



Shoreline Exemption Project Narrative

Pump Station 10 Access Road Improvements Project Project No. 23-24

BACKGROUND

The City of Mercer Island's network of sewer pump stations are a fundamental part of the City's sewer system. Strategically placed at outer edges of the Island, these pump stations push wastewater along the lake line to King County facilities located at the northern and southern points. From there, wastewater is sent off island for treatment.

Property rights and points of access at each pump station are unique, but these components are vital for both operations and maintenance. Pump station 10, located at 9036 N. Mercer Way, is one of the few pump stations located entirely within City-owned property. Sitting 10 feet inland from Lake Washington's ordinary high-water mark (OHWM), the station's dry well and wet well are best accessed from the existing dock; however, the dock's poor condition renders it unusable. Instead, crews access the property from the existing access road from N. Mercer Way.

The exit off the west shoulder of N. Mercer Way onto the existing access road is narrow and is shared by the private drive of the adjoining property, 9030 N. Mercer Way. After leaving the paved shoulder, the existing access road has a steep, curved alignment, and is composed of gravel, soft soils and slick leaves, and broken, uneven concrete. Beyond the road, thick vegetation and large trees limit maneuverability, staging, and equipment clearances. In its current form, the road is unsuitable for crew parking, and unsafe for walking access should tools or equipment need to be carried in.

PROJECT INFORMATION

The City of Mercer Island, Washington is requesting bid proposals for Pump Station 10 Access Road Improvements, Project No. 23-24. The primary scope of work includes, but is not limited to, mobilization and demobilization, temporary traffic control, access road preparation and grading, placing of hot mix asphalt (HMA) pavement, and relocation of existing bollard chain barrier at the City's sewer pump station 10 access road, located at 9036 N. Mercer Way. Upon project completion, the existing access road will be paved, providing City crews safe and easy access to critical pump station infrastructure.

Work primarily consists of paving an existing gravel/concrete access road, so no disturbance to the surrounding areas is expected. Improvement activities do not expand or increase the capacity of the existing access road. All activities are landward of the OHWM by a minimum of 140 feet.

SHORELINE EXEMPTION REQUEST

The project is subject to compliance with criteria for developments exempt from substantial development permits (MICC 19.13; WAC 173-27-040) and standards and requirements included in MICC 19.13.050(A) - Table C. Compliance with these rules and standards is described below.

A portion of the access road is located within 200 feet of Lake Washington's OHWM, placing the project within the shoreline jurisdiction and subject to the regulations defined in the City of Mercer Island's shoreline code (MICC 19.13).

This project qualifies for a shoreline exemption under WAC 173-27-040(2)(b) which states:

(2) The following developments shall not require substantial development permits:

(b) Normal maintenance or repair of existing structures or developments, including damage by accident, fire or elements. "Normal maintenance" includes those usual acts to prevent a decline, lapse, or cessation from a lawfully established condition. "Normal repair" means to restore a development to a state comparable to its original condition, including but not limited to its size, shape, configuration, location and external appearance, within a reasonable period after decay or partial destruction, except where repair causes substantial adverse effects to shoreline resource or environment. Replacement of a structure or development may be authorized as repair where such replacement is the common method of repair for the type of structure or development and the replacement structure or development is comparable to the original structure or development including but not limited to its size, shape, configuration, location and external appearance and the replacement does not cause substantial adverse effects to shoreline resources or environment.

The existing pump station 10 access road has become unsuitable for vehicle and pedestrian traffic. The existing gravel/concrete road is broken, uneven, and failing. Hot mix asphalt (HMA) overlays are an industry accepted method for roadway rehabilitation. Paving activities will not occur beyond the limits of the existing gravel/concrete road; therefore, no substantial or adverse effects to the shoreline environment are expected. The repair is critical to maintain the existing level of service for the sewer utility. There will be no increase in capacity or expansion of use because of this project.

The project is subject to shoreline development standards included in MICC 19.13.050(A) - Table C, Maximum Hardscape and Lot Coverage: (c) 10%: between 0 and 25 feet from OHWM; (d) 30%: between 25 and 50 feet from OHWM.

Repaving of the access road will occur no closer than 140 feet from the OHWM and therefore conforms to the requirements of MICC 19.13.050(A) – Table C.

DEVELOPMENT APPLICATION SHEET

Attached.

TITLE REPORT

Request waiver for Title Report. The entirety of work activities will be performed within the City of Mercer Island right of way.

DEVELOPMENT PLAN SET

Attached.

Request certain items in the Site Plan be waived and have all of the Landscaping Plans waived, due to location and nature of the work to existing facilities.

CRITICAL AREAS STUDY

This project is exempt from this section and does not require review for compliance under MICC 19.07.120 (E)(1), which says.

The following activities are exempt from city review and approval but must comply with the standards of this chapter

(1) Repair and maintenance of existing right-of-way improvements. Repair, maintenance, reconstruction and replacement of existing right-of-way improvements, including public streets, bike lanes, shoulders, trails, sidewalks, and open space.

ARBORIST REPORT

Not applicable; no trees are impacted by project activities.

SEPA CHECKLIST

This project is categorically exempt from SEPA under WAC 197-11-800 (3), which states:

(3) Repair, remodeling and maintenance activities. The following activities shall be categorically exempt: The repair, remodeling, maintenance, or minor alteration of existing private or public structures, facilities or equipment, including utilities, recreation, and transportation facilities involving no material expansions or changes in use beyond that previously existing; except that, where undertaken wholly or in part on lands covered by water, only minor repair or replacement of structures may be exempt (examples include repair or replacement of piling, ramps, floats, or mooring buoys, or minor repair, alteration, or maintenance of docks).