concrete bulkhead, construction of a new 650.75 square foot joint-use dock, and installation of two boatlifts.

The proposal consists of the following components:

1. A request to remove a 35 square foot wooden dock and 25 linear feet of concrete bulkhead and construct a new 650.75 square foot joint-use dock subject to the standards of Mercer Island City Code (MICC) 19.13.050(F)(1) Development standards for new and expanded moorage facilities.
2. A request to install two boatlifts subject to the standards of MICC 19.13.050(F)(1) Development standards for new and expanded moorage facilities.

II. Site Description and Context

1. The proposed activity is to occur at 6025 & 6027 SE 32nd St, Mercer Island, WA 98040. The sites are designated Single Family Residential (zoned R-15) 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 within the R-15 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 April 25, 2023. The application was determined to be complete on May 4, 2023.
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 May 8, 2023 to June 8, 2023. 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.

    A public comment was received during the public comment period from Adam Osbekoff with the Snoqualmie Tribe. The comment stated that the Tribe has no substantive comments to offer at this time; therefore, no response or action was required from the applicant.

IV. State Environmental Policy Act (SEPA)

A Determination of Nonsignificance (DNS) is being issued concurrently with the approval of this shoreline substantial development permit following the optional DNS process per Washington Administrative Code (WAC) 197-11-355 (**Exhibit 8**). The SEPA application is identified by City of Mercer Island project number SEP23-011.

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

1. MICC 19.13.050(A), Table C lists requirements for development located landward from the Ordinary High Water Mark (OHWM):

    a. Setbacks for all structures (including fences over 48 inches high) and parking shall be 25 feet from the OHWM and all required setbacks of the development code, except (1) light rail transit facilities and (2) shore access structures less than 30 inches above the existing or finished grade, whichever is lower. If a wetland is adjacent to the shoreline, measure the shoreline setback from the wetland's boundary.

    b. Height limits for all structures shall be the same as height limits specified in the development code but shall not exceed a height of 35 feet above average building elevation, except light rail transit facilities.

    c. Maximum hardscape and lot coverage shall be 10 percent between 0 and 25 feet from the OHWM and 30 percent between 25 and 50 feet from the OHWM.

    d. Minimum land area requirements for all semi-private, commercial and noncommercial recreational tracts and areas shall have minimum land area: 200 square feet per family, but not less than 600 square feet, exclusive of driveways or parking areas. Screening of the boundaries with abutting properties.

    e. Height limits for light rail transit facilities within the existing I-90 Corridor for the trackway and overhead wires, support poles, and similar features necessary to operate light rail transit facilities may be erected upon and exceed the height of the existing I-90 bridges.

    Staff Analysis: The proposed development includes the removal of a 35 square foot wooden dock located partially landward from the OHWM, and the removal of one concrete and one wood bulkhead totaling 30 linear feet; therefore, no new development is proposed landward from the OHWM, and these requirements do not apply.

2. MICC 19.13.050(B) lists requirements for bulkheads and shoreline stabilization measures.

    a. 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, and the following conditions shall apply:

        i. The replacement structure should be designed, located, sized, and constructed to assure no net loss of ecological functions.

        ii. Replacement walls or bulkheads shall not encroach waterward of the ordinary high water mark or existing structure unless the primary structure was occupied prior to January 1, 1992, and there are overriding safety or environmental concerns. In such cases, the replacement structure shall abut the existing shoreline stabilization structure. Soft shoreline stabilization measures that provide restoration of shoreline ecological functions may be permitted waterward of the ordinary high water mark.

        iii. For purposes of this section standards on shoreline stabilization measures, "replacement" means the construction of a new structure to perform a shoreline stabilization function of an existing structure which can no longer adequately serve its purpose. Additions to or increases in size of existing shoreline stabilization measures shall be considered new structures.

        iv. Construction and maintenance of normal protective bulkhead common to single-family dwellings requires only a shoreline exemption permit, unless a report is required by the

code official to ensure compliance with the above conditions; however, if the construction of the bulkhead is undertaken wholly or in part on lands covered by water, such construction shall comply with SEPA mitigation.

b. New or enlarged structural shoreline stabilization measures for an existing primary structure, including residences, are not allowed unless there is conclusive evidence, documented by a geotechnical analysis, that the structure is in danger from shoreline erosion caused by currents or waves. Normal sloughing, erosion of steep bluffs, or shoreline erosion itself, without a scientific or geotechnical analysis, is not demonstration of need. The geotechnical analysis should evaluate on-site drainage issues and address drainage problems away from the shoreline edge before considering structural shoreline stabilization. New or enlarged erosion control structure shall not result in a net loss of shoreline ecological functions.

c. New development on steep slopes or bluffs shall be set back sufficiently to ensure that shoreline stabilization is unlikely to be necessary during the life of the structure, as demonstrated by a geotechnical analysis, in compliance with subsection (B)(7) of this section and building and construction codes.

d. New structural stabilization measures in support of water-dependent development shall only be allowed when all of the conditions below apply:

   i. The erosion is not being caused by upland conditions, such as the loss of vegetation and drainage.

   ii. Nonstructural measures, planting vegetation, or installing on-site drainage improvements, are not feasible or not sufficient.

   iii. The need to protect primary structures from damage due to erosion is demonstrated through a geotechnical report, in compliance with subsection (B)(7) of this section and building and construction codes.

   iv. The erosion control structure will not result in a net loss of shoreline ecological functions.

e. New structural stabilization measures to protect projects for the restoration of ecological functions or hazardous substance remediation projects pursuant to RCW Chapter 70.105D shall only be allowed when all of the conditions below apply:

   i. Nonstructural measures, planting vegetation, or installing on-site drainage improvements, are not feasible or not sufficient.

   ii. The erosion control structure will not result in a net loss of shoreline ecological functions.

f. Bulkheads shall be located generally parallel to the natural shoreline. No filling may be allowed waterward of the ordinary high water mark, unless there has been severe and unusual erosion within two years immediately preceding the application for the bulkhead. In this event the city may allow the placement of the bulkhead to recover the dry land area lost by erosion.

g. Geotechnical reports pursuant to this section that address the need to prevent potential damage to a primary structure shall address the necessity for shoreline stabilization by estimating time frames and rates of erosion and report on the urgency associated with the specific situation. As a general matter, hard armoring solutions should not be authorized except when a report confirms that there is a significant possibility that such a structure will be damaged within three years as a result of shoreline erosion in the absence of such hard armoring measures, or where waiting until the need is that immediate would foreclose the

opportunity to use measures that avoid impacts on ecological functions. Thus, where the geotechnical report confirms a need to prevent potential damage to a primary structure, but the need is not as immediate as the three years, that report may still be used to justify more immediate authorization to protect against erosion using soft measures.

h. When any structural shoreline stabilization measures are demonstrated to be necessary, pursuant to above provisions, the following shall apply:

   i. Limit the size of stabilization measures to the minimum necessary. Use measures designed to assure no net loss of shoreline ecological functions. Soft approaches shall be used unless demonstrated not to be sufficient to protect primary structures, dwellings, and businesses.

   ii. Ensure that publicly financed or subsidized shoreline erosion control measures do not permanently restrict appropriate public access to the shoreline except where such access is determined to be infeasible because of incompatible uses, safety, security, or harm to ecological functions. See public access provisions: WAC 173-26-221(4). Where feasible, incorporate ecological restoration and public access improvements into the project.

   iii. Mitigate new erosion control measures, including replacement structures, on feeder bluffs or other actions that affect beach sediment-producing areas to avoid and, if that is not possible, to minimize adverse impacts to sediment conveyance systems. Where sediment conveyance systems cross jurisdictional boundaries, local governments should coordinate shoreline management efforts. If beach erosion is threatening existing development, local governments should adopt master program provisions for a beach management district or other institutional mechanism to provide comprehensive mitigation for the adverse impacts of erosion control measures.

Staff Analysis: The existing concrete and wooden bulkhead will be removed in their entirety and no new shoreline stabilization is proposed; therefore, these standards do not apply.

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

   a. Moorage facilities may be developed and used as an accessory to dwellings on shoreline lots. Only one noncommercial, residential moorage facility per upland residential waterfront lot authorized.

      Staff Analysis: The proposed moorage facility would be the only moorage facility developed on both subject upland residential waterfront lots; therefore, this standard is met.

   b. 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: The proposed moorage facility would be built within 10 feet from the lateral line, subject to the agreement between adjoining property owners (**Exhibit 2, Sheet 5; Exhibit 7**); therefore, this requirement is met.

   c. 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 private property line.

      Staff Analysis: The proposed development does not include boat ramps or other facilities for launching boats; therefore, this requirement does not apply.

d. The length or maximum distance from the OHWM for moorage facilities, covered moorage, boatlifts and floating platforms shall 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: The proposed moorage facility extends approximately 112 feet 10 inches waterward from the OHWM. The water depth at the end of the dock is 6 feet 8 inches (**Exhibit 2, Sheet 5**); therefore, this requirement is met.

e. The width of moorage facilities within 30 feet waterward from the OHWM shall be a maximum of 4 feet. This maximum width may increase to 5 feet if one of the following is met:

- 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: The width of the proposed moorage facility within 30 feet waterward from the OHWM is 4 feet (**Exhibit 2, Sheet 5**); therefore, this requirement is met.

f. 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 boatlifts.

Staff Analysis: The width of the proposed moorage facility more than 30 feet waterward from the OHWM is 6 feet (**Exhibit 2, Sheet 5**); therefore, this requirement is met.

g. 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 proposed development does not contain walls, handrails, storage containers, ramps, or gangways; therefore, this requirement does not apply.

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

Staff Analysis: The proposed development does not include mooring piles, diving boards or diving platforms; therefore, this requirement does not apply.

i. The minimum water frontage for a dock shared by two adjoining lots on the shoreline is 40 feet combined.

Staff Analysis: The combined water frontage of the two adjoining single-family lots is 100.14 feet (**Exhibit 2, Sheet 5**); therefore, this requirement is met.

j. Covered moorage is permitted on single-family residential lots subject to the following:

i. Maximum height above the OHWM: 16 feet; 16 to 21 feet subject to criteria of MICC 19.13.050(E)(1).

ii. Location/area requirements: The covered portion of a moorage shall be restricted to the area lying within a triangle as illustrated in Figure A (MICC 19.13.050(E)), except as otherwise provided in subsection (E)(1) of this section.

iii. A covered moorage is allowed outside the triangle, or a canopy up to 21 feet in height, if the covered moorage meets all other regulations and:

- Will not constitute a hazard to the public health, welfare, and safety, or be injurious to affected shoreline properties within the vicinity;
- Will constitute a lower impact for abutting property owners; and
- Is not in conflict with the general intent and purpose of the SMA, the shoreline master program and the development code.

iv. Building area: 600 square feet; however, a covered moorage may be built larger than 600 square feet within the triangle subject to a shoreline conditional use permit.

v. Covered moorage shall have open sides.

vi. Prohibited in semi-private recreational tracts and noncommercial recreational areas.

vii. Translucent coverings are required.

Staff Analysis: The proposed development does not contain covered moorage; therefore, these requirements do not apply.

4. MICC 19.13.050(F) states that all permits for new and expanded moorage facility, other than public access piers or boardwalks, shall meet the following standards unless otherwise exempted. Moorage facilities have the option of meeting either the development standards prescribed in subsection (F)(1) or (F)(2) of this section, or the "alternative development standards" in subsection (F)(3) of this section.

   Staff Analysis: The applicant has requested that the proposed development be reviewed under MICC 19.13.050(F)(3), alternative development standards.

5. MICC 19.13.050(F)(3) lists alternative development standards. The code official shall approve moorage facilities not in compliance with the development standards in MICC 19.13.050(F)(1) or (F)(2) of this section 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: As conditioned, the applicant must obtain any applicable permits for this project from federal and state agencies prior to building permit issuance; therefore, this requirement will be met.

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

Staff Analysis: The proposed development would be 4 feet wide within 30 feet waterward from the OHWM and 6 feet wide greater than 30 feet waterward from the OHWM (**Exhibit 2, Sheet 5**); therefore, this requirement is met.

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

Staff Analysis: As conditioned, the applicant must obtain any applicable permits for this project from federal and state agencies prior to building permit issuance; therefore, this requirement will be 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 submitted an Ecological No Net Loss Assessment Report prepared by Northwest Environmental Consulting, LLC (**Exhibit 5**) that demonstrates the proposed development will not create a net loss in ecological function. The applicant has submitted a shoreline planting plan that will be required to be completed prior to final inspection of the building permit; therefore, this requirement 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: As conditioned, the applicant must obtain any applicable permits for this project from federal and state agencies prior to building permit issuance; therefore, this requirement will be 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.
2. The applicant shall obtain any permits from state and federal agencies that are applicable to this project. The applicant is also 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. 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.
6. 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.

7. The applicant shall provide the City with documentation of approval of the project from the U.S. Army Corps of Engineers and the Washington Department of Fish and Wildlife. This documentation shall be received by the City prior to issuance of building permits for this project.

8. The applicant shall provide the City with an affidavit prior to **permit issuance**. The affidavit shall state 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 lakebed 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 are required by the agencies pursuant to MICC 19.13.010(E) and 19.13.040.
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 **SHL23-026**, 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 6th day of November, 2023

Molly McGuire

_____

Molly McGuire
Planner
Community Planning & Development
City of Mercer Island

CITY OF MERCER ISLAND

COMMUNITY PLANNING & DEVELOPMENT

9611 SE 36TH STREET | MERCER ISLAND, WA 98040
PHONE: 206.275.7605 | www.mercerisland.gov

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

DEVELOPMENT APPLICATION

STREET ADDRESS/LOCATION	ZONE
6025 & 6027 SE 32nd St. Mercer Island, WA 98040	R-15
COUNTY ASSESSOR PARCEL #'S	**PARCEL SIZE (SQ. FT.)**
3708900042 & 3708900040	25,278 & 16,450 s/f

PROPERTY OWNER *(required)*	ADDRESS *(required)*	CELL/OFFICE *(required)*
Melanie Pritt	6031 SE 32nd St. Mercer Island, WA 98040	206-681-8244 E-MAIL *(required)* melaniekay@outlook.com
PROJECT CONTACT NAME	ADDRESS	CELL/OFFICE
Mark Kushino	205 NE Northlake Way, Ste 230 Seattle, WA 98105	206-407-5859 E-MAIL mark@waterfrontconstruction.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

4/13/23
DATE

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

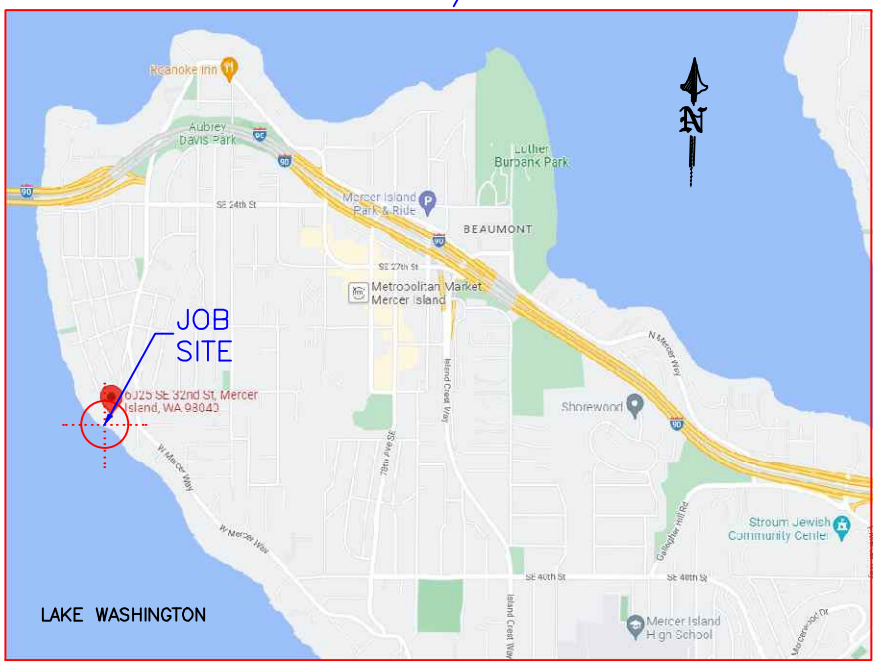
Shoreline substantial development permit application for a new joint use dock. Please see section B of the PDCS.

ATTACH RESPONSE TO DECISION CRITERIA IF APPLICABLE

CHECK TYPE OF LAND USE APPROVAL REQUESTED:

CRITICAL AREAS	ENVIRONMENTAL REVIEW (SEPA)	SUBDIVISION
☐ Critical Area Review 1	☑ SEPA Review	☐ Short Plat- Preliminary
☐ Critical Area Review 2	☐ Environmental Impact Statement	☐ Short Plat- Alteration
		☐ Short Plat- Final Plat
DESIGN REVIEW		☐ Long Plat- Preliminary
☐ Design Review – Signs	**LEGISLATIVE**	☐ Long Plat- Alteration
☐ Design Review – Code Official	☐ Code Amendment	☐ Long Plat- Final Plat
☐ Design Commission Study Session	☐ Comprehensive Plan Docket Application	☐ Lot Line Revision
☐ Design Commission Review – Exterior Alteration	☐ Comprehensive Plan Application (If Docketed) ☐ Rezone	
☐ Design Commission Review – Major New Construction		
	OTHER LAND USE	
	☐ Accessory Dwelling Unit	
DEVIATIONS	☐ Code Interpretation Request	
☐ Deviations to Antenna Standards – Code Official	☐ Conditional Use (CUP) ☐ Noise Exception Type I - IV	**WIRELESS COMMUNICATION FACILITIES** ☐ New Wireless Communication Facility
☐ Deviations to Antenna Standards – Design Commission	☐ Other Permit/Services Not Listed	☐ Wireless Communications Facilities- 6409 Exemption
☐ Public Agency Exception	**SHORELINE MANAGEMENT**	☐ Small Cell Deployment
☐ Reasonable Use Exception	☐ Shoreline Exemption	☐ Height Variance
☐ Variance	☑ Shoreline Substantial Development Permit	
☐ Seasonal Development Limitation Waiver – Wet Season Construction Approval	☐ Shoreline Variance ☐ Shoreline Conditional Use Permit ☐ Shoreline Permit Revision	

VICINITY MAP/NO SCALE



REVISED
08/09/2023
PER MERCER ISLAND PLANNING DEPARTMENT COMMENTS 8/9/2023.

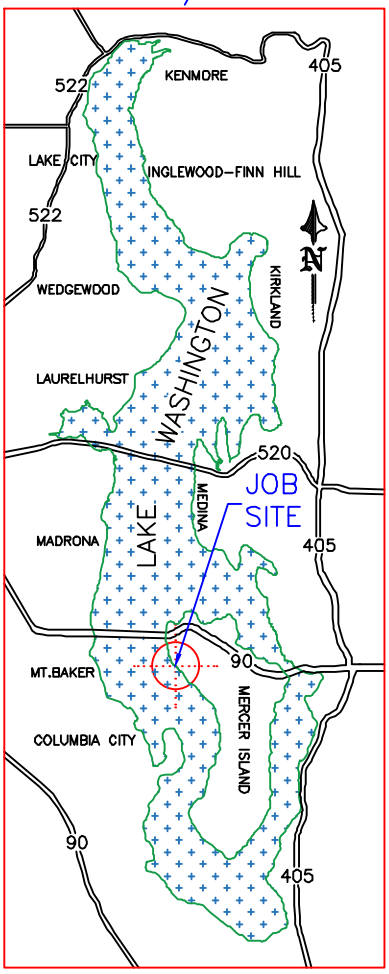
LEGAL DESCRIPTION

SECTION: SE-11-24-04
TAXLOT #: 370890-0042 & 370890-0040
LAT: 47.580720 (47° 34' 50.592" N)
LONG: -122.250040 (122° 15' 0.144" W)

6025 SE 32ND ST. (370890-0042):
JERSEY WATER FRONT TO E SEATTLE LOT A MERCER ISLAND SHORT PLAT NO 93-1751 REC NO 9502069001 & ALTERATION TO SHORT PLAT REC NO 20070718900003 SD SHORT PLAT DAF - POR OF TRACTS 3 & 4 OF JERSEY WATER FRONT ADDITION TO EAST SEATTLE BEG AT MNMT #1 WCH IS AN IRON PIPE EMBEDDED IN CONCRETE AT APPROX THE NW COR OF TRACT 8 OF SD ADD & RNG TH S 10-49-00 E 116.70 FT TO MNMT #2 WCH IS AN IRON PIPE EMBEDDED IN CONCRETE WCH IS THE TPOB TH S 40-20-00 W 206.90 FT TO MNMT #3 WCH IS AN IRON PIPE EMBEDDED IN CONCRETE TH S 44-03-00 W 257.66 FT TO MNMT #4 WCH IS AN IRON PIPE EMBEDDED IN CONCRETE & ON THE SHORE OF LAKE WASHINGTON TH S 72-01-00 E 100.00 FT TO MNMT #5 WCH IS AN IRON PIPE TH N 47-17-40 E 316.17 FT TH N 05-10-00 W 160.00 FT TO MNMT #2 HINFTR DESIGNATED AS TPOB - TGW 2ND CL SH LDS ADJ LY BTWN NW LN & SELY LN OF ABOVE DESC TRACT EXTENDED SWLY

6027 SE 32ND ST. (370890-0040):
JERSEY WATER FRONT TO E SEATTLE LOT B MERCER ISLAND SHORT PLAT NO 93-1751 REC NO 9502069001 & ALTERATION TO SHORT PLAT REC NO 20070718900003 SD SHORT PLAT DAF - POR OF TRACTS 3 & 4 OF JERSEY WATER FRONT ADDITION TO EAST SEATTLE BEG AT MNMT #1 WCH IS AN IRON PIPE EMBEDDED IN CONCRETE AT APPROX THE NW COR OF TRACT 8 OF SD ADD & RNG TH S 10-49-00 E 116.70 FT TO MNMT #2 WCH IS AN IRON PIPE EMBEDDED IN CONCRETE WCH IS THE TPOB TH S 40-20-00 W 206.90 FT TO MNMT #3 WCH IS AN IRON PIPE EMBEDDED IN CONCRETE TH S 44-03-00 W 257.66 FT TO MNMT #4 WCH IS AN IRON PIPE EMBEDDED IN CONCRETE & ON THE SHORE OF LAKE WASHINGTON TH S 72-01-00 E 100.00 FT TO MNMT #5 WCH IS AN IRON PIPE TH N 47-17-40 E 316.17 FT TH N 05-10-00 W 160.00 FT TO MNMT #2 HINFTR DESIGNATED AS TPOB - TGW 2ND CL SH LDS ADJ LY BTWN NW LN & SELY LN OF ABOVE DESC TRACT EXTENDED SWLY

AREA MAP/NO SCALE



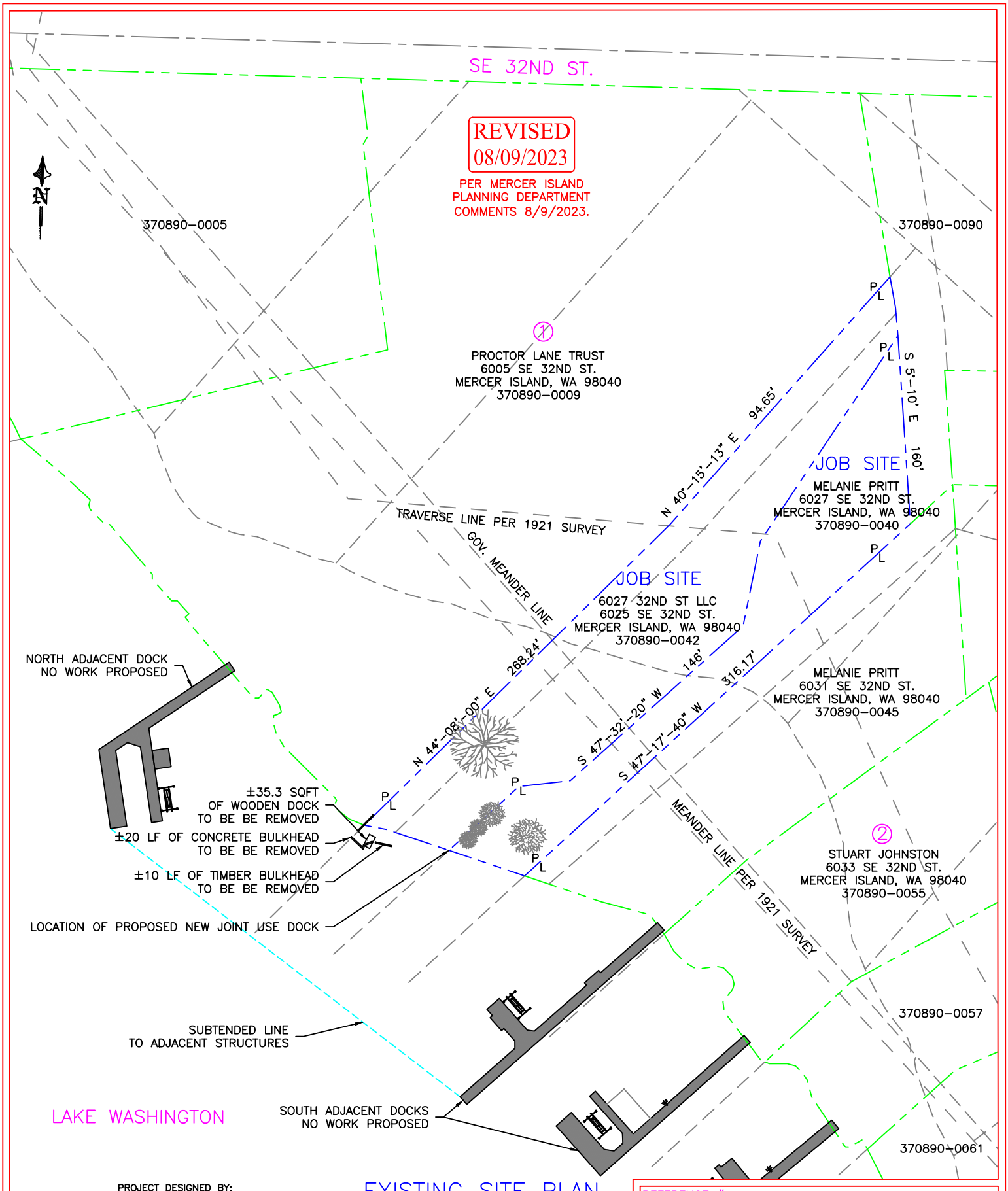
PROJECT DESIGNED BY:
Waterfront Construction Inc.

ADJACENT OWNERS:
1. PROCTOR LANE TRUST
   6005 SE 32ND ST.
   MERCER ISLAND, WA 98040
2. STUART JOHNSTON
   6033 SE 32ND ST.
   MERCER ISLAND, WA 98040

APPLICATION#:

PROPOSED: NEW JOINT-USE DOCK
PURPOSE: PROVIDE ECOLOGICALLY SUSTAINABLE JOINT-USE MOORAGE & WATERWAY ACCESS
DATUM: C.O.E. MLLW=0.0'
DWG#: 22-32020-A5-1

APPLICANT: 6027 LLC c/o MELANIE PRITT
SITE ADD. 6025 & 6027 SE 32ND ST.
MERCER ISLAND, WA 98040
MAIL ADD. PO BOX 346
MERCER ISLAND, WA 98040
PAGE: 1 OF: 10
DATE: 08/29/2022



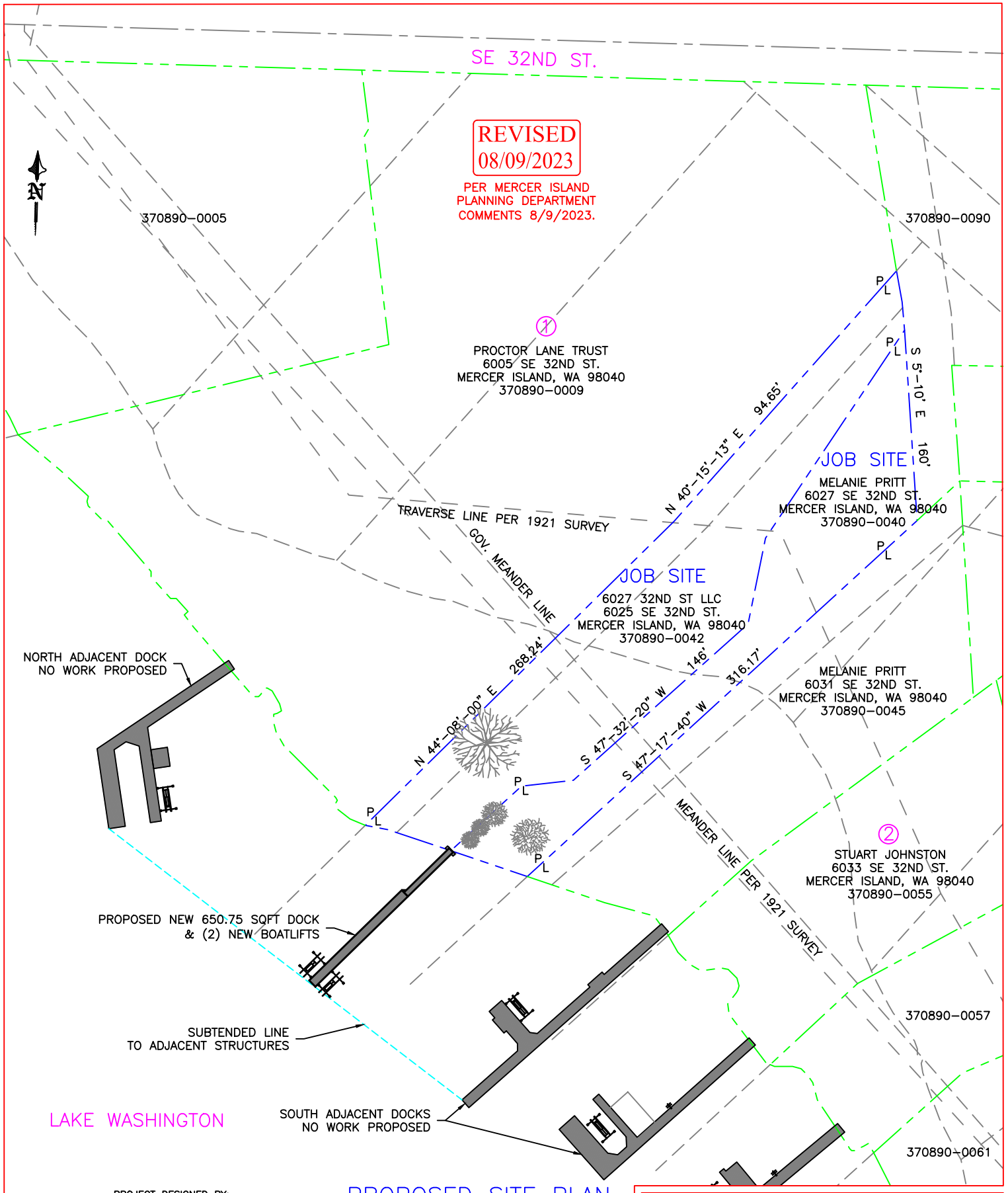
PROJECT DESIGNED BY:
Waterfront Construction Inc.

EXISTING SITE PLAN

80' 60' 40' 20' 0' 80'

SCALE: 1"=80'

REFERENCE #:	
APPLICANT: 6027 LLC c/o MELANIE PRITT	
PROPOSED: NEW JOINT-USE DOCK	
SHEET: 2 OF: 10	NEAR/AT: LAKE WASHINGTON
DATE: 08/29/2022	DWG#: 22-32020-A5-2



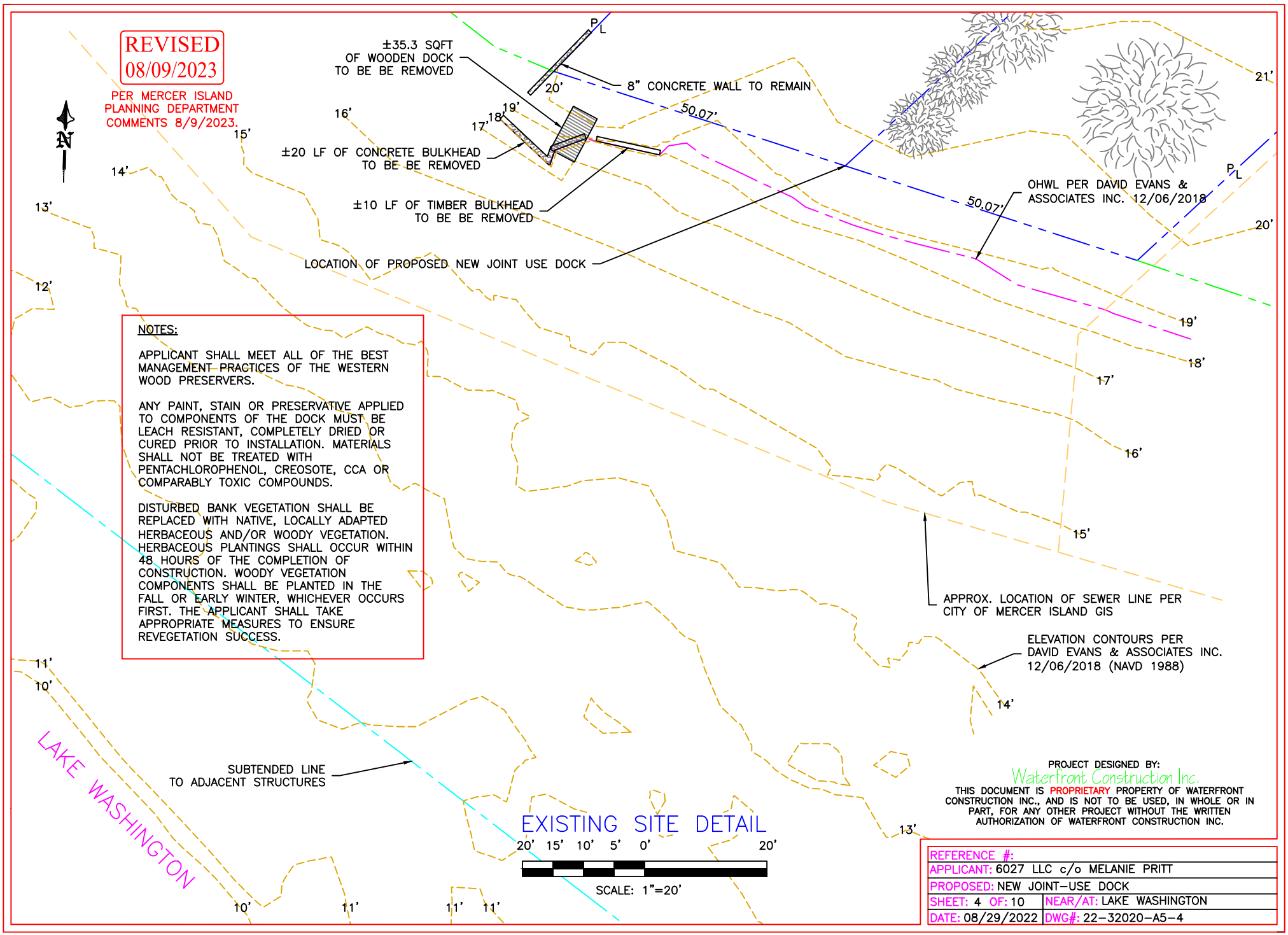
PROJECT DESIGNED BY:
Waterfront Construction Inc.

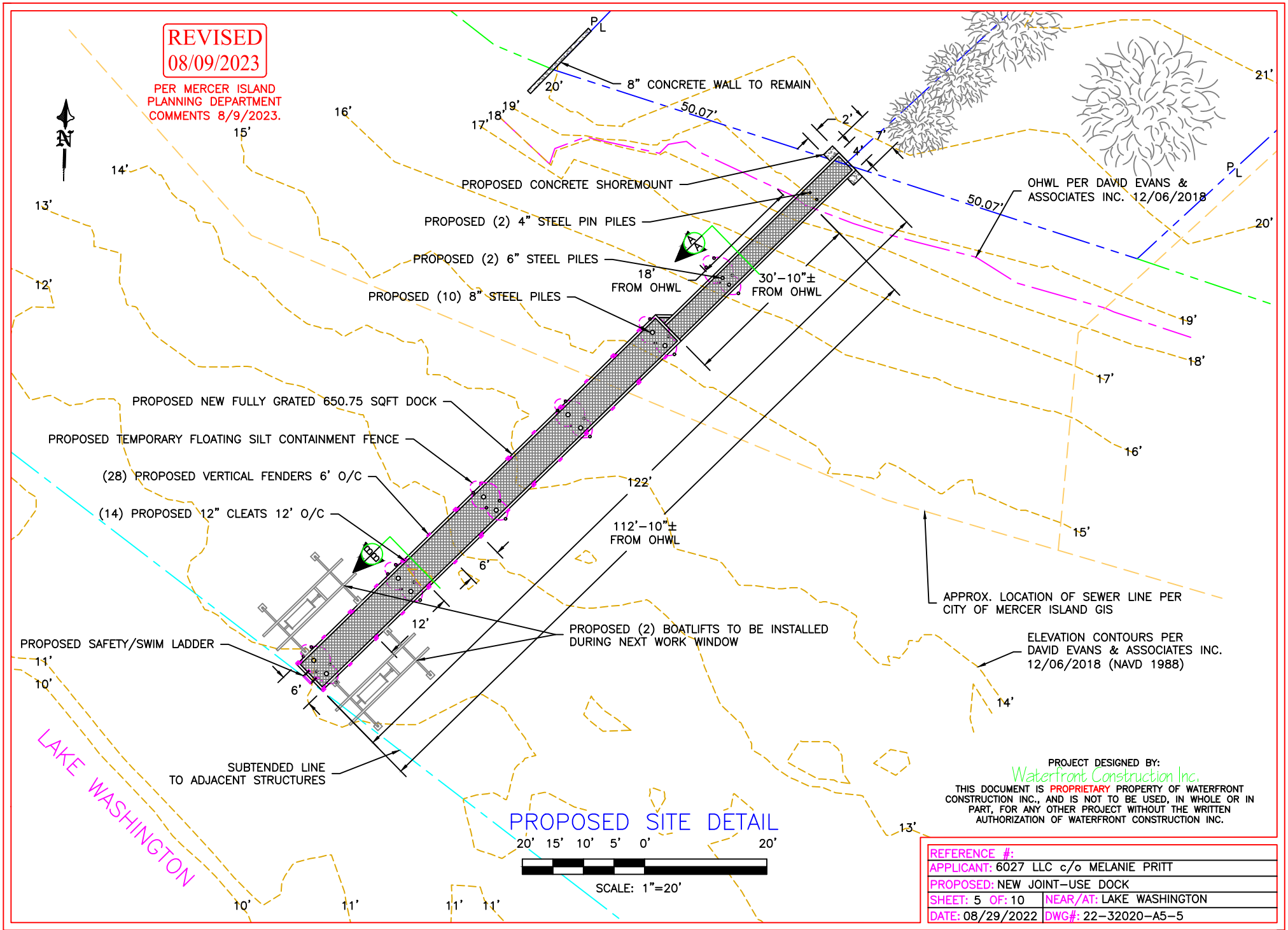
PROPOSED SITE PLAN

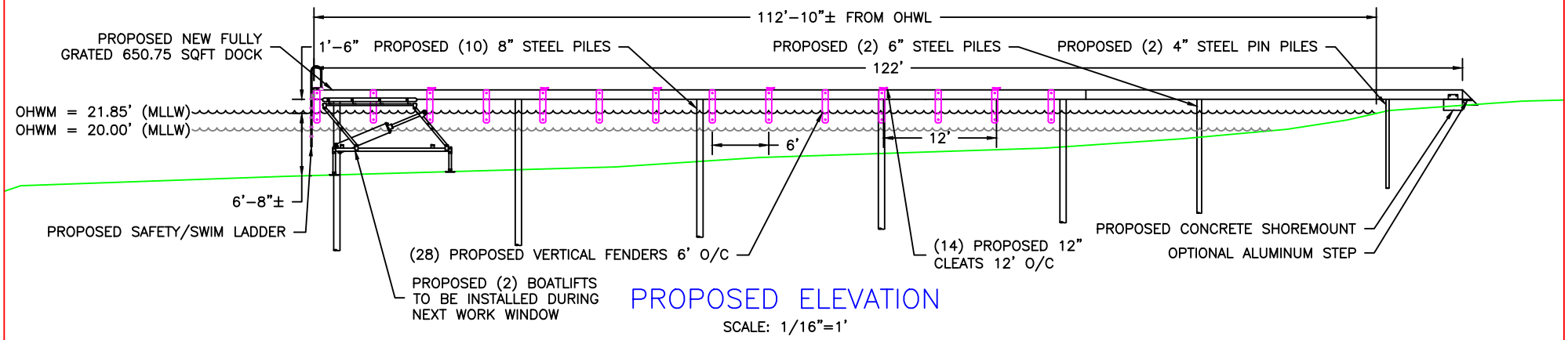
80' 60' 40' 20' 0' 80'

SCALE: 1"=80'

REFERENCE #:	
APPLICANT: 6027 LLC c/o MELANIE PRITT	
PROPOSED: NEW JOINT-USE DOCK	
SHEET: 3 OF: 10	NEAR/AT: LAKE WASHINGTON
DATE: 08/29/2022	DWG#: 22-32020-A5-3

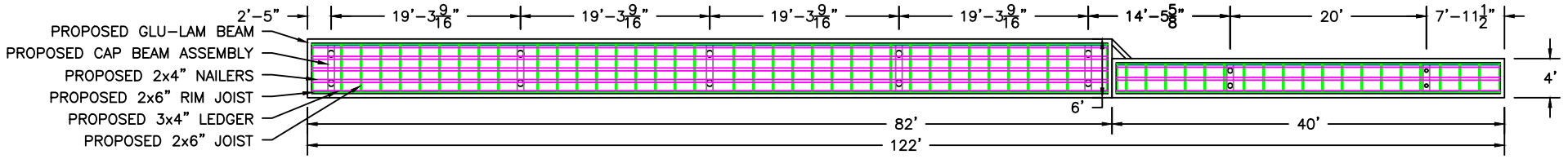

REVISED
08/09/2023
PER MERCER ISLAND
PLANNING DEPARTMENT
COMMENTS 8/9/2023.
N
±35.3 SQFT
OF WOODEN DOCK
TO BE BE REMOVED
P
L
8" CONCRETE WALL TO REMAIN
±20 LF OF CONCRETE BULKHEAD
TO BE BE REMOVED
±10 LF OF TIMBER BULKHEAD
TO BE BE REMOVED
LOCATION OF PROPOSED NEW JOINT USE DOCK
OHWL PER DAVID EVANS &
ASSOCIATES INC. 12/06/2018
50.07'
NOTES:
APPLICANT SHALL MEET ALL OF THE BEST MANAGEMENT PRACTICES OF THE WESTERN WOOD PRESERVERS.
ANY PAINT, STAIN OR PRESERVATIVE APPLIED TO COMPONENTS OF THE DOCK MUST BE LEACH RESISTANT, COMPLETELY DRIED OR CURED PRIOR TO INSTALLATION. MATERIALS SHALL NOT BE TREATED WITH PENTACHLOROPHENOL, CREOSOTE, CCA OR COMPARABLY TOXIC COMPOUNDS.
DISTURBED BANK VEGETATION SHALL BE REPLACED WITH NATIVE, LOCALLY ADAPTED HERBACEOUS AND/OR WOODY VEGETATION. HERBACEOUS PLANTINGS SHALL OCCUR WITHIN 48 HOURS OF THE COMPLETION OF CONSTRUCTION. WOODY VEGETATION COMPONENTS SHALL BE PLANTED IN THE FALL OR EARLY WINTER, WHICHEVER OCCURS FIRST. THE APPLICANT SHALL TAKE APPROPRIATE MEASURES TO ENSURE REVEGETATION SUCCESS.
APPROX. LOCATION OF SEWER LINE PER
CITY OF MERCER ISLAND GIS
ELEVATION CONTOURS PER
DAVID EVANS & ASSOCIATES INC.
12/06/2018 (NAVD 1988)
SUBTENDED LINE
TO ADJACENT STRUCTURES
LAKE WASHINGTON
EXISTING SITE DETAIL
20' 15' 10' 5' 0' 20'
SCALE: 1"=20'
PROJECT DESIGNED BY:
Waterfront Construction Inc.
THIS DOCUMENT IS PROPRIETARY PROPERTY OF WATERFRONT CONSTRUCTION INC., AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF WATERFRONT CONSTRUCTION INC.
REFERENCE #:
APPLICANT: 6027 LLC c/o MELANIE PRITT
PROPOSED: NEW JOINT-USE DOCK
SHEET: 4 OF: 10
NEAR/AT: LAKE WASHINGTON
DATE: 08/29/2022
DWG#: 22-32020-A5-4


REVISED
08/09/2023
PER MERCER ISLAND
PLANNING DEPARTMENT
COMMENTS 8/9/2023.
N
8" CONCRETE WALL TO REMAIN
PROPOSED CONCRETE SHOREMOUNT
PROPOSED (2) 4" STEEL PIN PILES
PROPOSED (2) 6" STEEL PILES
PROPOSED (10) 8" STEEL PILES
PROPOSED NEW FULLY GRATED 650.75 SQFT DOCK
PROPOSED TEMPORARY FLOATING SILT CONTAINMENT FENCE
(28) PROPOSED VERTICAL FENDERS 6' O/C
(14) PROPOSED 12" CLEATS 12' O/C
PROPOSED SAFETY/SWIM LADDER
SUBTENDED LINE
TO ADJACENT STRUCTURES
PROPOSED (2) BOATLIFTS TO BE INSTALLED
DURING NEXT WORK WINDOW
18'
FROM OHWL
30'-10"±
FROM OHWL
112'-10"±
FROM OHWL
122'
50.07'
OHWL PER DAVID EVANS &
ASSOCIATES INC. 12/06/2018
APPROX. LOCATION OF SEWER LINE PER
CITY OF MERCER ISLAND GIS
ELEVATION CONTOURS PER
DAVID EVANS & ASSOCIATES INC.
12/06/2018 (NAVD 1988)
LAKE WASHINGTON
PROPOSED SITE DETAIL
20' 15' 10' 5' 0' 20'
SCALE: 1"=20'
PROJECT DESIGNED BY:
Waterfront Construction Inc.
THIS DOCUMENT IS PROPRIETARY PROPERTY OF WATERFRONT CONSTRUCTION INC., AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF WATERFRONT CONSTRUCTION INC.
REFERENCE #:
APPLICANT: 6027 LLC c/o MELANIE PRITT
PROPOSED: NEW JOINT-USE DOCK
SHEET: 5 OF: 10
NEAR/AT: LAKE WASHINGTON
DATE: 08/29/2022
DWG#: 22-32020-A5-5



PROPOSED ELEVATION

SCALE: 1/16"=1'



PROPOSED FRAMING PLAN

16' 8' 4' 0' 16'

SCALE: 1/16"=1'

MATERIAL LIST

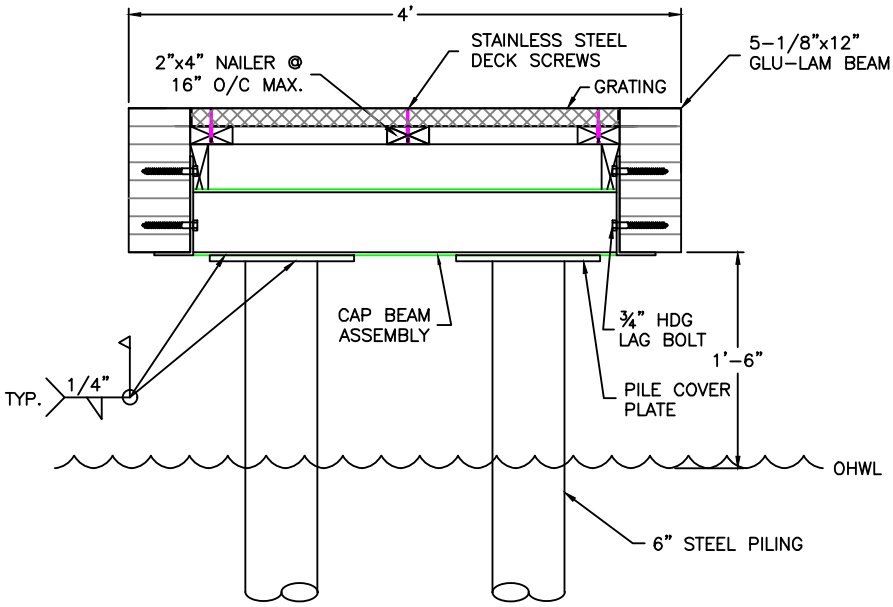
PART	SPECS	TREATMENT
PILING	X-STRONG 4", 6" & 8"	EPOXY
CAPS	W6x15 "I" BEAM	GALVANIZED
GLU-LAMS	5 1/8"x12" DF	ACZA
JOIST	2"x6" DF #2 OR BTR	ACZA
RIM JOIST	2"x6" DF #2 OR BTR	ACZA
NAILERS	3"x4" DF #2 OR BTR	ACZA
LEDGERS	3"x4" DF #2 OR BTR	ACZA
GRATING	"TRUE HARBOR" GRATING	NONE
HARDWARE	STEEL	STAINLESS OR HDG.

REVISED 08/09/2023

PER MERCER ISLAND PLANNING DEPARTMENT COMMENTS 8/9/2023.

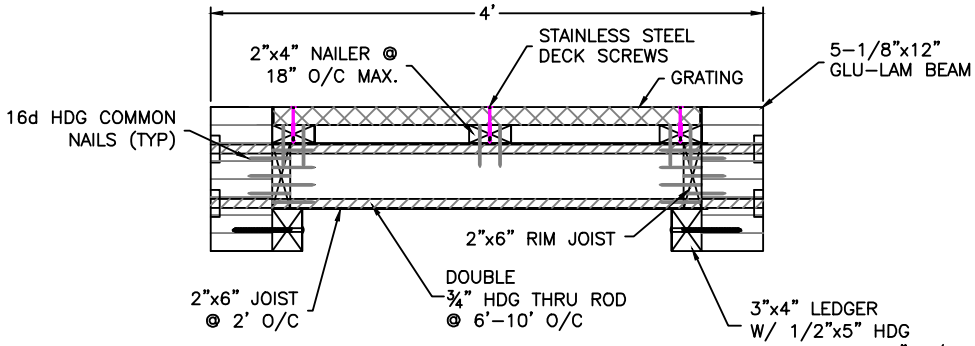
PROJECT DESIGNED BY:
Waterfront Construction Inc.

REFERENCE #:	
APPLICANT: 6027 LLC c/o MELANIE PRITT	
PROPOSED: NEW JOINT-USE DOCK	
SHEET: 6 OF: 10	NEAR/AT: LAKE WASHINGTON
DATE: 08/29/2022	DWG#: 22-32020-A5-6

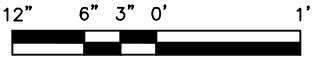


PROPOSED SECTION VIEW A-A

SCALE: 3/4"=1'



PROPOSED SECTION FRAMING A-A



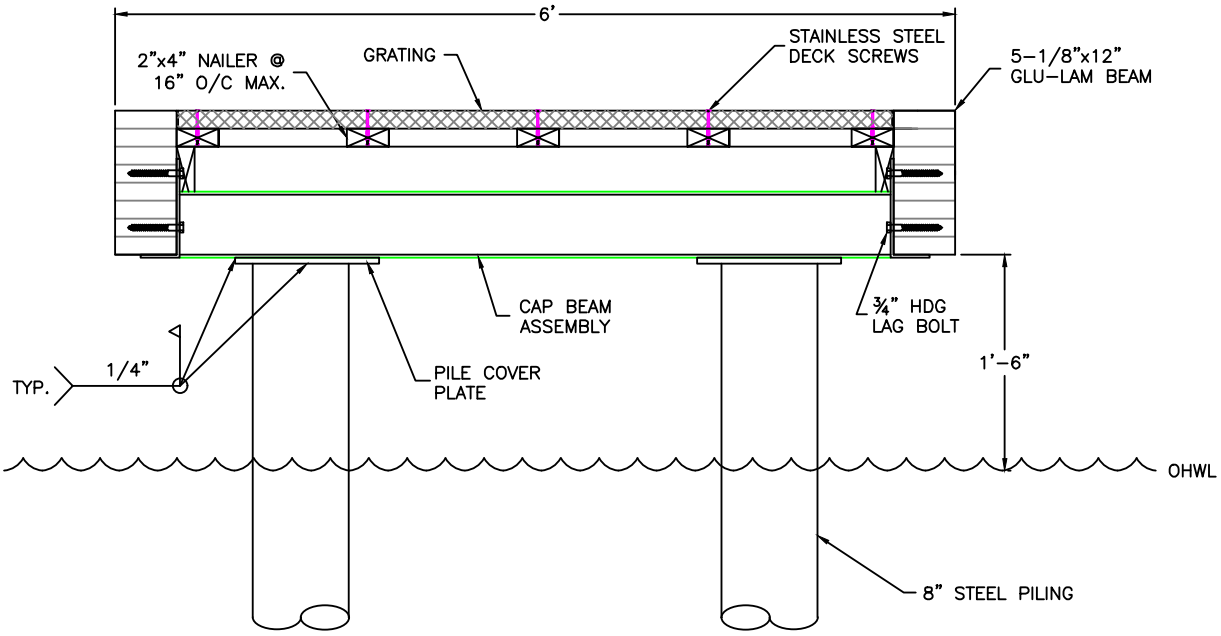
SCALE: 3/4"=1'

REVISED
08/09/2023

PER MERCER ISLAND
PLANNING DEPARTMENT
COMMENTS 8/9/2023.

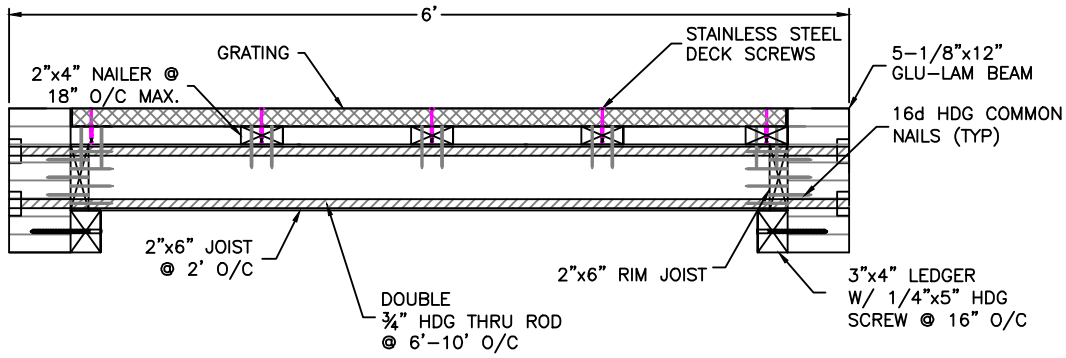
PROJECT DESIGNED BY:
Waterfront Construction Inc.

REFERENCE #:	
APPLICANT: 6027 LLC c/o MELANIE PRITT	
PROPOSED: NEW JOINT-USE DOCK	
SHEET: 7 OF: 10	NEAR/AT: LAKE WASHINGTON
DATE: 08/29/2022	DWG#: 22-32020-A5-7



PROPOSED SECTION VIEW B-B

SCALE: 3/4"=1'



PROPOSED SECTION FRAMING B-B

12" 6" 3" 0' 1'

SCALE: 3/4"=1'

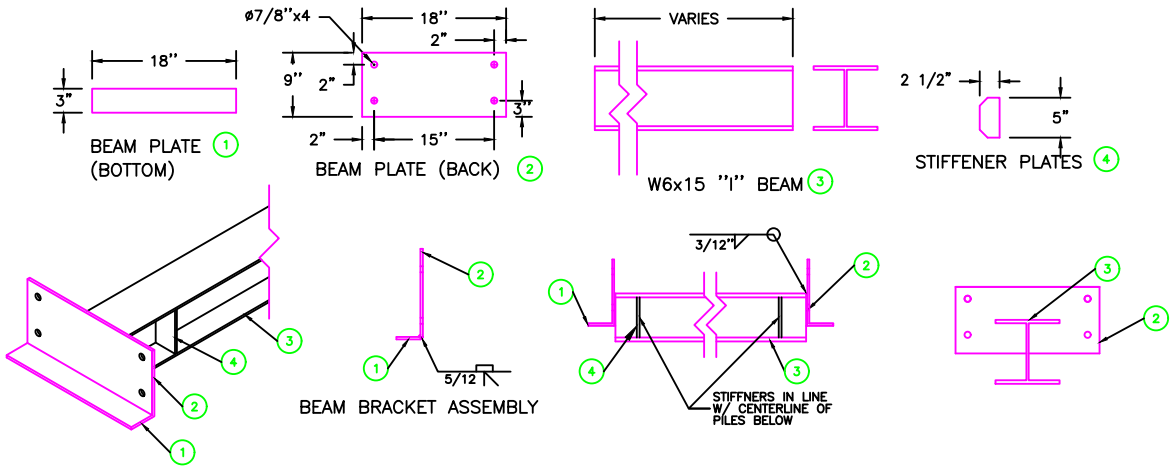
REVISED
08/09/2023

PER MERCER ISLAND PLANNING DEPARTMENT COMMENTS 8/9/2023.

PROJECT DESIGNED BY:
Waterfront Construction Inc.

REFERENCE #:	
APPLICANT: 6027 LLC c/o MELANIE PRITT	
PROPOSED: NEW JOINT-USE DOCK	
SHEET: 8 OF: 10	NEAR/AT: LAKE WASHINGTON
DATE: 08/29/2022	DWG#: 22-32020-A5-8

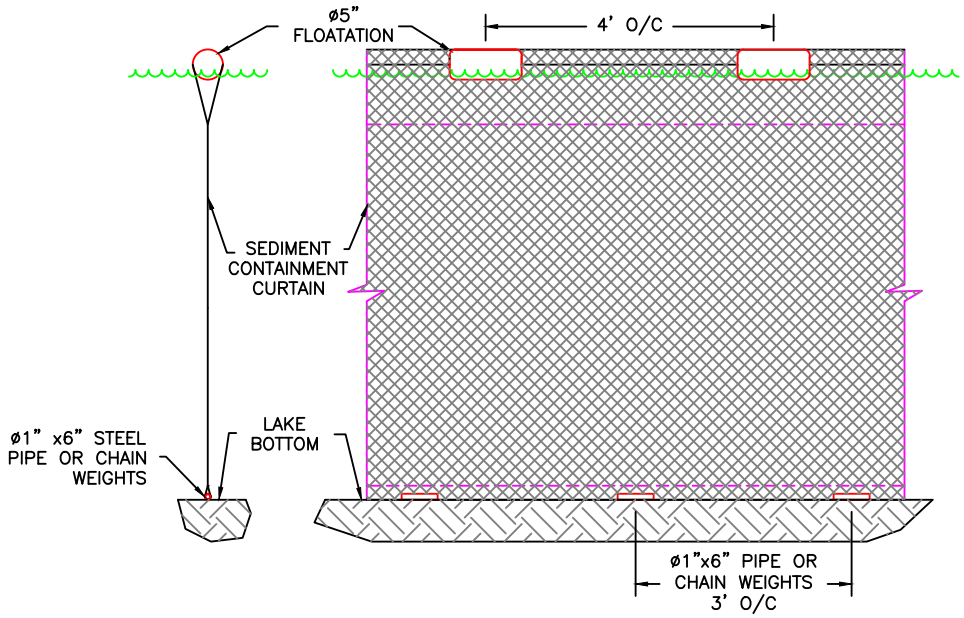
PART #	NOMENCLATURE OR DESCRIPTION	MATERIAL SPECIFICATION
4	STIFFENER PLATES	5''x2-1/2''x1/4'' STEEL PLATE
3	W6x15 "I" BEAM	6" 15 LB PER FOOT I-BEAM
2	BACK BEAM PLATE	18"x9"x5/12" STEEL PLATE
1	BOTTOM BEAM PLATE	18"x3"x5/12" STEEL PLATE



STEEL CAP ASSEMBLY

2' 1' 6" 0' 2'

SCALE: 1/2"=1'



TEMP. FLOATING SILT CONTAINMENT FENCE

2' 1' 6" 0' 2'

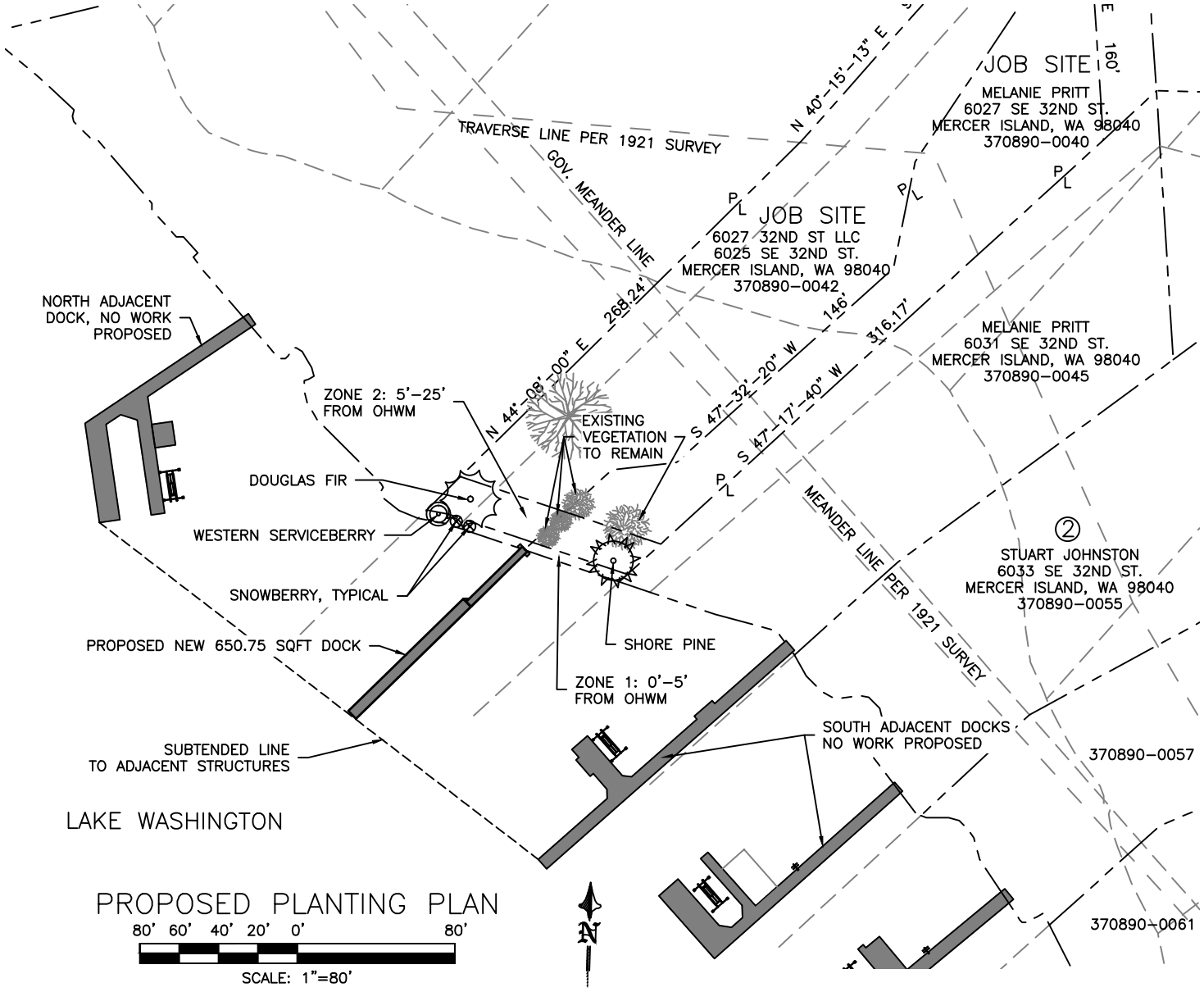
SCALE: 3/8"=1'

REVISED 08/09/2023

PER MERCER ISLAND PLANNING DEPARTMENT COMMENTS 8/9/2023.

PROJECT DESIGNED BY:
Waterfront Construction Inc.

REFERENCE #:	
APPLICANT: 6027 LLC c/o MELANIE PRITT	
PROPOSED: NEW JOINT-USE DOCK	
SHEET: 9 OF: 10	NEAR/AT: LAKE WASHINGTON
DATE: 08/29/2022	DWG#: 22-32020-A5-9



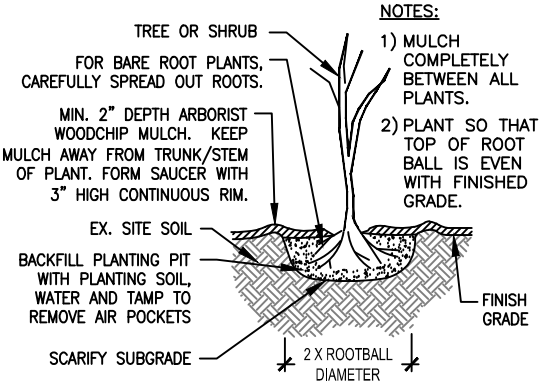
PLANT SCHEDULE

Common Name	Scientific Name	Qty	Min. Height	Mature Spread	Mature SF	SF Native Vegetation Zone 1	SF Native Vegetation Zone 2
TREES							
Western Serviceberry	*Amelanchier alnifolia*	1	3'	12'	113 SF	113	
Shore Pine	*Pinus contorta*	1	4'	20'	314 SF		314
Douglas Fir	*Pseudotsuga menziesii*	1	4'	25'	491 SF		491
SHRUBS							
Snowberry	*Symphoricarpos albus*	2	12"	6'	28 SF	56	
	Total Plants:	5			Total SF:	169	805

PLANTING AREA CALCULATIONS

ZONE 1, 0'-5' FROM OHWM:
TOTAL AREA: 537 SF
REQUIRED NATIVE VEGETATION COVERAGE: 25%, 134 SF
NATIVE VEGETATION COVERAGE PROVIDED: 169 SF

ZONE 2, 5'-25' FROM OHWM:
TOTAL AREA: 2,148 SF
REQUIRED VEGETATIVE COVERAGE: 25%, 537 SF
NATIVE VEGETATION COVERAGE PROVIDED: 805 SF



TYPICAL TREE OR SHRUB PLANTING

NOT TO SCALE

PROJECT DESIGNED BY:
Northwest Environmental Consulting, LLC
3639 PALATINE AVE N
SEATTLE, WA 98103
206-634-9193

REFERENCE #:	
APPLICANT: 6027 LLC c/o MELANIE PRITT	
PROPOSED: NEW JOINT-USE DOCK	
SHEET: 10 OF: 10	NEAR/AT: LAKE WASHINGTON
DATE: 08/25/2023	DWG#: 22-32020-A1-3

Waterfront Construction, Inc.
Project Description & Construction Sequence
Pritt, Melanie – New Joint Use Dock

A. Project Location

The project is located on the property line between two single-family residences. The project site is located at 6025 SE 32nd St. AND 6027 SE 32nd St., Mercer Island, WA 98040. The project lot sizes are 25,278 s/f and 16,450 s/f respectively. The properties are situated in the SE Quarter of Section 11, Township 24, Range 04 at 47.5811 N Latitude and -122.2498 W Long. Tax lot# 3708900042 & 3708900040 respectively.

B. Project Description

Construct a new 650.75 s/f joint-use dock with a concrete shore mount. Proposed ACZA-treated glu-lam beam fixed pier construction with 2x4" nailers, 2x6" joist, 2x6" rim joist, 3x4" ledgers, and galvanized "I" cap beams. Piles driven will include (2) 4" steel pin piles, (2) 6" steel piles, and (10) 8" steel piles. All piles will be epoxy-treated. Decking will be fully grated molded plastic with stainless steel screws to allow 40% light transmittal. New dock accessories to be installed include (28) vertical fenders, (14) cleats, and (1) safety/swim ladder. Install two (2) new boat lifts.

C. Construction Technique & Sequencing

1. Pre-Fabrication

All construction materials will be loaded onto the crane barge in the contractor's Seattle yard and transported to the site for installation.

2. Site Preparation

The site requires no preparation prior to construction.

3. Onsite Construction

- The proposed dock will be prefabricated and transported from the contractor's Seattle yard to the site via barge.
- Total proposed footprint 650.75 s/f.
- Drive two (2) 4" epoxy-treated steel pin piles to the point of refusal.
- Drive two (2) 6" epoxy-treated steel piles to the point of refusal.
- Drive ten (10) 8" epoxy-treated steel piles to the point of refusal.
- Install galvanized "I" steel cap beams.
- Using a barge crane, hoist dock sections into place and bolt to cap beams.
- Install twenty-eight (28) vertical fenders 6' o/c and fourteen (14) cleats 12' o/c.
- Install one (1) new s/s ladder.
- Install two (2) new boat lifts during next work window.
- Collect construction debris and place on barge for upland disposal.
- Mobilize to WCI Seattle yard.

See attached plans for reference.

4. Equipment used

All construction equipment and materials used in this project will be stationed on the construction barge.

5. Materials used

Materials used during construction will consist of molded plastic grated decking, epoxy-treated steel piling, galvanized steel cap beams, ACZA-treated timber, and stainless/hot-dip galvanized hardware.

6. Work Corridor

The construction barge will operate offshore to avoid bottom and shoreline disturbances that could occur with ground-based equipment. All staging will take place on the barge.

7. Staging Area

The barge will hold all construction materials during the project and all construction debris will be held in a 20 c/y steel debris container that is secured on the barge for upland disposal later.

8. Running of Equipment During Construction

Equipment will be running off and on during the construction phase, only when required, and only during allowed work hours.

9. Clean-Up

All construction debris will be removed and loaded into a 20 c/y steel debris container secured on the construction barge during construction. Debris is then transported by barge to the contractor's Seattle yard, off-loaded, and shipped to an approved upland disposal site.

10. Project Timing

All proposed construction will take place during daylight hours in approved work windows unless work needs to be coordinated with evening hours to facilitate construction in the approved work window.

11. Duration of Construction

On site construction will take between two to four weeks.

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

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.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [HELP]

1. Name of proposed project, if applicable:
Pritt, Melanie – New Joint Use Dock

2. Name of applicant:
Mark Kushino

3. Address and phone number of applicant and contact person:
205 NE Northlake Way, Ste 230, Seattle, WA 98105
(206) 407-5859

4. Date checklist prepared: 4/13/23

5. Agency requesting checklist:
Mercer Island

6. Proposed timing or schedule (including phasing, if applicable):
Within the approved work window.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
None proposed.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
None prepared.

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.
None currently pending.

10. List any government approvals or permits that will be needed for your proposal, if known.
Mercer Island shoreline substantial development permit, Washington Dept. of Fish & Wildlife hydraulic project approval, U.S. Army Corps section 10 approval, Mercer Island building permit.

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.)
Construct a new 650.75 s/f joint-use dock. With a concrete shore mount. The proposed dock will use ACZA-treated glu-lam beam construction with 2x4" nailers, 2x6" joist, 2x6" rim joist, 3x4" ledgers, and galvanized "I" cap beams. Piles driven will include (2) 4" steel pin piles, (2) 6" steel piles, and (10) 8" steel piles. All piles will be epoxy-treated. Decking will be fully grated molded plastic with stainless steel screws to allow proper light transmittal. Install two (2) boat lifts.

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.
Job site is located at 6025 SE 32nd St. AND 6027 SE 32nd St. Mercer Island, WA 98040. 47.5811 N lat. / -122.2497 W long. SE-11-24-4. See plans for vicinity map.

Legal description: JERSEY WATER FRONT TO E SEATTLE LOT B MERCER ISLAND SHORT PLAT NO 93-1751 REC NO 9502069001 & ALTERATION TO SHORT PLAT REC NO 20070718900003 SD SHORT PLAT DAF - POR OF TRACTS 3 & 4 OF JERSEY WATER FRONT ADDITION TO EAST SEATTLE BEG AT MNMT #1 WCH IS AN IRON PIPE EMBEDDED IN CONCRETE AT APPROX THE NW COR OF TRACT 8 OF SD ADD & RNG TH S 10-49-00 E 116.70 FT TO MNMT #2 WCH IS AN IRON PIPE EMBEDDED IN CONCRETE WCH IS THE TPOB TH S 40-20-00 W 206.90 FT TO MNMT #3 WCH IS AN IRON PIPE EMBEDDED IN CONCRETE TH S 44-03-00 W 257.66 FT TO MNMT #4 WCH IS AN IRON PIPE EMBEDDED IN CONCRETE & ON THE SHORE OF LAKE WASHINGTON TH S 72-01-00 E 100.00 FT TO MNMT #5 WCH IS AN IRON PIPE TH N 47-17-40 E 316.17 FT TH N 05-10-00 W 160.00 FT TO MNMT #2 HINFTR DESIGNATED AS TPOB - TGW 2ND CL SH LDS ADJ LY BTWN NW LN & SELY LN OF ABOVE DESC TRACT EXTENDED SWLY

B. Environmental Elements [HELP]

1. *Earth* [help]

a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____
Flat.

b. What is the steepest slope on the site (approximate percent slope)?
Approximately 5%

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.
Gravel, topsoil, muck.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
Potential landslide area per Mercer Island GIS Landslide Hazard Assessment.

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 proposed.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
Typical shoreline erosion will continue to occur over time from lake wave action. The proposed project will not influence site erosion.

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

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
None proposed.

2. Air [help]

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Engine exhaust from construction equipment during construction hours only.

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:

All equipment will be properly maintained and shut off when not in use to prevent excess exhaust fumes.

3. Water [help]

a. Surface Water: [help]

1) 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.

Yes, Lake Washington.

2) 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.

Yes, see proposed dock on attached plans.

3) 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.

No fill proposed.

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

No.

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

No.

6) 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 Water: [help]

1) 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.

2) 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.

No waste material will be discharged.

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) 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.

All runoff will continue to flow into Lake Washington, proposed scope will not influence existing runoff conditions on site.

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

Potential construction debris will be contained using a temporary floating silt containment fence during construction.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No.

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

None proposed.

4. Plants [help]

a. Check the types of vegetation found on the site:

__X__deciduous tree: alder, maple, aspen, other
__X__evergreen tree: fir, cedar, pine, other
__X__shrubs
__X__grass
____pasture
____crop or grain
____ Orchards, vineyards or other permanent crops.
____ wet soil plants: cattail, buttercup, bullrush, 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?

Vegetation blocking access to the proposed pier along center property line will be removed to provide access for the proposed pier. This vegetation consists of ornamental shrubs and deciduous trees with interspersed Himalayan blackberry and bindweed.

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

Unknown.

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

Please see the attached planting plan.

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

Himalayan blackberry, bindweed. Invasives are located in planned existing vegetation removal area.

5. Animals [help]

a. List any birds and other 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 _____

Songbirds, eagles, salmon.

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

Chinook Salmon (Oncorhynchus tshawytscha), Bull Trout (Salvelinus confluentus), Steelhead (Oncorhynchus mykiss).

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

Unknown.

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

None proposed.

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

Unknown.

6. Energy and Natural Resources [help]

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:

None proposed.

7. Environmental Health [help]

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.

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

None known.

2) 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.

3) 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.

4) Describe special emergency services that might be required.

None anticipated, best management practices will be followed throughout the duration of construction.

5) Proposed measures to reduce or control environmental health hazards, if any:

None proposed.

b. Noise

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

None.

2) 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.

Short-term noise from construction activities during Mercer Island approved construction hours only.

3) Proposed measures to reduce or control noise impacts, if any:

Construction equipment will be operated only when in use.

8. Land and Shoreline Use [help]

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.

Adjacent properties are single-family residences. The current proposal will not affect current land uses of each adjacent property.

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.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No.

c. Describe any structures on the site.

Both parcels contain one single-family residence each.

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

No.

e. What is the current zoning classification of the site?

R-15.

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

N/A per King County Districts and Development Conditions.

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

Urban Residential.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

Yes, the site is partially within a landslide hazard.

i. Approximately how many people would reside or work in the completed project?

None, proposed project is a pier.

j. Approximately how many people would the completed project displace?

None.

k. Proposed measures to avoid or reduce displacement impacts, if any:

None proposed.

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

The project will comply with the Mercer Island shoreline master program.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

None proposed.

9. Housing [help]

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:

None proposed.

10. Aesthetics [help]

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

18" over OHWM.

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

None.

b. Proposed measures to reduce or control aesthetic impacts, if any:

None proposed.

11. Light and Glare [help]

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:

None proposed.

12. Recreation [help]

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

Lake Washington waterfront access, recreational water sports and activities.

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:

None proposed.

13. Historic and cultural preservation [help]

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.

No.

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.

None.

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.

N/A.

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.

None proposed.

14. Transportation [help]

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.

SE 32nd St. See site plans for vicinity map.

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?

No. Nearest transit stop is within 1.5 miles.

c. How many additional parking spaces would the completed project or non-project 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 nonpassenger vehicles). What data or transportation models were used to make these estimates?

None. Crew will arrive via construction barge on Lake Washington.

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:

None proposed.

15. Public Services [help]

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

No.

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

None proposed.

16. Utilities [help]

a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

Electricity, natural gas, water, telephone, sanitary sewer.

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 proposed.

C. Signature [HELP]

The above answers 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: _____Mark Kushino_____

Name of signee _Mark Kushino_____

Position and Agency/Organization ____Permit Coordinator/Waterfront Construction, Inc._____

Date Submitted: __4/13/23_____

D. Supplemental sheet for nonproject actions [HELP]

(**IT IS NOT NECESSARY** to 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; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such 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.

Ecological No Net Loss Assessment Report

Prepared for

Melanie Pritt
6031 SE 32nd Street
Mercer Island, WA 98040

Prepared by

Northwest Environmental Consulting, LLC

Northwest Environmental Consulting, LLC
600 North 36th Street, Suite 423
Seattle, WA 98103
206-234-2520

March 2023

Purpose

The purpose of this report is to fulfill the requirements of City of Mercer Island Municipal Code (MICC) 19.13 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."

Permits are being applied for a dock extension and associated moorage improvements.

Location

The subject property is located at 6025 and 6027 SE 32nd Street (King County parcel number 3708900042 and 370890-0040) in the City of Mercer Island, Washington (see Appendix A – Sheet 1 of 10). The parcel is on the waterfront of Lake Washington, a shoreline of the state, that contains several endangered fish species listed under the Endangered Species Act and Washington State designated priority fish species.

Project Description

A new dock is proposed at the waterfront residence. The new dock will be constructed by driving 14 (2 4-inch, 2 6-inch, and 10 8-inch) epoxy coated steel piles to support the new dock. The dock superstructure will be constructed on the pilings and the new 651 square foot dock will be fully grated. Two new boatlifts will also be placed along the dock for moorage.

The project will restore the shoreline by removing 20 linear feet of concrete bulkhead, 10 lineal feet of timber bulkhead, and 35.3-square-foot of wooden dock.

See Appendix A – Sheets 2 of 10 to 8 of 10).

During construction, a floating boom will surround the work barge and dock. (See Appendix A – sheet 9 of 10).

A shoreline vegetation plan is proposed, that will add 2 native conifers and 3 native shrubs. These shoreline plantings will provide shade and allow beneficial allochthonous material to enter the lake along the shoreline. Existing vegetation will be persevered to the extent practicable. (See Appendix A – Sheet 10 of 10).

Project drawings are included in Attachment A.

Approach

Northwest Environmental Consulting LLC (NWEC) biologist Brad Thiele conducted a site visit on January 10, 2023 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 a shoreline tract in a residential neighborhood. It has shoreline on its western boundary with single-family homes to the north and south along the shoreline.

The only existing structures on the property are the houses.

The shoreline is low bank with a gravel beach. The uplands are maintained with lawn and an ornamental hedgerow is present where the proposed dock will be placed. The substrates along the shore are sand with gravel. No aquatic vegetation was present at the time of the site visit.

The neighboring shorelines are landscaped similarly with docks. See attached photos in Appendix B- Photos.

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. Juveniles migrate and may rear in the waters near the project when traveling from spawning sites on other lake tributaries to the lakes system's outlet at the Hiram M. Chittenden Locks. The project site is accessible to any fish migrating or rearing in the lake. The shoreline is mapped as a Sockeye spawning location.

Priority Habitats and Species mapping does not mapping any priority species or habitats within 1,500 feet of the site except for Lake Washington.

The City of Mercer Island GIS Portal indicates a watercourse on the property about 500 feet to the south.

Project Impacts and Conservation Measurements

Direct Impacts:

Sediments: Sediment disturbance may occur below the OHWM during pile installation, Additionally, the tug and barge propwash may disturb sediments temporarily when making trips to and from the site.

Impacts to sediments should be minimal from installation of the pilings. Removal of the bulkhead can cause a turbididty from runoff along the shoreline. A silt curtain will be used inwater around the work site to prevent turbid water from leaving the site. The project will meet

state water quality standards.

Shoreline: Planting native vegetation, including a Douglas fir and shore pines and shrubs, 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 proposed planting plan is included, see Appendix A sheet 10 of 10.

The project proposes to remove 30 lineal feet of concrete and timber bulkhead from the shoreline. The shoreline is naturally low and has a gravel beach, removing the structures will decrease erosive forces caused by reflecting waves that hit the bulkhead. This will result in a more naturally sorted substrates at the site and reduce shoreline erosion.

Lakebed: Construction of the dock construction includes driving 10, 8-inch pilings, 2 6-inch pilings and 2 4-inch pilings will result in 4.1 square feet of lake bottom displacement.

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 in larger numbers.

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 a trained crew will be onsite that will implement spill containment measures should a spill occur.

Shading: The proposed dock will increase overwater coverage by 651 square feet. The proposed decking will be ThruFlow grated decking. Grated decking allows light to penetrate the waters below the dock, which can increase productivity in the water column 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 these hard shadows limits their ability to effectively hunt salmonids. In addition, hard shadowing may increase juvenile salmonid outmigration times when encountered along the shoreline.

ThruFlow grated decking has a measured performance at 43 percent light penetration (ThruFlow, 2021). Thus, the increase in lighting under the pier is effectively 57% of the area of a solid decked structure. Table 1 provides a summary of effective coverage:

Table 1 – Effective coverage

	Existing/ Proposed	Proposed grated	Conversion	Effective coverage	Reduction in effective coverage
New Grated Dock (SF)	0	651	0.57	371	280

The use of grated decking at the site reduces the effective coverage of the new structure by 280 square feet. Removal of the old dock will reduce overwater coverage by an additional 35 square feet. Using boat lifts to lift watercraft out of the water reduces shading under the boat that would otherwise be tied to the dock.

The dock has been designed to be the narrowest within the first 30 feet of shore and placed the closest moorage over 100 feet from shore. Juvenile salmonids often follow the shoreline while migrating so placing the moorage away from shore is least impacting to the salmonid using the Lake.

Recreational Boating: The project supports continued recreational boating, which has been identified as a limiting factor for salmonid populations in Lake Washington. The pier will not introduce additional boating to Lake Washington, as the owners could still access the lake from a public boat launch or 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 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. 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 supplies 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.

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. Construction disturbance will degrade ecological conditions at the site in the short term and long term by increasing overwater coverage at the site.

The dock will use grated decking to minimize the effective overwater coverage to a net gain of 371 square feet. This will be partially offset by removing the existing 35 square foot wooden decked dock along the shoreline. Using grated decking reduces the hard shadows favored by salmonid predators and increases productivity under the pier.

In addition, the new moorage is in deeper water more than 100 feet from shore. Overwater structures may slow juvenile salmonid outmigration times. Constructing the new moorage away from shore will reduce the chances of delaying outmigrating juvenile salmonids.

The project will displace about 4.1 square feet of lakebed from installation of new pilings.

The project will minimize construction effects on the environment by following the prescribed fish window and using applicable BMPs to prevent construction spills, turbidity, and floating debris from escaping the area. The construction crew will retrieve all dropped items from the bottom and dispose of them properly. The effects of construction will be short term.

A shoreline planting plan will be implemented that will add 2 native trees and 3 native shrubs to the shoreline that will provide natural shading, allochthonous food sources and will eventually be a source of woody materials that will improve shoreline conditions at the site in the long-term. In

addition the owner is proposing to remove about 30 lineal feet of bulkhead that will reduce beach erosion and result in more sorted substrates along the shoreline.

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**.

Document Preparers

Brad Thiele	Biologist	29 years of experience	Northwest Environmental Consulting, LLC (NWEC)

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

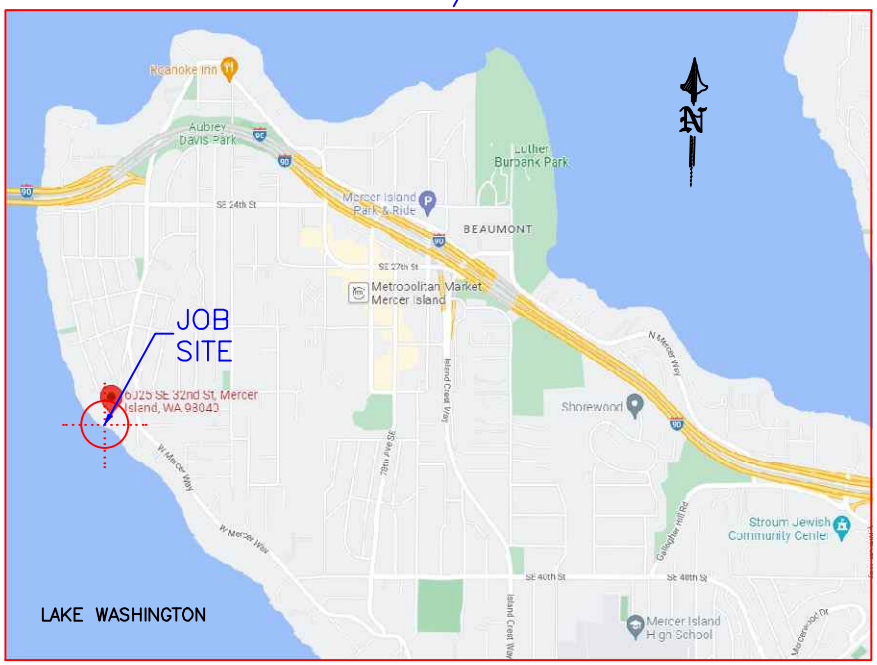
King County. 2022. King County iMap. Online database. Accessed March 2023 at https://gismaps.kingcounty.gov/iMap/

Washington Department of Fish and Wildlife (WDFW). 2023. Priority Habitats and Species. Online database. Accessed March 2023 at http://apps.wdfw.wa.gov/phsontheweb/

WDFW. 2022. SalmonScape. Online database. Accessed March 2023 at http://apps.wdfw.wa.gov/salmonscape/

Appendix A:
Project Drawings

VICINITY MAP/NO SCALE



REVISED
03/28/2023
TO INCLUDE PLANTING PLAN ON SHEET 10.

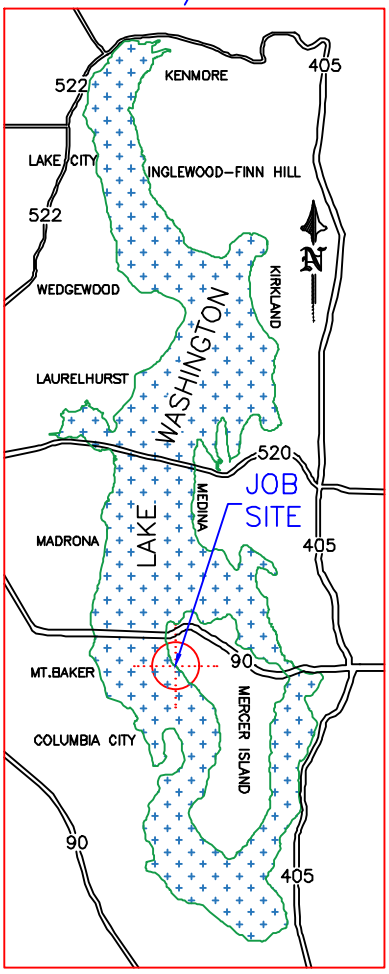
LEGAL DESCRIPTION

SECTION: SE-11-24-04
TAXLOT #: 370890-0042 & 370890-0040
LAT: 47.580720 (47° 34' 50.592" N)
LONG: -122.250040 (122° 15' 0.144" W)

6025 SE 32ND ST. (370890-0042):
JERSEY WATER FRONT TO E SEATTLE LOT A MERCER ISLAND SHORT PLAT NO 93-1751 REC NO 9502069001 & ALTERATION TO SHORT PLAT REC NO 20070718900003 SD SHORT PLAT DAF - POR OF TRACTS 3 & 4 OF JERSEY WATER FRONT ADDITION TO EAST SEATTLE BEG AT MNMT #1 WCH IS AN IRON PIPE EMBEDDED IN CONCRETE AT APPROX THE NW COR OF TRACT 8 OF SD ADD & RNG TH S 10-49-00 E 116.70 FT TO MNMT #2 WCH IS AN IRON PIPE EMBEDDED IN CONCRETE WCH IS THE TPOB TH S 40-20-00 W 206.90 FT TO MNMT #3 WCH IS AN IRON PIPE EMBEDDED IN CONCRETE TH S 44-03-00 W 257.66 FT TO MNMT #4 WCH IS AN IRON PIPE EMBEDDED IN CONCRETE & ON THE SHORE OF LAKE WASHINGTON TH S 72-01-00 E 100.00 FT TO MNMT #5 WCH IS AN IRON PIPE TH N 47-17-40 E 316.17 FT TH N 05-10-00 W 160.00 FT TO MNMT #2 HINFTR DESIGNATED AS TPOB - TGW 2ND CL SH LDS ADJ LY BTWN NW LN & SELY LN OF ABOVE DESC TRACT EXTENDED SWLY

6027 SE 32ND ST. (370890-0040):
JERSEY WATER FRONT TO E SEATTLE LOT B MERCER ISLAND SHORT PLAT NO 93-1751 REC NO 9502069001 & ALTERATION TO SHORT PLAT REC NO 20070718900003 SD SHORT PLAT DAF - POR OF TRACTS 3 & 4 OF JERSEY WATER FRONT ADDITION TO EAST SEATTLE BEG AT MNMT #1 WCH IS AN IRON PIPE EMBEDDED IN CONCRETE AT APPROX THE NW COR OF TRACT 8 OF SD ADD & RNG TH S 10-49-00 E 116.70 FT TO MNMT #2 WCH IS AN IRON PIPE EMBEDDED IN CONCRETE WCH IS THE TPOB TH S 40-20-00 W 206.90 FT TO MNMT #3 WCH IS AN IRON PIPE EMBEDDED IN CONCRETE TH S 44-03-00 W 257.66 FT TO MNMT #4 WCH IS AN IRON PIPE EMBEDDED IN CONCRETE & ON THE SHORE OF LAKE WASHINGTON TH S 72-01-00 E 100.00 FT TO MNMT #5 WCH IS AN IRON PIPE TH N 47-17-40 E 316.17 FT TH N 05-10-00 W 160.00 FT TO MNMT #2 HINFTR DESIGNATED AS TPOB - TGW 2ND CL SH LDS ADJ LY BTWN NW LN & SELY LN OF ABOVE DESC TRACT EXTENDED SWLY

AREA MAP/NO SCALE



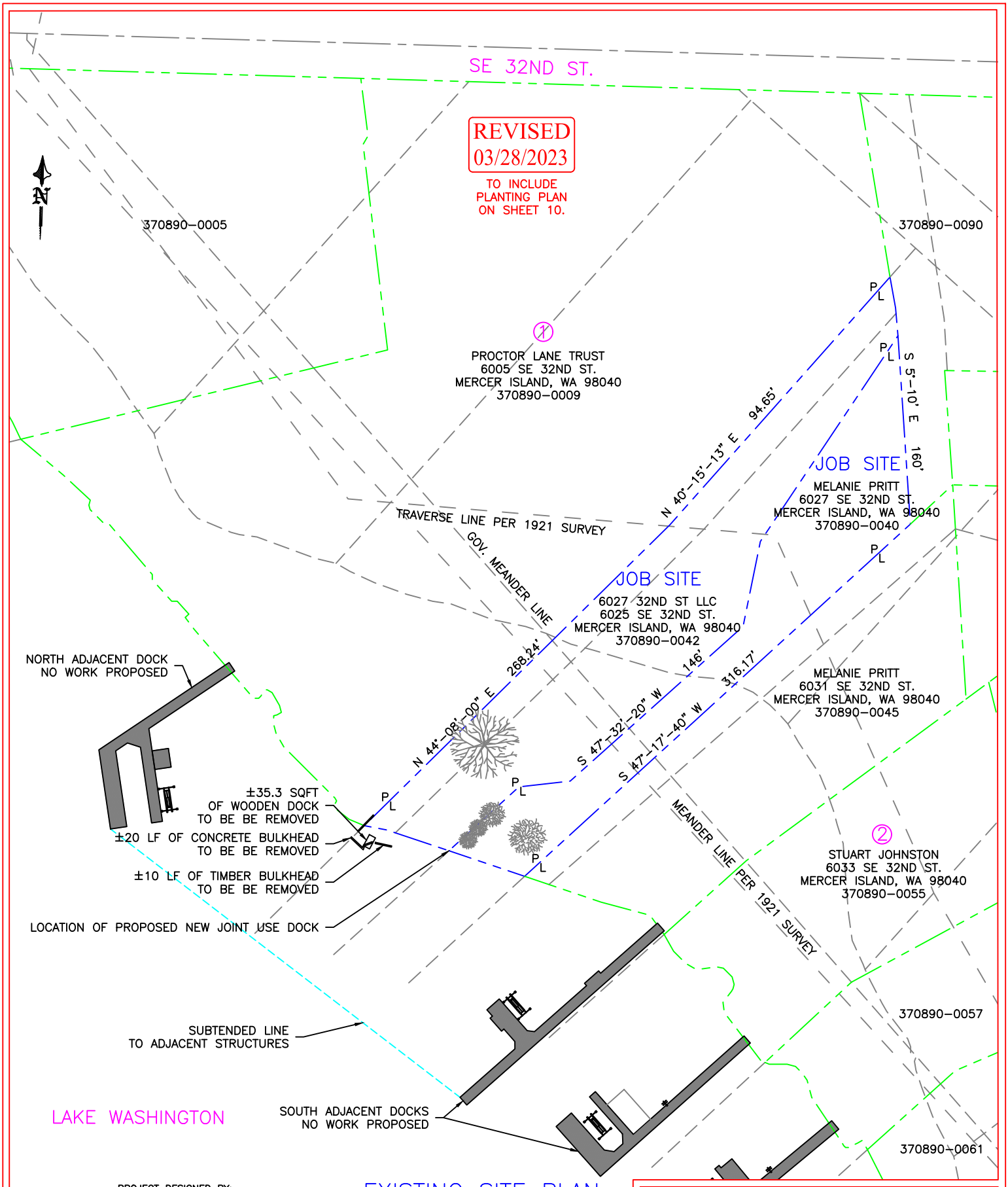
PROJECT DESIGNED BY:
Waterfront Construction Inc.

ADJACENT OWNERS:
1. PROCTOR LANE TRUST
   6005 SE 32ND ST.
   MERCER ISLAND, WA 98040
2. STUART JOHNSTON
   6033 SE 32ND ST.
   MERCER ISLAND, WA 98040

APPLICATION#:

PROPOSED: NEW JOINT-USE DOCK
PURPOSE: PROVIDE ECOLOGICALLY SUSTAINABLE JOINT-USE MOORAGE & WATERWAY ACCESS
DATUM: C.O.E. MLLW=0.0'
DWG#: 22-32020-A3-1

APPLICANT: 6027 LLC c/o MELANIE PRITT
SITE ADD. 6025 & 6027 SE 32ND ST.
MERCER ISLAND, WA 98040
MAIL ADD. PO BOX 346
MERCER ISLAND, WA 98040
PAGE: 1 OF: 10
DATE: 08/29/2022



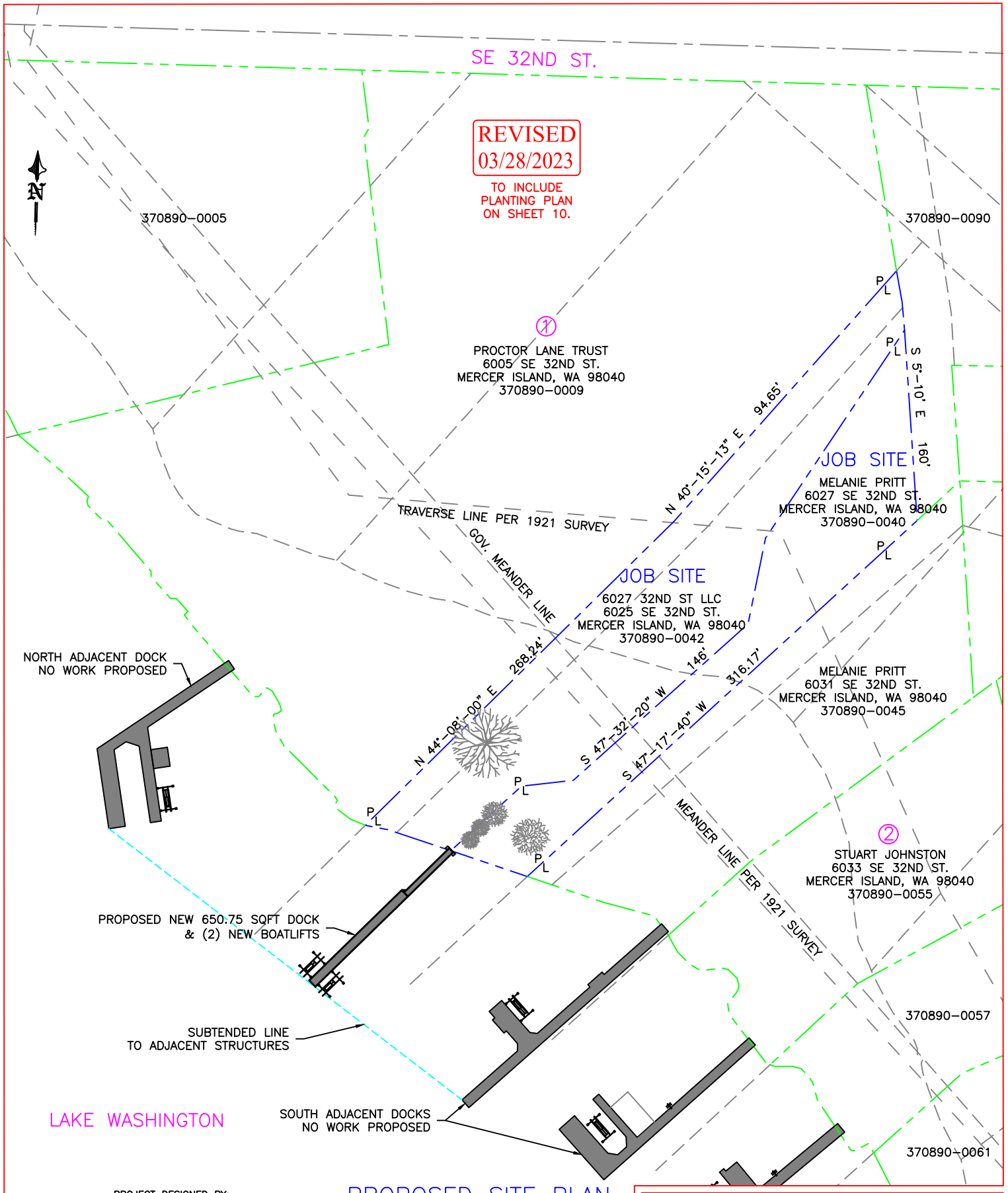
PROJECT DESIGNED BY:
Waterfront Construction Inc.

EXISTING SITE PLAN

80' 60' 40' 20' 0' 80'

SCALE: 1"=80'

REFERENCE #:	
APPLICANT: 6027 LLC c/o MELANIE PRITT	
PROPOSED: NEW JOINT-USE DOCK	
SHEET: 2 OF: 10	NEAR/AT: LAKE WASHINGTON
DATE: 08/29/2022	DWG#: 22-32020-A3-2



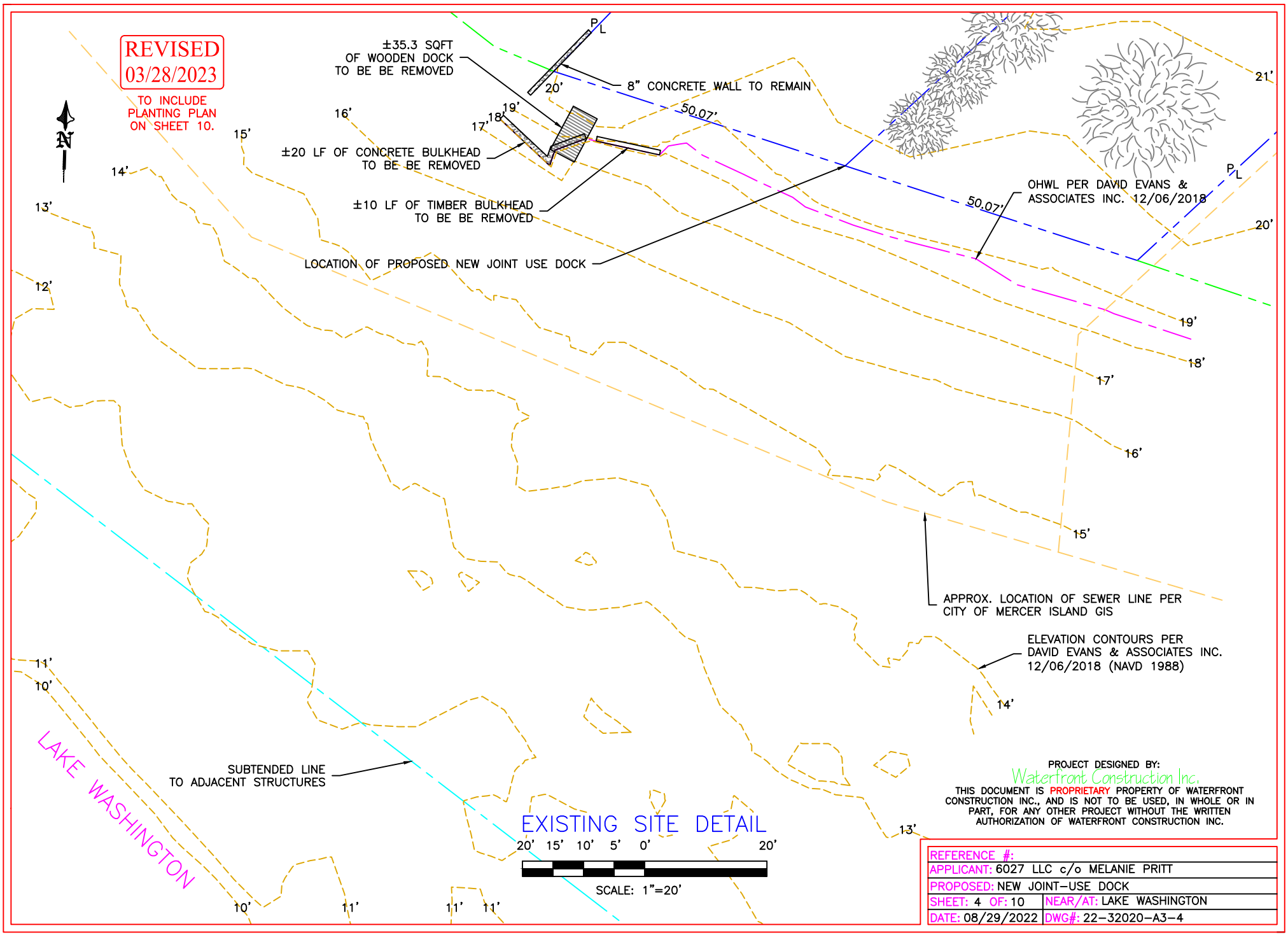
PROJECT DESIGNED BY:
Waterfront Construction Inc.

PROPOSED SITE PLAN

80' 60' 40' 20' 0' 80'

SCALE: 1"=80'

REFERENCE #:	
APPLICANT: 6027 LLC c/o MELANIE PRITT	
PROPOSED: NEW JOINT-USE DOCK	
SHEET: 3 OF: 10	NEAR/AT: LAKE WASHINGTON
DATE: 08/29/2022	DWG#: 22-32020-A3-3



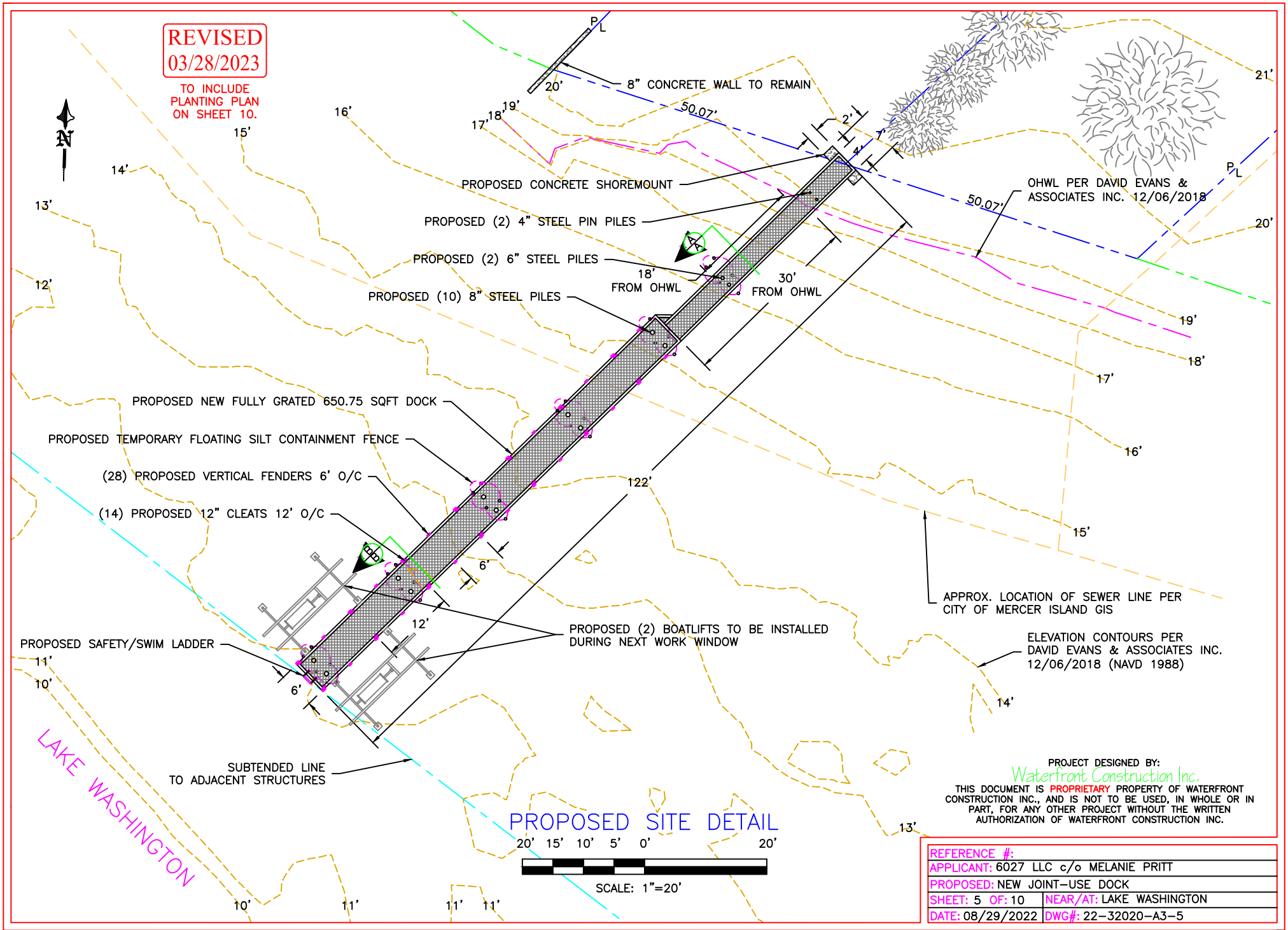
EXISTING SITE DETAIL

20' 15' 10' 5' 0' 20'

SCALE: 1"=20'

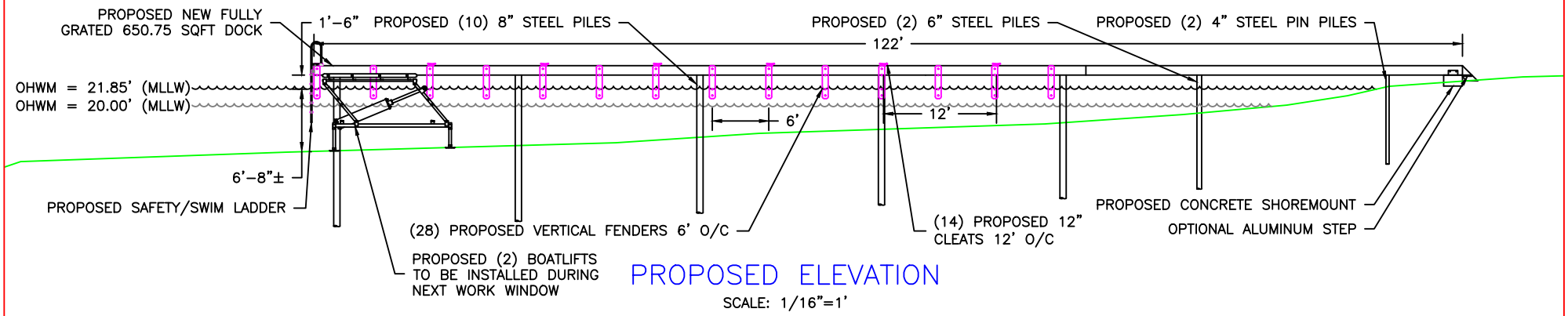
PROJECT DESIGNED BY:
Waterfront Construction Inc.

REFERENCE #:	
APPLICANT: 6027 LLC c/o MELANIE PRITT	
PROPOSED: NEW JOINT-USE DOCK	
SHEET: 4 OF: 10	NEAR/AT: LAKE WASHINGTON
DATE: 08/29/2022	DWG#: 22-32020-A3-4



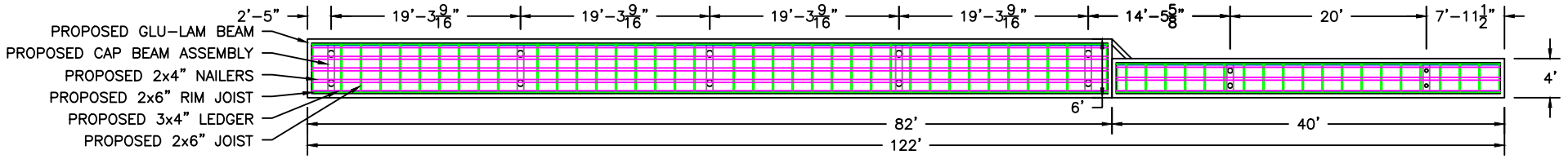
PROJECT DESIGNED BY:
Waterfront Construction Inc.

REFERENCE #:	
APPLICANT: 6027 LLC c/o MELANIE PRITT	
PROPOSED: NEW JOINT-USE DOCK	
SHEET: 5 OF: 10	NEAR/AT: LAKE WASHINGTON
DATE: 08/29/2022	DWG#: 22-32020-A3-5



PROPOSED ELEVATION

SCALE: 1/16"=1'



PROPOSED FRAMING PLAN

16' 8' 4' 0' 16'

SCALE: 1/16"=1'

MATERIAL LIST

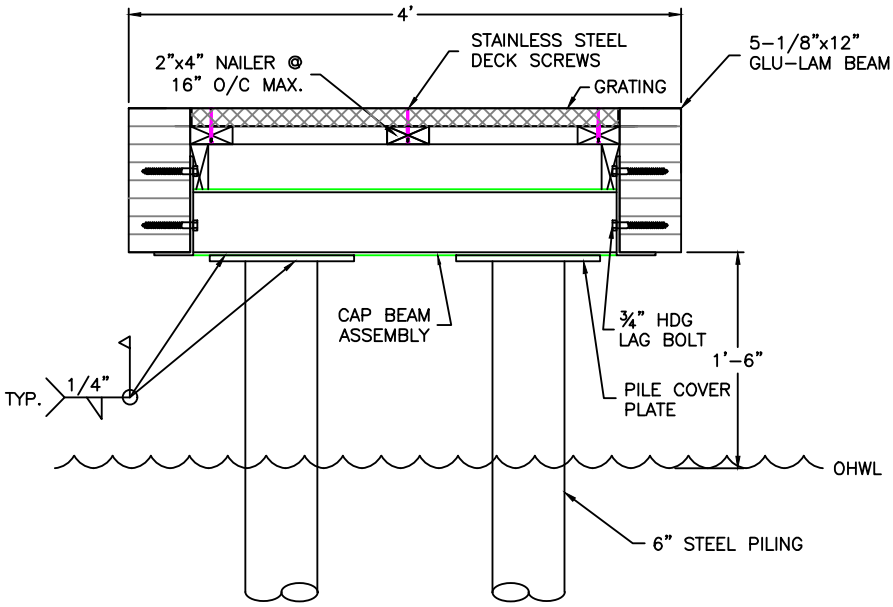
PART	SPECS	TREATMENT
PILING	X-STRONG 4", 6" & 8"	EPOXY
CAPS	W6x15 "I" BEAM	GALVANIZED
GLU-LAMS	5 1/8"x12" DF	ACZA
JOIST	2"x6" DF #2 OR BTR	ACZA
RIM JOIST	2"x6" DF #2 OR BTR	ACZA
NAILERS	3"x4" DF #2 OR BTR	ACZA
LEDGERS	3"x4" DF #2 OR BTR	ACZA
GRATING	MOLDED PLASTIC	NONE
HARDWARE	STEEL	STAINLESS OR HDG.

REVISED 03/28/2023

TO INCLUDE PLANTING PLAN ON SHEET 10.

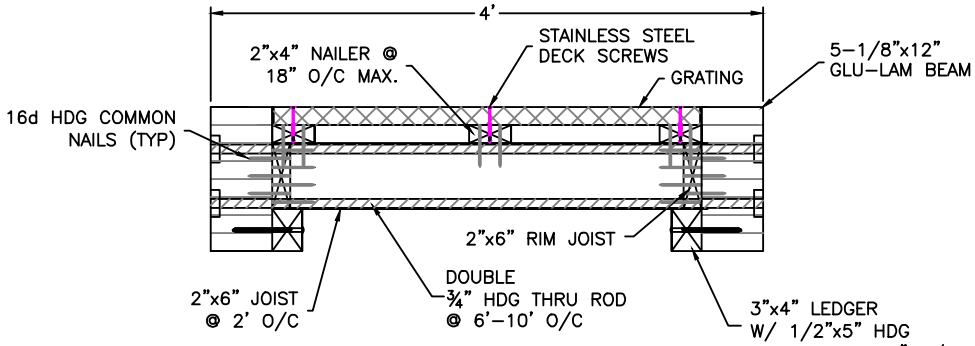
PROJECT DESIGNED BY:
Waterfront Construction Inc.

REFERENCE #:	
APPLICANT: 6027 LLC c/o MELANIE PRITT	
PROPOSED: NEW JOINT-USE DOCK	
SHEET: 6 OF: 10	NEAR/AT: LAKE WASHINGTON
DATE: 08/29/2022	DWG#: 22-32020-A3-6

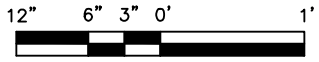


PROPOSED SECTION VIEW A-A

SCALE: 3/4"=1'



PROPOSED SECTION FRAMING A-A



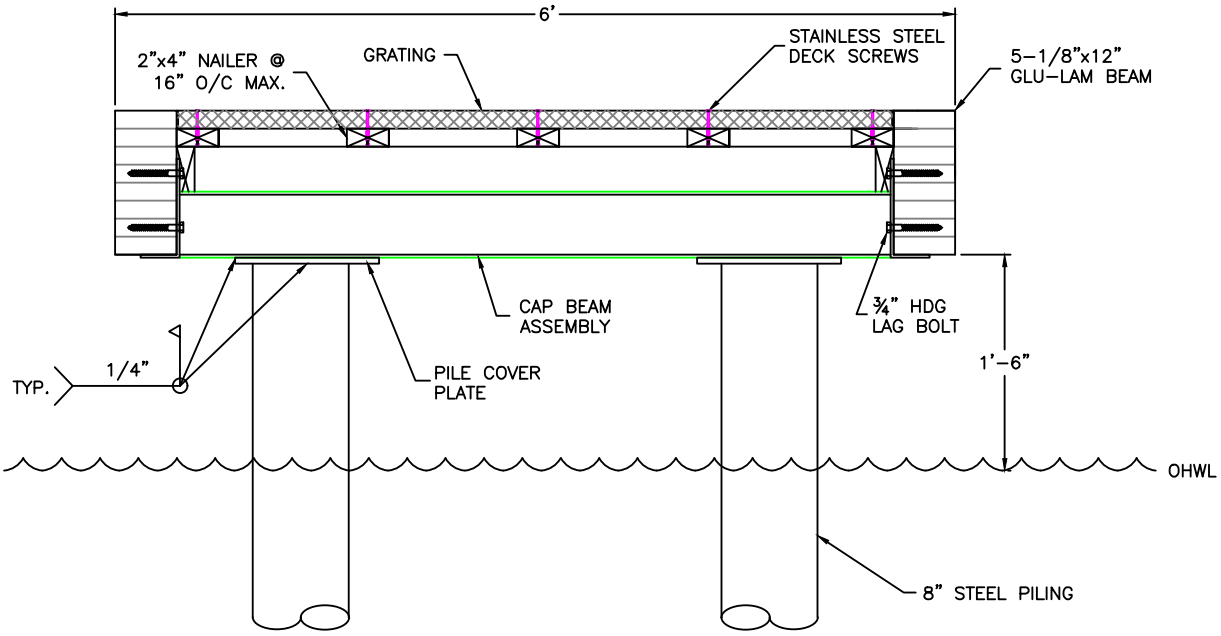
SCALE: 3/4"=1'

REVISED
03/28/2023

TO INCLUDE
PLANTING PLAN
ON SHEET 10.

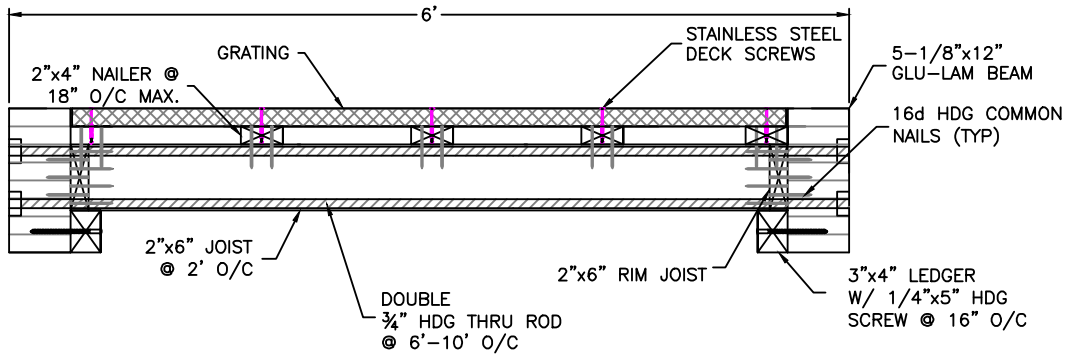
PROJECT DESIGNED BY:
Waterfront Construction Inc.

REFERENCE #:	
APPLICANT: 6027 LLC c/o MELANIE PRITT	
PROPOSED: NEW JOINT-USE DOCK	
SHEET: 7 OF: 10	NEAR/AT: LAKE WASHINGTON
DATE: 08/29/2022	DWG#: 22-32020-A3-7

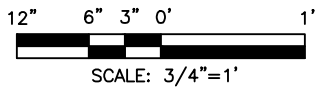


PROPOSED SECTION VIEW B-B

SCALE: 3/4"=1'



PROPOSED SECTION FRAMING B-B



SCALE: 3/4"=1'

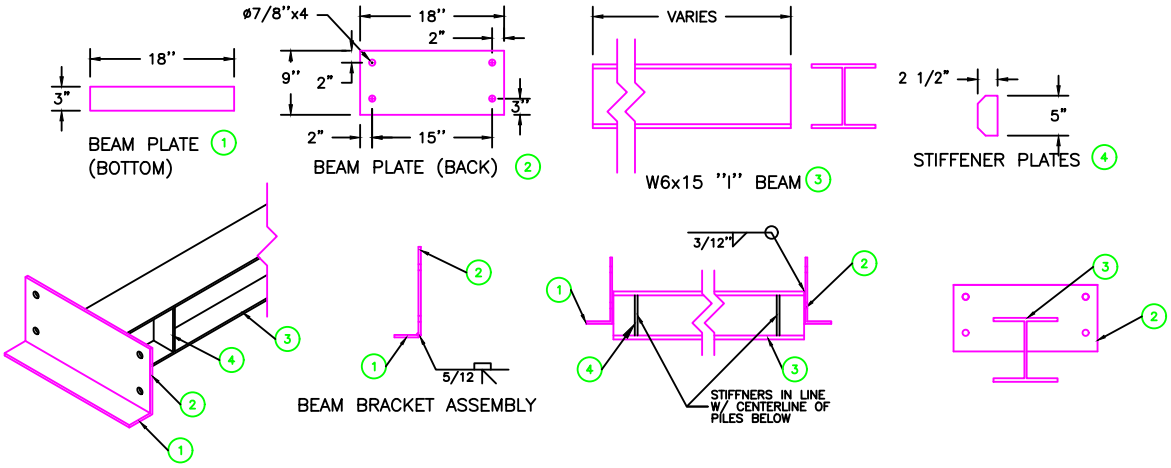
REVISED
03/28/2023

TO INCLUDE PLANTING PLAN ON SHEET 10.

PROJECT DESIGNED BY:
Waterfront Construction Inc.

REFERENCE #:	
APPLICANT: 6027 LLC c/o MELANIE PRITT	
PROPOSED: NEW JOINT-USE DOCK	
SHEET: 8 OF: 10	NEAR/AT: LAKE WASHINGTON
DATE: 08/29/2022	DWG#: 22-32020-A3-8

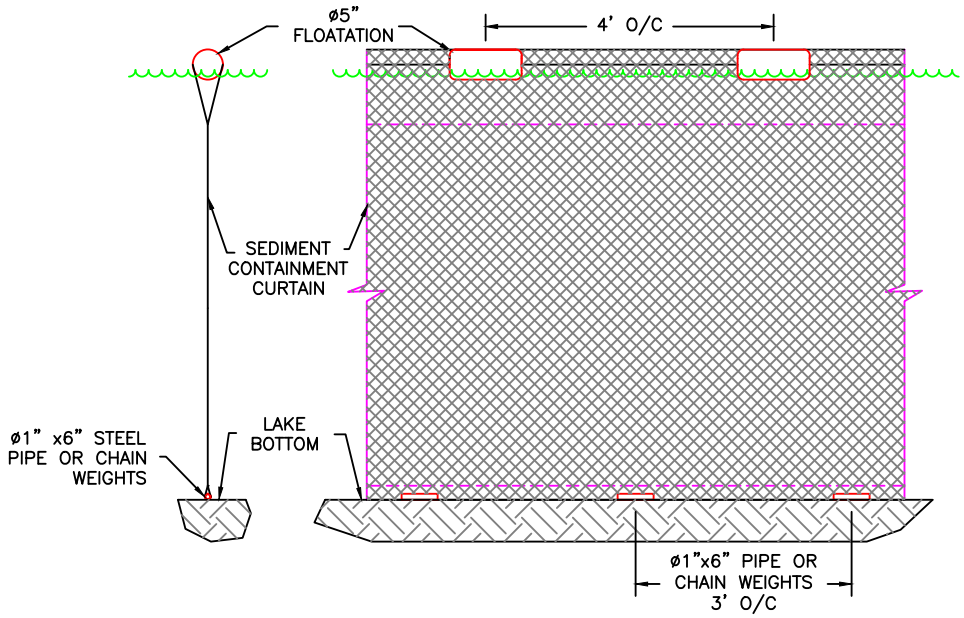
PART #	NOMENCLATURE OR DESCRIPTION	MATERIAL SPECIFICATION
4	STIFFENER PLATES	5''x2-1/2''x1/4'' STEEL PLATE
3	W6x15 "I" BEAM	6" 15 LB PER FOOT I-BEAM
2	BACK BEAM PLATE	18"x9"x5/12" STEEL PLATE
1	BOTTOM BEAM PLATE	18"x3"x5/12" STEEL PLATE



STEEL CAP ASSEMBLY

2' 1' 6" 0' 2'

SCALE: 1/2"=1'



TEMP. FLOATING SILT CONTAINMENT FENCE

2' 1' 6" 0' 2'

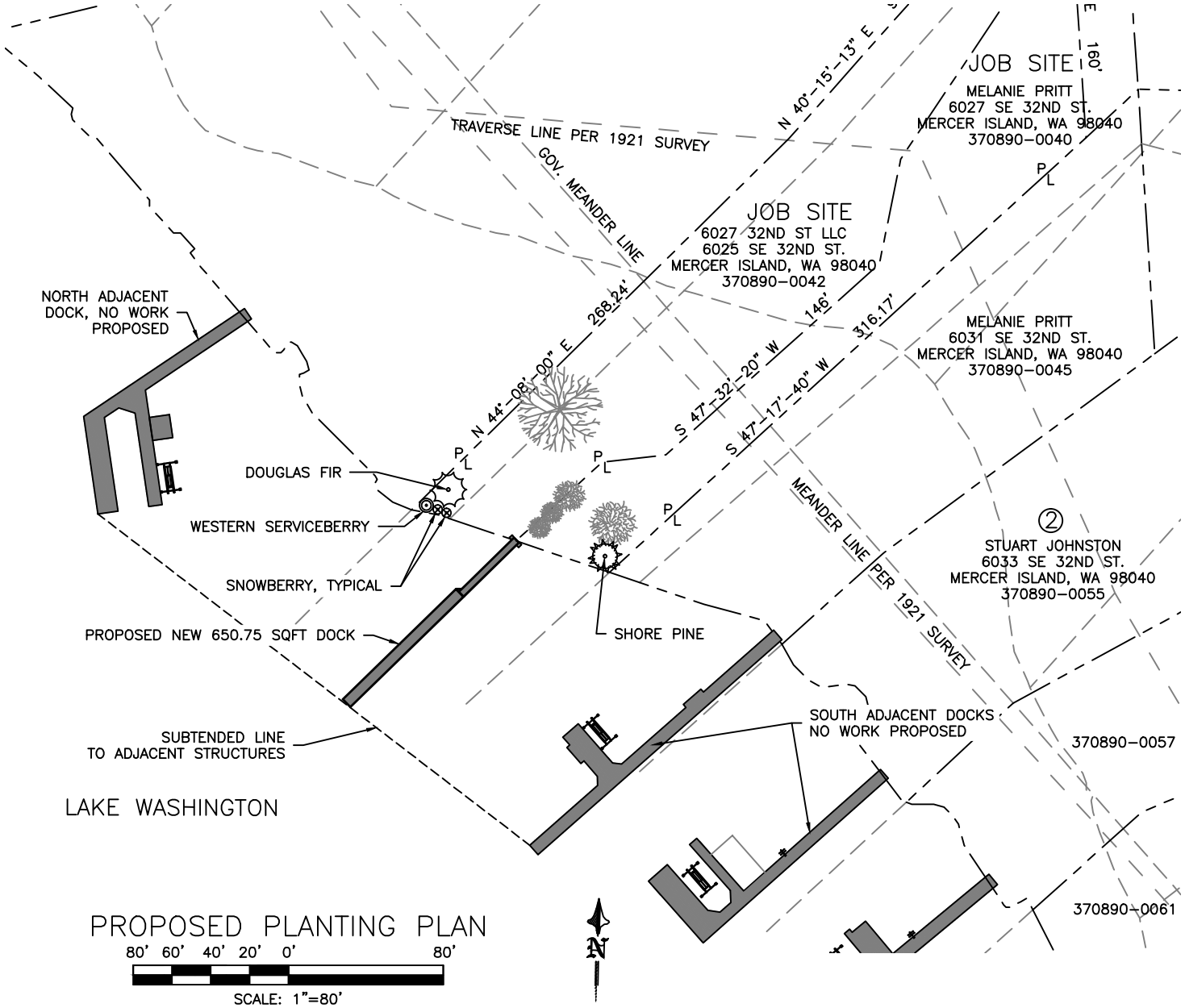
SCALE: 3/8"=1'

REVISED 03/28/2023

TO INCLUDE PLANTING PLAN ON SHEET 10.

PROJECT DESIGNED BY:
Waterfront Construction Inc.

REFERENCE #:	
APPLICANT: 6027 LLC c/o MELANIE PRITT	
PROPOSED: NEW JOINT-USE DOCK	
SHEET: 9 OF: 10	NEAR/AT: LAKE WASHINGTON
DATE: 08/29/2022	DWG#: 22-32020-A3-9



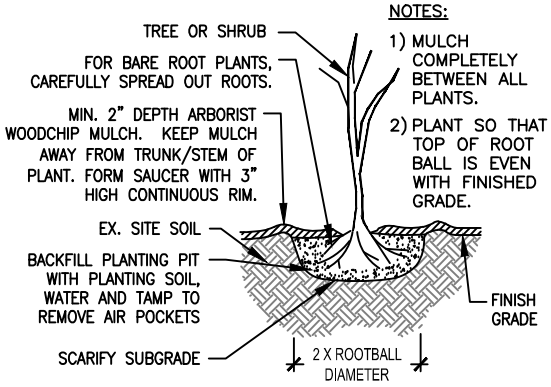
PROPOSED PLANTING PLAN

80' 60' 40' 20' 0' 80'

SCALE: 1"=80'

PLANT SCHEDULE

Common Name	Scientific Name	Qty	Size
TREES			
Western Serviceberry	*Amelanchier alnifolia*	1	Min. 3' Height
Shore Pine	*Pinus contorta var. contorta*	1	Min. 4' Height
Douglas Fir	*Pseudotsuga menziesii*	1	Min. 4' Height
SHRUBS			
Snowberry	*Symphoricarpos albus*	2	Min. 12" Height
	Total Plants:	5	



TYPICAL TREE OR SHRUB PLANTING

NOT TO SCALE

PROJECT DESIGNED BY:

Northwest Environmental Consulting, LLC

3639 PALATINE AVE N
SEATTLE, WA 98103
206-634-9193

REFERENCE #:	
APPLICANT: 6027 LLC c/o MELANIE PRITT	
PROPOSED: NEW JOINT-USE DOCK	
SHEET: 10 OF: 10	NEAR/AT: LAKE WASHINGTON
DATE: 03/27/2023	DWG#: 22-32020-A1-3

Appendix B:
Site Photographs

Photo 1 - Existing shoreline conditions looking waterward.

Photo 2 - Existing beach and shoreline conditions at proposed new dock location.

Photo 3 - Existing shoreline conditions looking south.

Photo 4 - Existing shoreline conditions looking north.

RA

RELIABLE ANALYSIS INC.

Tel: (248)-269-7003 • Fax: (248)-269-7005
E-mail: wseto@ralab.com

REPORT NUMBER	820468
PURCHASE ORDER	1018
TEST DATE	8/28/08 – 8/29/08
REPORT DATE	9/3/08
TOTAL PAGE (S) NUMBER	1/6

REPORT FOR

True Harbor
2145 Cole Street
Birmingham, MI 48009

Attn: Dick Cantley
Ph: (248) 649-4922
Email: dick.cantley@trueharbor.net

Work Requested

Perform a Light Availability Test on one (1) sample submitted in accordance with laboratory procedures described in the Cambridge Material Testing Technical report, as provided by the customer.

Sample Description

One (1) sample was received for testing in good condition on August 25, 2008, and was identified as:

1. RA#1

Terms

Surface Light: Light which passes through the slots of the dock surface.

Partially Illuminated Area (PIA): The area under the dock that is illuminated by the light passing through the slots in the surface of the dock. It is calculated as the total dock area minus the Edge Light Area.

Frame Shadow Area (FSA): The shadow area under the dock that is created by the frame, which supports the dock panel.

Corrected PIA: The FSA is subtracted from PIA which determines the Corrected PIA.

Edge Light: Light which illuminated the floor beneath the dock panel, but did not pass through the panel. The light intensity in the edge light was the same with or without the panel in place and was assigned as 100%

Light Availability Due to Surface Light was calculated as the Corrected PIA multiplied by the Light Intensity Ratio.

Total Light Available was calculated by adding the Light Available due to Surface Light and the Edge Illumination %.

Work Performed

Testing was conducted at two (2) ground-to-surface heights: 18 inches and 60 inches. A 150-watt light source was positioned above the geometric center of the panel. Three light readings were taken from the top of the panel at its center and at both sides. The light was then moved up to cover the panel with equal amounts of light intensity. Readings of 228 lux on the left side, 236 lux center and 229 lux at right were recorded. The light source fixture was pivoted to the following angles: 90°, 75°, 60°, 45°, 30°, 20°, 10°, and 0°. The light source at 90° simulated the sunlight at noon and the light source at 0° simulated sunrise, and/or sunset. The distance between the light and the center of the dock remained constant throughout all angles. A light meter was used at each angle to measure the light intensity with and without the dock in place. The reading with the dock in place was divided by the reading without the dock to calculate the Light Intensity Ratio**.** The LIR was then multiplied by the Corrected Partially Illuminated Area giving us the Light Availability due to Surface Light %. This was added to Edge Illumination % to give us the total light available at all angles. The total light available % was averaged to get the Total Average Light Availability %. See figure 1 (pg 6) for schematic of test procedure.

Test Results

Light Availability – True Harbor Panel
18 – Inch dock height

Incident Light Angle	**0°**	**10°**	**20°**	**30°**	**45°**	**60°**	**75°**	**90°**
Surface Light								
Partially Illuminated Area %	0	0	0	66.6	83	100	100	100
Frame Shadow Area %	0	0	0	8	4	0	0	0
Corrected Partially Illuminated Area	0.0	0.0	0.0	58.6	79.0	100.0	100.0	100.0
Light Intensity								
Light Intensity (Lx) - without dock	0	0	0	105	111	124	138	133
Light Intensity (Lx) - with dock	0	0	0	35	39	62	69	82
Light Intensity Ratio	0.00	0.00	0.00	0.33	0.35	0.50	0.50	0.62
Light Availability due to Surface Light %	**0.0**	**0.0**	**0.0**	**19.3**	**27.8**	**50.0**	**50.0**	**62.0**
Edge Light								
Edge Illumination (inches)	48	48	48	16	8.16	0	0	0
Edge Illumination %	100	100	100	33.3	17	0	0	0
Total Light Available %	**100.0**	**100.0**	**100.0**	**52.8**	**44.8**	**50.0**	**50.0**	**32.5**

Total Average Light Availability % **0 - 90°** **69.9**

Test Results (continued)

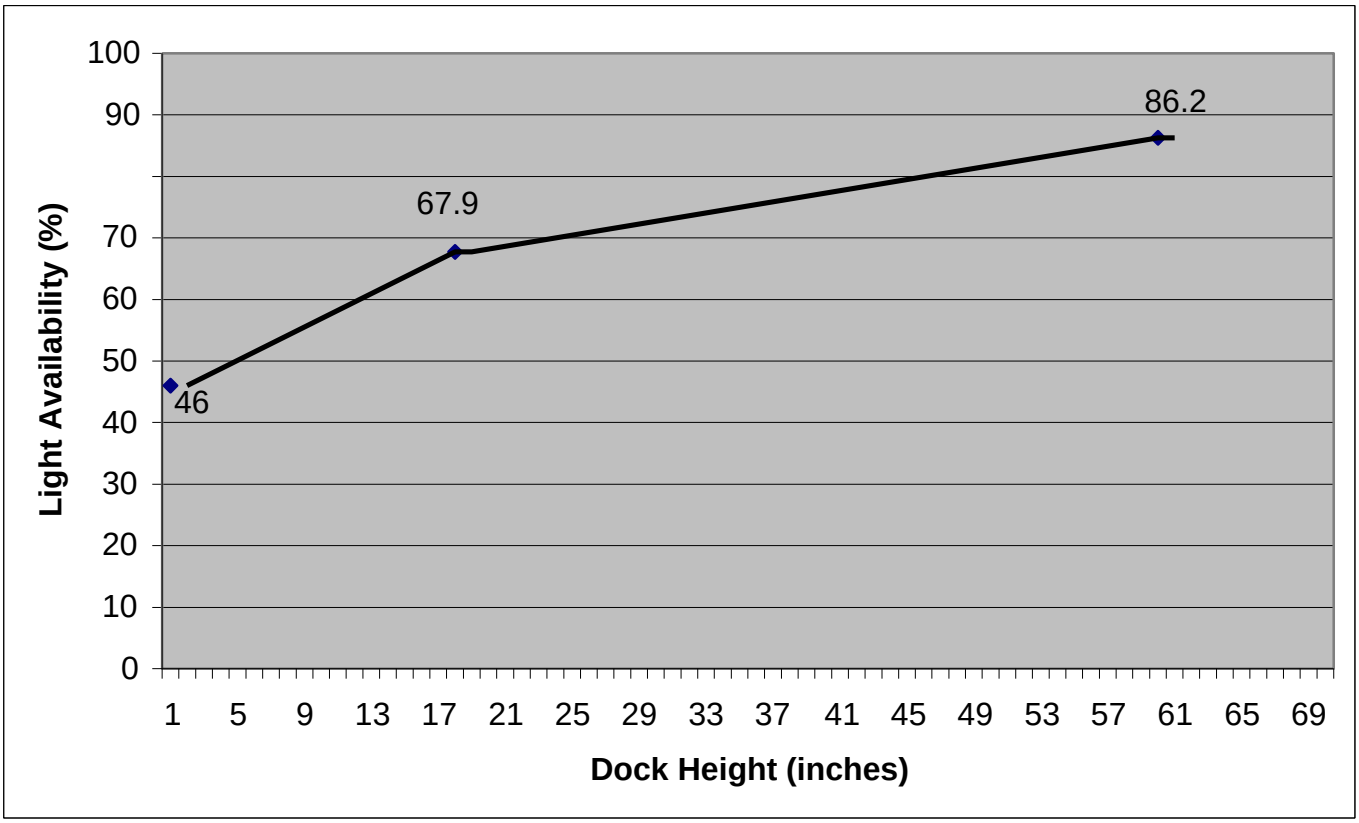
Light Availability – True Harbor Panel
60 – Inch dock height

Incident Light Angle	**0°**	**10°**	**20°**	**30°**	**45°**	**60°**	**75°**	**90°**
Surface Light								
Partially Illuminated Area %	0	0	0	0	0	97	100	100
Frame Shadow Area %	0	0	0	0	0	4	0	0
Corrected Partially Illuminated Area	0.0	0.0	0.0	0.0	0.0	93.0	100.0	100.0
Light Intensity								
Light Intensity (Lx) - without dock	0	0	0	0	0	56	55	62
Light Intensity (Lx) - with dock	0	0	0	0	0	35	37	38
Light Intensity Ratio	0.00	0.00	0.00	0.00	0.00	0.63	0.67	0.61
Light Availability due to Surface Light %	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**58.1**	**67.3**	**61.3**
Edge Light								
Edge Illumination (inches)	48	48	48	48	48	1.5	0	0
Edge Illumination %	100	100	100	100	100	3	0	0
Total Light Available	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**61.1**	**67.3**	**61.3**

Total Average Light Availability % 0 - 90° 86.2

Test Results (continued)

The tables on pages 2 and 3 show the results of the measurements and calculations for the light availability under the True Harbor Dock Panel. The Total Average Light Available at 18 inches was 67.9% and at 60 inches the Total Average Light Available was 86.2%. Below is a graph extrapolating the expected light availability over the height range of 0 to 60 inches.



* The slots in the part accounted for an estimated 46% on the dock surface, allowing for a start point in the test.

Test Equipment

Description	Manufacturer	Model Number	Serial Number	Cal. Due
Light Meter	Extech	401025	Q389952	08/27/09
Digital Protractor	Pro 360	360		09/07/08

Sample Disposition

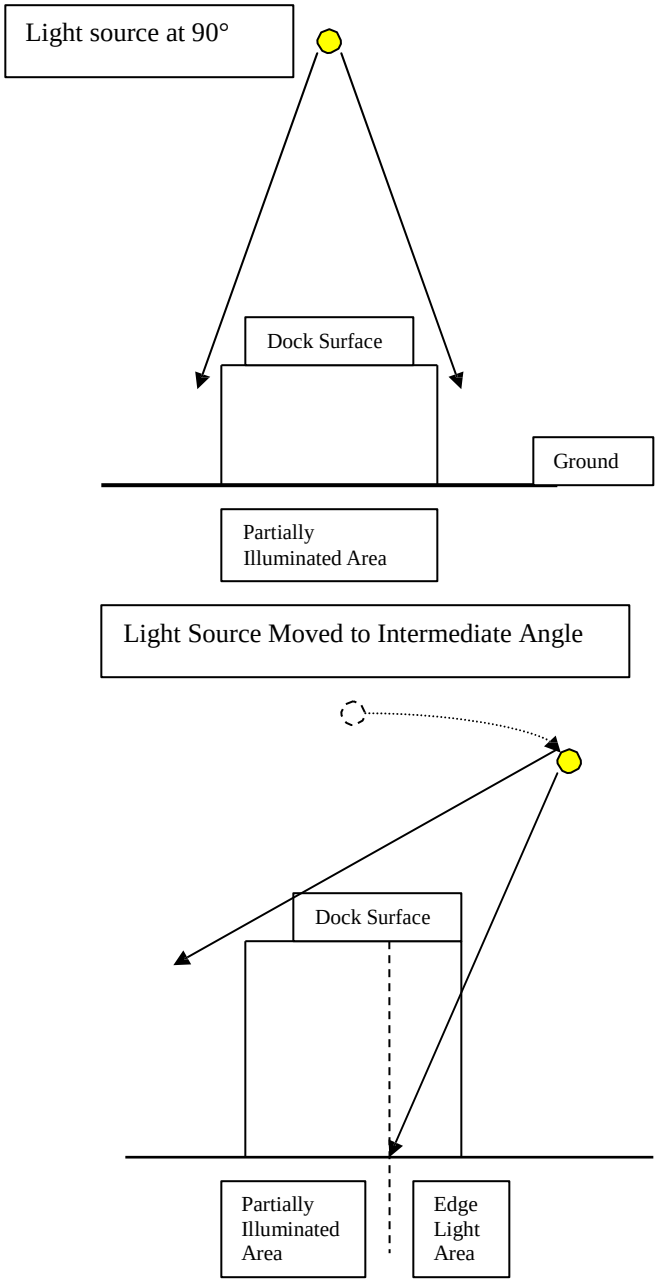
The samples are being held for customer pickup or disposal.

Reliable Analysis, Inc.

Winston Seto
Lab Manager

Tested By: Aaron Yarbrough
Written By: Aaron Yarbrough

Drawing of Test Set up and Procedure for Light Availability



20230727000192
AGREEMENT Rec: $207.50
7/27/2023 10:23 AM
KING COUNTY, WA

Return Address:
City of Mercer Island Attn: City Attorney
9611 SE 36th Street
Mercer Island, WA 98040

Agreement Regarding Joint Use

Effective Date: July 17, 2023

This agreement regarding a joint-use dock is made as of the date shown above between Melanie K. Pritt, hereinafter referred to as MKP, and 6027 32nd Street LLC (Melanie Pritt, Manager), hereinafter referred to as 6027 LLC.

Whereas MKP and 6027 LLC have commenced with plans for the construction of a joint-use dock, as shown in Exhibit C ("Improvements").

Whereas the parties wish to enter into an agreement to provide for the use, access, maintenance, costs and such other matters concerning the joint use dock.

Now, therefore, in consideration of the mutual benefits to be derived here from, the parties covenant and agree as follows:

1. Description of the Properties: MKP owns certain subject real property:

6025 Legal Description:

JERSEY WATER FRONT TO E SEATTLE LOT A MERCER ISLAND SHORT PLAT NO 93-1751 REC NO 9502069001 & ALTERATION TO SHORT PLAT REC NO 20070718900003 SD SHORT PLAT DAF - POR OF TRACTS 3 & 4 OF JERSEY WATER FRONT ADDITION TO EAST SEATTLE BEG AT MNMT #1 WCH IS AN IRON PIPE EMBEDDED IN CONCRETE AT APPROX THE NW COR OF TRACT 8 OF SD ADD & RNG TH S 10-49-00 E 116.70 FT TO MNMT #2 WCH IS AN IRON PIPE EMBEDDED IN CONCRETE WCH IS THE TPOB TH S 40-20-00 W 206.90 FT TO MNMT #3 WCH IS AN IRON PIPE EMBEDDED IN CONCRETE TH S 44-03-00 W 257.66 FT TO MNMT #4 WCH IS AN IRON PIPE EMBEDDED IN CONCRETE & ON THE SHORE OF LAKE WASHINGTON TH S 72-01-00 E 100.00 FT TO MNMT #5 WCH IS AN IRON PIPE TH N 47-17-40 E 316.17 FT TH N 05-10-00 W 160.00 FT TO MNMT #2 HINFTR DESIGNATED AS TPOB - TGW 2ND CL SH LDS ADJ LY BTWN NW LN & SELY LN OF ABOVE DESC TRACT EXTENDED SW

6027 LLC owns certain adjacent real property next to subject site:

6027 Legal Description:

JERSEY WATER FRONT TO E SEATTLE LOT B MERCER ISLAND SHORT PLAT NO 93-1751 REC NO 9502069001 & ALTERATION TO SHORT PLAT REC NO 20070718900003 SD SHORT PLAT DAF - POR OF TRACTS 3 & 4 OF JERSEY WATER FRONT ADDITION TO EAST SEATTLE BEG AT MNMT #1 WCH IS AN IRON PIPE EMBEDDED IN CONCRETE AT APPROX THE NW COR OF TRACT 8 OF SD ADD & RNG TH S 10-49-00 E 116.70 FT TO MNMT #2 WCH IS AN IRON PIPE EMBEDDED IN CONCRETE WCH IS THE TPOB TH S 40-20-00 W 206.90 FT TO MNMT #3 WCH IS AN IRON PIPE EMBEDDED IN CONCRETE TH S 44-03-00 W 257.66 FT TO MNMT #4 WCH IS AN IRON PIPE EMBEDDED IN CONCRETE & ON THE SHORE OF LAKE WASHINGTON TH S 72-01-00 E 100.00 FT TO MNMT #5 WCH IS AN IRON PIPE TH N 47-17-40 E 316.17 FT TH N 05-10-00 W 160.00 FT TO MNMT #2 HINFTR DESIGNATED AS TPOB - TGW 2ND CL SH LDS ADJ LY BTWN NW LN & SELY LN OF ABOVE DESC TRACT EXTENDED SWLY

2. Joint Use Restriction: The current and future owners of 6025 SE 32nd St., Mercer Island, WA and 6027 SE 32nd St., Mercer Island, WA (hereinafter referred to as the Joint Use Owners) voluntarily agree to build no additional overwater structures on the properties, except for the maintenance or modification of the dock as mutually agreed.

3. Access Rights: The current and future Joint Use Owners hereby convey and warrant to the current owners and future owners of the affected parcels an access easement over and across the affected parcels as is reasonable and desirable to gain ingress and egress to the joint-use dock.

4. Binding Effect: This agreement shall be binding upon and inure to the benefit of the current and future Joint Use Owners, their heirs, successors and assigns of the affected parcels, and

all covenants contained herein shall run with the land and this join-use agreement shall be recorded on the deed or title for each parcel.

5. Insurance. The current and future Joint Use Owners will maintain at least a one million dollar liability insurance policy.

6. This agreement may not be amended without the written permission of all governmental agencies (in particular, the U.S. Army Corps of Engineers, Seattle District, Regulatory Branch) having authority over the joint-use pier, ramp, and float structure.

SO AGREED,

Melanie K. Pritt

Melanie K. Pritt
Print Name

Signature

7/26/23
Date

6027 32nd St. LLC, Melanie Pritt, Manageer

6027 32nd St. LLC, Melanie Pritt
Print Name

Signature

7/26/23
Date

STATE OF WASHINGTON

) ss.

COUNTY OF KING)

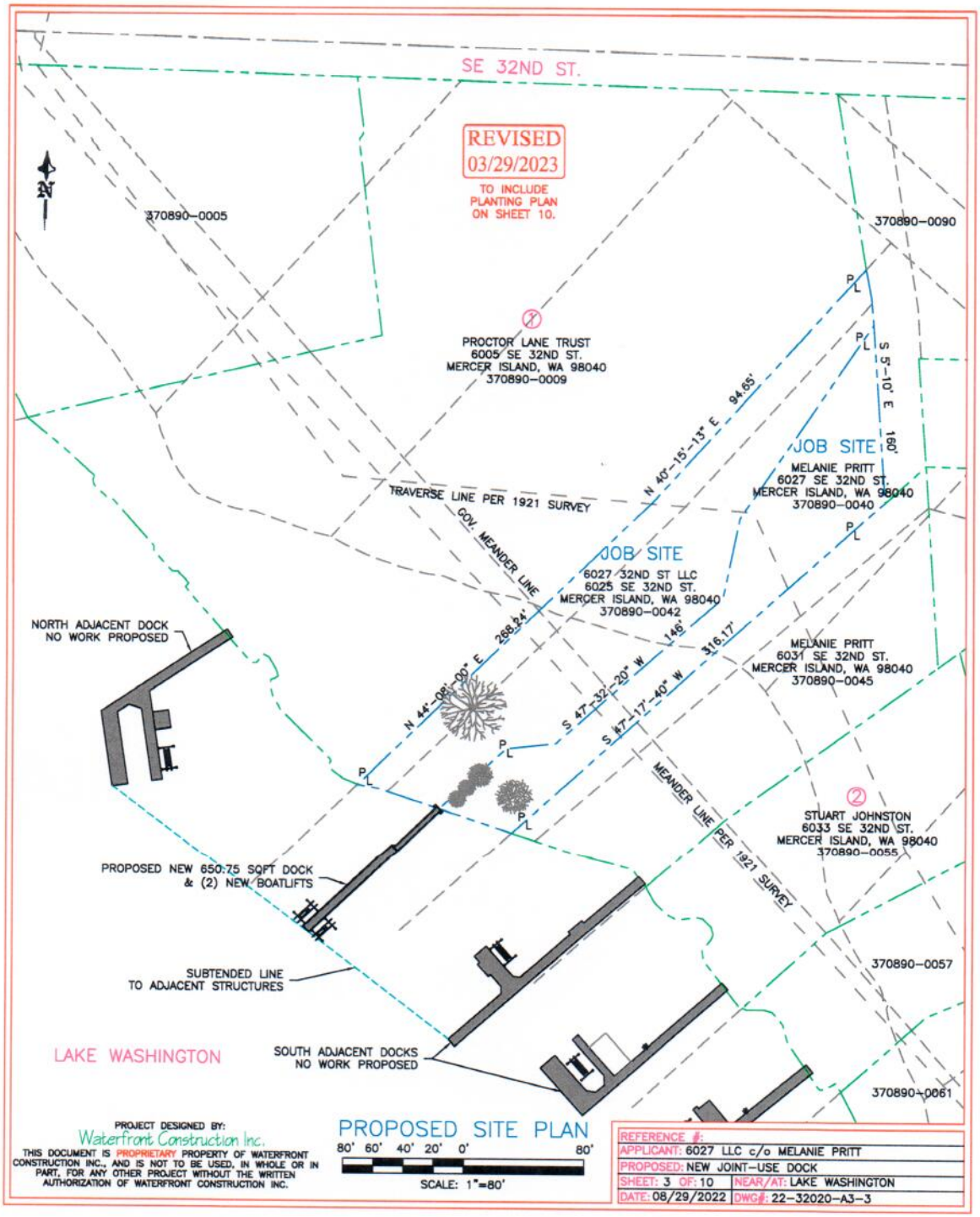
I certify that I know or have satisfactory evidence that Melanie K. Pritt is/~~are~~ the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this day: July 26th, 2023

NOTARY PUBLIC, in and for the State of Washington
My appointment expires: January 3rd, 2026

Exhibit A: Map of 6025 and 6027

Exhibit A


SE 32ND ST.
REVISED
03/29/2023
TO INCLUDE
PLANTING PLAN
ON SHEET 10.
370890-0005
370890-0090
PROCTOR LANE TRUST
6005 SE 32ND ST.
MERCER ISLAND, WA 98040
370890-0009
JOB SITE
MELANIE PRITT
6027 SE 32ND ST.
MERCER ISLAND, WA 98040
370890-0040
JOB SITE
6027 32ND ST LLC
6025 SE 32ND ST.
MERCER ISLAND, WA 98040
370890-0042
MELANIE PRITT
6031 SE 32ND ST.
MERCER ISLAND, WA 98040
370890-0045
STUART JOHNSTON
6033 SE 32ND ST.
MERCER ISLAND, WA 98040
370890-0055
370890-0057
370890-0061
TRAVERSE LINE PER 1921 SURVEY
GOV. MEANDER LINE
MEANDER LINE PER 1921 SURVEY
N 40°-15'-13" E 94.65'
S 5°-10' E 160'
N 44°-08'-00" E 268.24'
S 47°-32'-20" W 146'
S 47°-17'-40" W 316.17'
NORTH ADJACENT DOCK
NO WORK PROPOSED
PROPOSED NEW 650.75 SQFT DOCK
& (2) NEW BOATLIFTS
SUBTENDED LINE
TO ADJACENT STRUCTURES
SOUTH ADJACENT DOCKS
NO WORK PROPOSED
LAKE WASHINGTON
PROJECT DESIGNED BY:
Waterfront Construction Inc.
THIS DOCUMENT IS PROPRIETARY PROPERTY OF WATERFRONT CONSTRUCTION INC., AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF WATERFRONT CONSTRUCTION INC.
PROPOSED SITE PLAN
80' 60' 40' 20' 0' 80'
SCALE: 1"=80'
REFERENCE #:
APPLICANT: 6027 LLC c/o MELANIE PRITT
PROPOSED: NEW JOINT-USE DOCK
SHEET: 3 OF: 10
NEAR/AT: LAKE WASHINGTON
DATE: 08/29/2022
DWG#: 22-32020-A3-3

COMMUNITY PLANNING & DEVELOPMENT
9611 SE 36TH STREET | MERCER ISLAND, WA 98040
PHONE: 206.275.7605 | www.mercerisland.gov/cpd

DETERMINATION OF NON-SIGNIFICANCE (DNS)

Application Nos.: SEP23-011

Description of proposal: Review under the State Environmental Policy Act (SEPA) for the removal of a 35 square foot wooden dock and 25 linear feet of concrete bulkhead, construction of a new 650.75 square foot joint-use dock, and installation of two boatlifts

Proponent: Mark Kushino (Waterfront Construction, Inc.) / 6027 32nd St, LLC

Location of proposal: 6025 SE 32nd St, Mercer Island, WA 98040

Lead agency: City of Mercer Island

Project Documents: https://mieplan.mercergov.org/public/SHL23-026 & SEP23-011/

Possible critical area and shoreline impacts are addressed by Mercer Island City Code Chapter 19.07. In addition, the proposed dock must comply with the City's Shoreline Master Program (MICC 19.07.110). Based on review of the proposal and applicable City code sections, the lead agency for this proposal has determined that the proposal does not have a probable significant adverse impact on the environment that is not addressed by the aforementioned code sections. 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 NA at 5:00 pm.

Responsible Official: Molly McGuire, Planner
molly.mcguire@mercerisland.gov | (206) 275-7712

Date: November 7, 2023 Signature: /s/ Molly McGuire, Planner

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 **5pm on November 27, 2023** 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.

☐	Any person aggrieved by the issuance of this decision may seek review from the **Shorelines Hearings Board** by filing a petition for review within twenty-one days from the date of filing of the decision as defined in RCW 90.58.140(6). Within seven days of the filing of any petition for review with the Board, the petitioner shall serve copies of the petition on the Washington State Department of Ecology, the Office of the Attorney General, and the City of Mercer Island. More information on this process can be found on the Shoreline Hearing Board's website: http://www.eho.wa.gov/ or by calling (360) 664-9160.

From:	Adam Osbekoff
To:	Molly McGuire
Subject:	SEPA NOTICE OF APPLICATION - City of Mercer Island Pritt Joint Use Dock Project SEPA ODNS/NOA (SHL23-026 & SEP23-011)
Date:	Monday, May 8, 2023 7:25:50 PM

Hello Molly

The Snoqualmie Tribe [Tribe] is a federally recognized sovereign Indian Tribe. We were signatory to the Treaty of Point Elliott of 1855; we reserved certain rights and privileges and ceded certain lands to the United States. As a signatory to the Treaty of Point Elliot, the Tribe specifically reserved among other things, the right to fish at usual and accustomed areas and the "privilege of hunting and gathering roots and berries on open and unclaimed lands" off-reservation throughout the modern-day state of Washington.

Thank you for the opportunity to review and comment. Based on the information provided and our understanding of the project and its APE we have no substantive comments to offer at this time. However, please be aware that if the scope of the project or the parameters for defining the APE change we reserve the right to modify our current position.

Thank you.

Adam Osbekoff
Cultural Resource Compliance Manager
adam@snoqualmietribe.us
C: 425.753.0388
9416 384th Ave SE
PO BOX 969
Snoqualmie Washington 98065