

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 (NVEC) biologist Brad Thiele conducted a site visit on January 10, 2023 to evaluate conditions on site and adjacent to the site. NVEC 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 map 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 turbidity 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 (NVEC)
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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

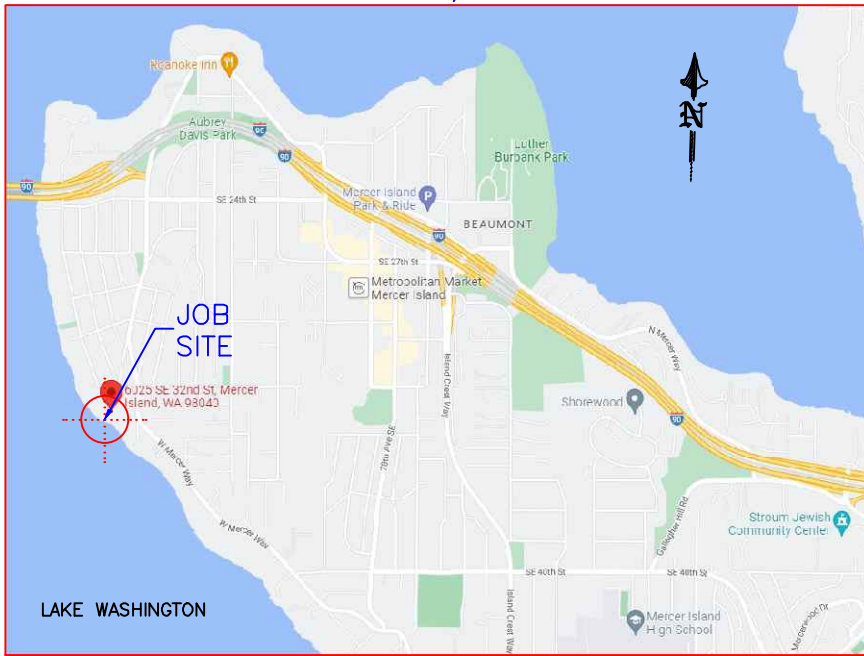
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WDFW. 2022. SalmonScape. Online database. Accessed March 2023 at <http://apps.wdfw.wa.gov/salmonscape/>

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 HINFTF DESIGNATED AS TPOB - TGW 2ND CL SH LDS ADJ LY BTWN NW LN & SELY LN OF ABOVE DESC TRACT EXTENDED SWLY

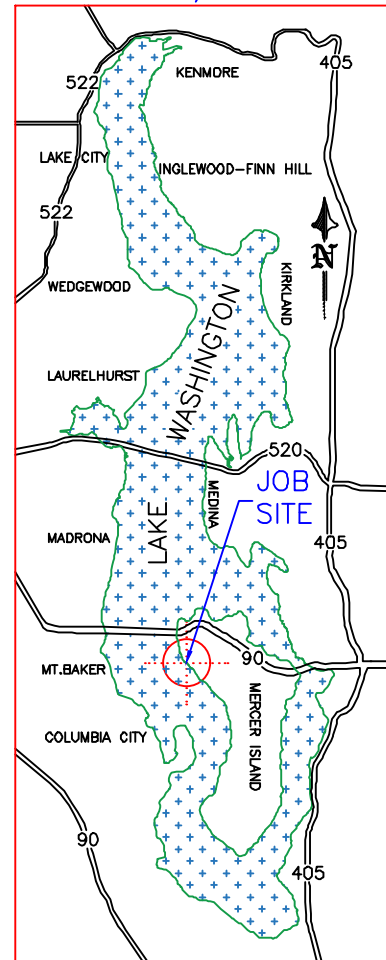
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JERSEY WATER FRONT TO E SEATTLE LOT B MERCER ISLAND SHORT PLAT NO 93-1751 REC NO 9502069001 & ALTERATION TO SHORT PLAT REC NO 20070718900003 SD SHORT PLAT DAF - POR OF TRACTS 3 & 4 OF JERSEY WATER FRONT ADDITION TO EAST SEATTLE BEG AT MNMT #1 WCH IS 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 HINFTF DESIGNATED AS TPOB - TGW 2ND CL SH LDS ADJ LY BTWN NW LN & SELY LN OF ABOVE DESC TRACT EXTENDED SWLY

PROJECT DESIGNED BY:

Waterfront Construction Inc.

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AREA MAP/NO SCALE



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

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

APPLICATION#:

PAGE: 1 OF: 10

DATE: 08/29/2022

SE 32ND ST.

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03/28/2023

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

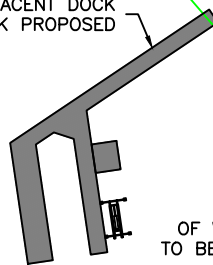
TRAVERSE LINE PER 1921 SURVEY
GOV. MEANDER LINE

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

NORTH ADJACENT DOCK
NO WORK PROPOSED



±35.3 SQFT
OF WOODEN DOCK
TO BE BE REMOVED
±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

SUBTENDED LINE
TO ADJACENT STRUCTURES

SOUTH ADJACENT DOCKS
NO WORK PROPOSED

STUART JOHNSTON
6033 SE 32ND ST.
MERCER ISLAND, WA 98040
370890-0055

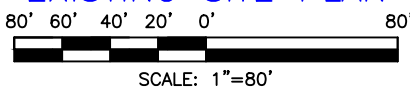
370890-0057

370890-0061

LAKE WASHINGTON

EXISTING SITE PLAN

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

SE 32ND ST.

REVISED
03/28/2023

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

TRAVERSE LINE PER 1921 SURVEY

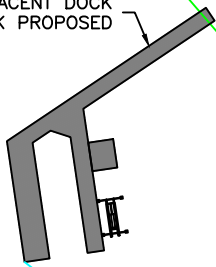
GOV. MEANDER LINE

JOB SITE

6027 32ND ST LLC
6025 SE 32ND ST.
MERCER ISLAND, WA 98040
370890-0042

NORTH ADJACENT DOCK
NO WORK PROPOSED

MELANIE PRITT
6031 SE 32ND ST.
MERCER ISLAND, WA 98040
370890-0045



PROPOSED NEW 650.75 SQFT DOCK
& (2) NEW BOATLIFTS

SUBTENDED LINE
TO ADJACENT STRUCTURES

STUART JOHNSTON
6033 SE 32ND ST.
MERCER ISLAND, WA 98040
370890-0055

LAKE WASHINGTON

SOUTH ADJACENT DOCKS
NO WORK PROPOSED

370890-0057

370890-0061

PROPOSED SITE PLAN

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



SCALE: 1"=80'

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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

REVISED
03/28/2023

TO INCLUDE
PLANTING PLAN
ON SHEET 10.



±35.3 SQFT
OF WOODEN DOCK
TO BE BE REMOVED

PL

20'

8" CONCRETE WALL TO REMAIN

50.07'

±20 LF OF CONCRETE BULKHEAD
TO BE BE REMOVED

17'

18'

19'

±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'

PL

21'

20'

19'

18'

17'

16'

15'

APPROX. LOCATION OF SEWER LINE PER
CITY OF MERCER ISLAND GIS

ELEVATION CONTOURS PER
DAVID EVANS & ASSOCIATES INC.
12/06/2018 (NAVD 1988)

14'

SUBTENDED LINE
TO ADJACENT STRUCTURES

EXISTING SITE DETAIL

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



SCALE: 1"=20'

LAKE WASHINGTON

PROJECT DESIGNED BY:

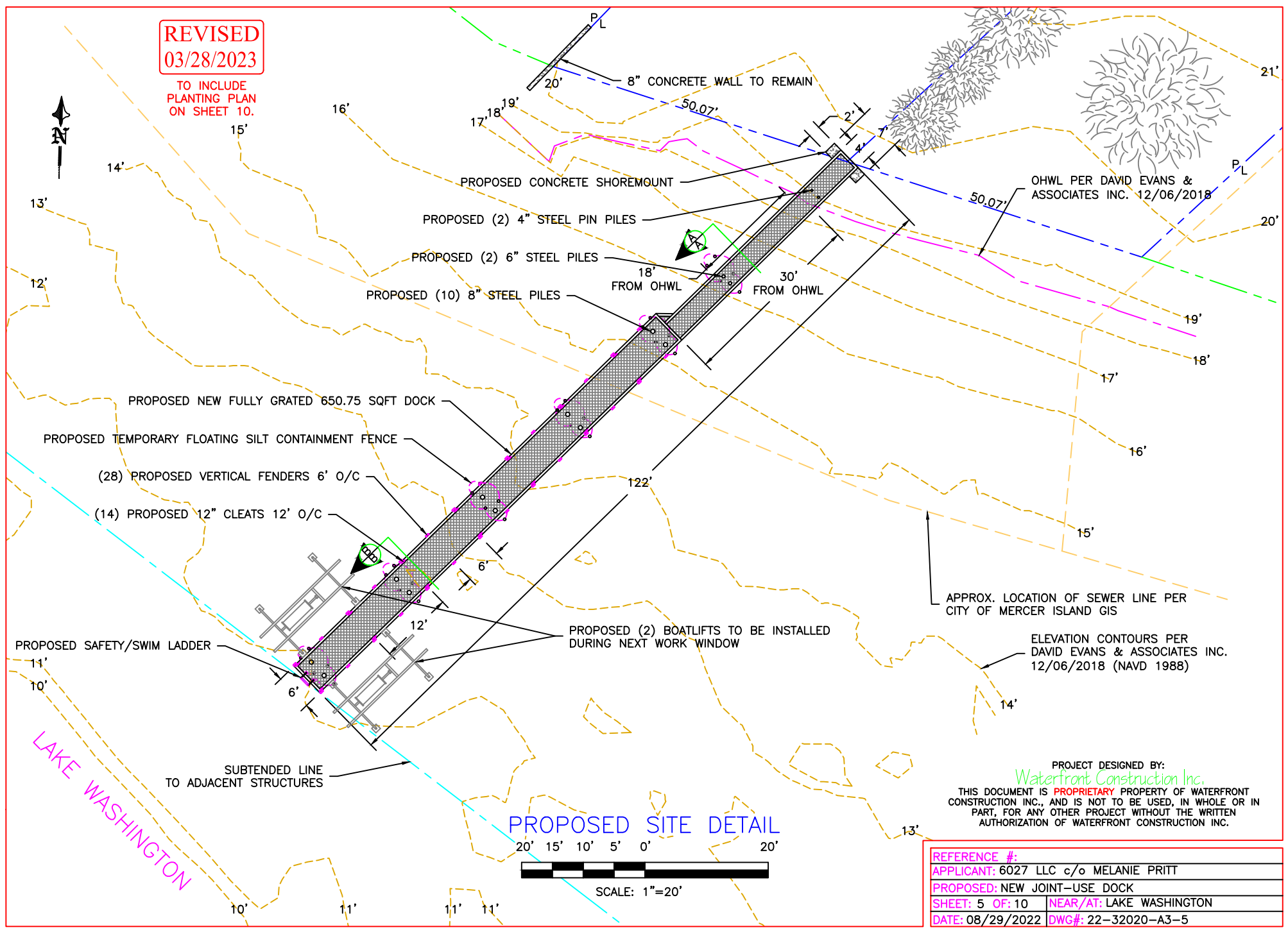
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REFERENCE #:	
APPLICANT: 6027 LLC c/o MELANIE PRITT	
PROPOSED: NEW JOINT-USE DOCK	
SHEET: 4 OF 10	NEAR/AT: LAKE WASHINGTON
DATE: 08/29/2022	DWG#: 22-32020-A3-4

REVISED
03/28/2023

TO INCLUDE
PLANTING PLAN
ON SHEET 10.



PROPOSED SITE DETAIL

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



SCALE: 1"=20'

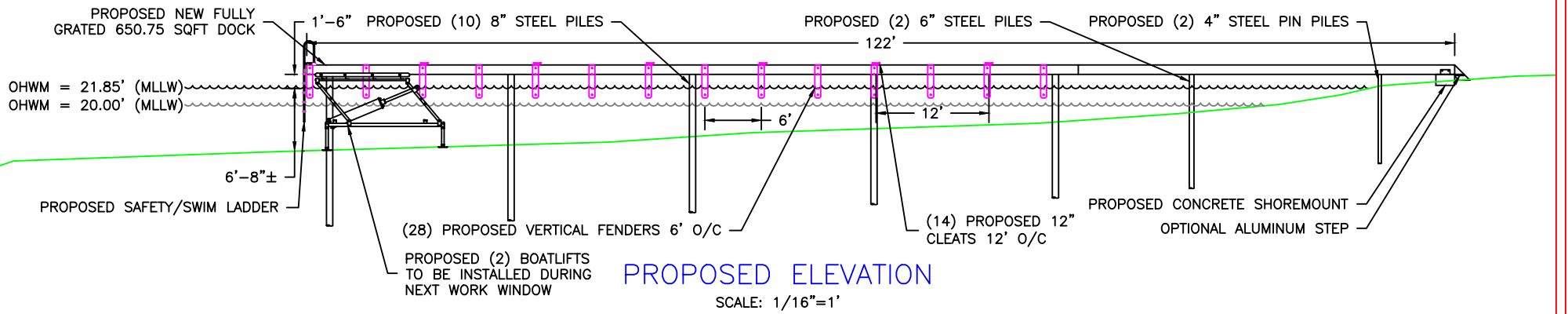
APPROX. LOCATION OF SEWER LINE PER CITY OF MERCER ISLAND GIS

ELEVATION CONTOURS PER DAVID EVANS & ASSOCIATES INC. 12/06/2018 (NAVD 1988)

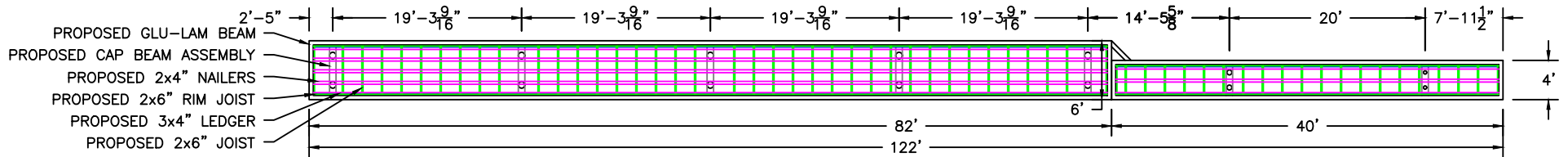
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PROPOSED: NEW JOINT-USE DOCK	
SHEET: 5 OF 10	NEAR/AT: LAKE WASHINGTON
DATE: 08/29/2022	DWG#: 22-32020-A3-5



PROPOSED FRAMING PLAN



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.

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03/28/2023

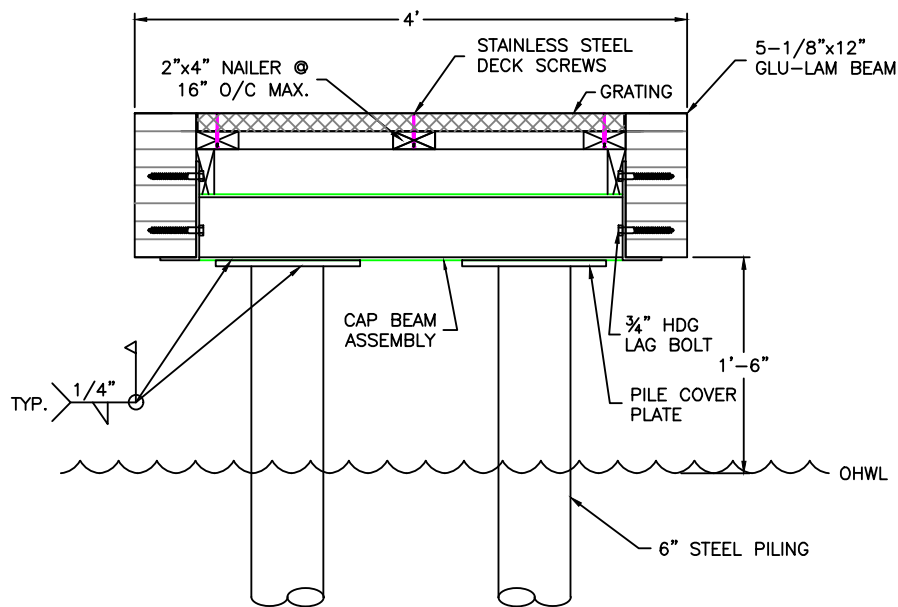
TO INCLUDE
PLANTING PLAN
ON SHEET 10.

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

PROJECT DESIGNED BY:

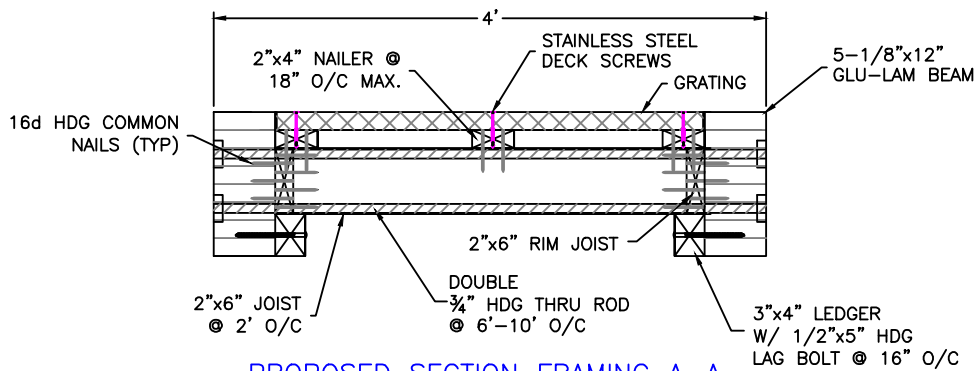
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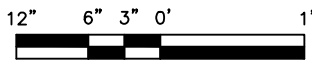


PROPOSED SECTION VIEW A-A

SCALE: 3/4"=1'



PROPOSED SECTION FRAMING A-A



SCALE: 3/4"=1'

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03/28/2023

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PLANTING PLAN
ON SHEET 10.

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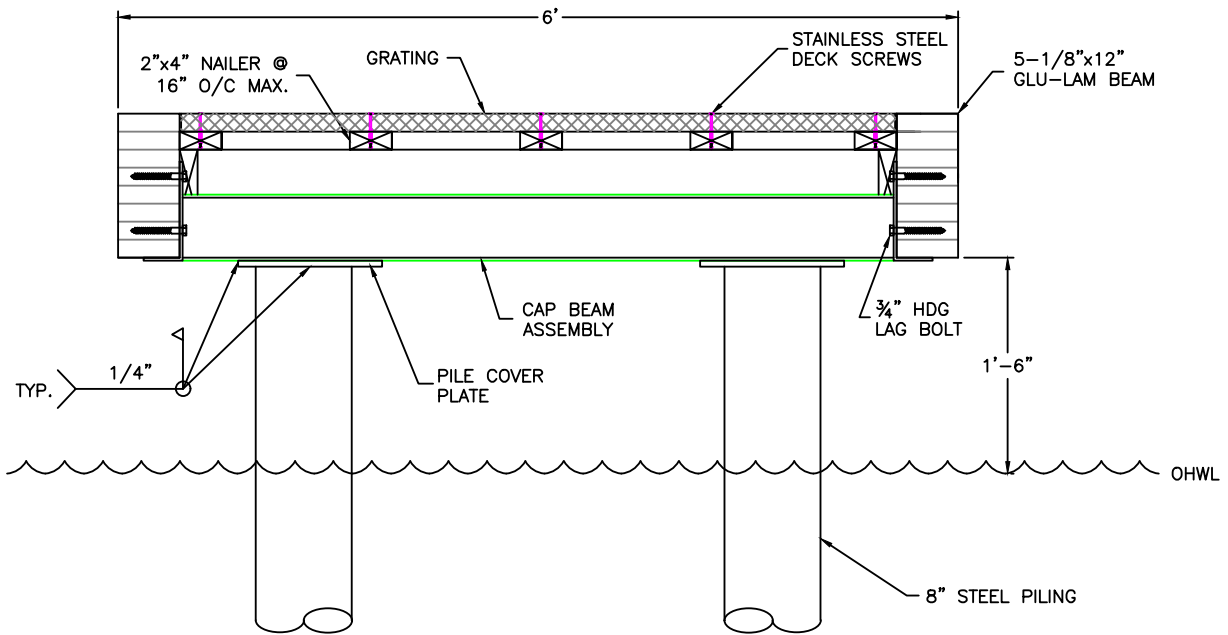
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APPLICANT: 6027 LLC c/o MELANIE PRITT

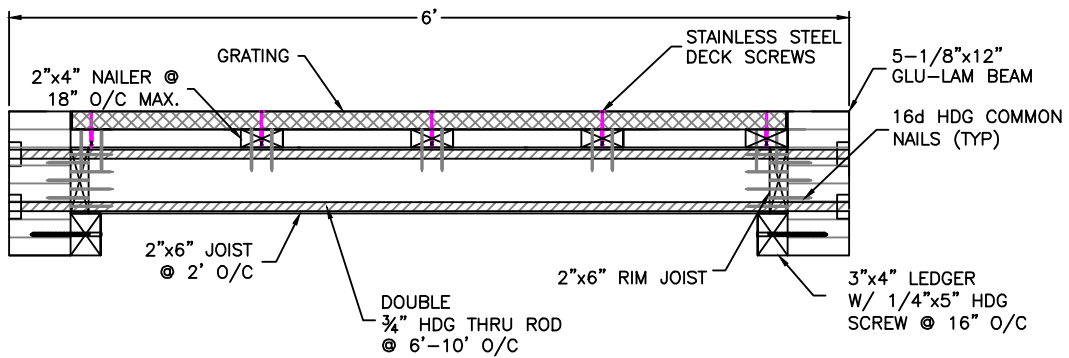
PROPOSED: NEW JOINT-USE DOCK

SHEET: 7 OF 10 NEAR/AT: LAKE WASHINGTON

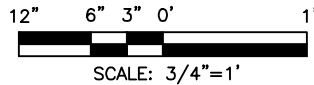
DATE: 08/29/2022 DWG#: 22-32020-A3-7



PROPOSED SECTION VIEW B-B
SCALE: 3/4"=1'



PROPOSED SECTION FRAMING B-B



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03/28/2023

TO INCLUDE
PLANTING PLAN
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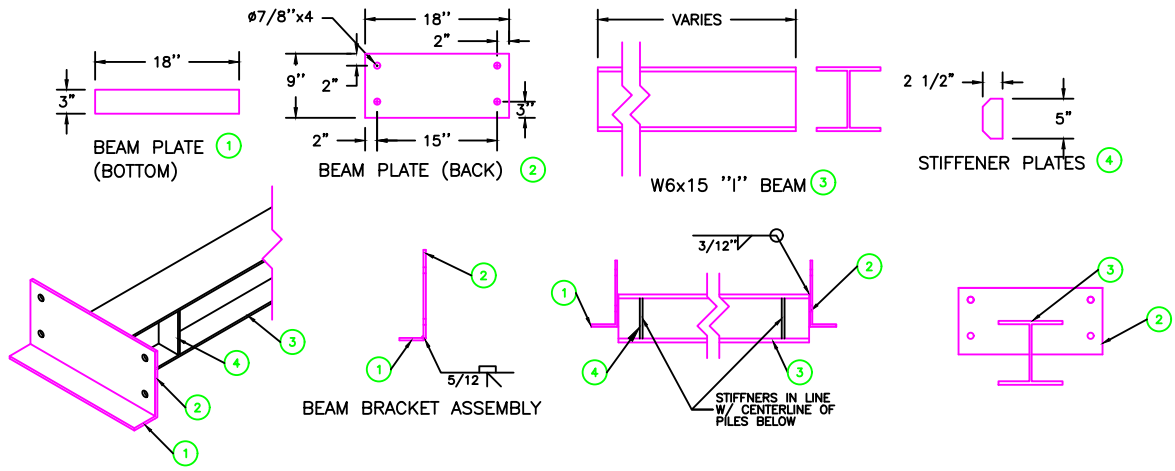
APPLICANT: 6027 LLC c/o MELANIE PRITT

PROPOSED: NEW JOINT-USE DOCK

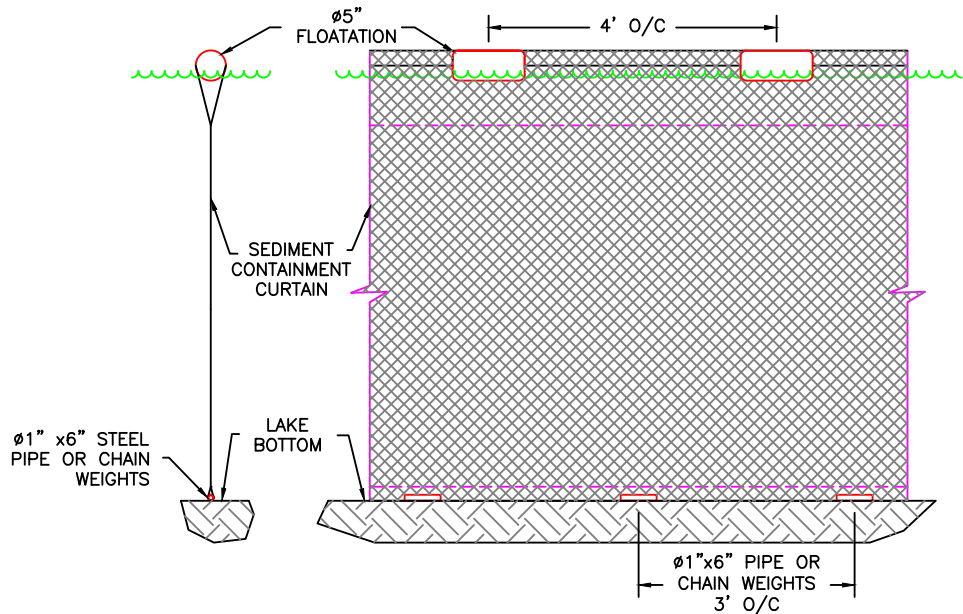
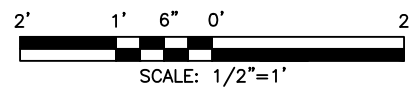
SHEET: 8 OF 10 NEAR/AT: LAKE WASHINGTON

DATE: 08/29/2022 DWG#: 22-32020-A3-8

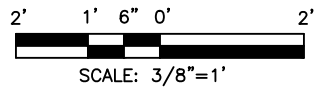
PART #	NOMENCLATURE OR DESCRIPTION	MATERIAL SPECIFICATION
4	STIFFENER PLATES	5"x2-1/2"x1/4" STEEL PLATE
3	W6x15 "I" BEAM	6" 15 LB PER FOOT I-BEAM
2	BACK BEAM PLATE	18"x9"x5/12" STEEL PLATE
1	BOTTOM BEAM PLATE	18"x3"x5/12" STEEL PLATE



STEEL CAP ASSEMBLY



TEMP. FLOATING SILT CONTAINMENT FENCE

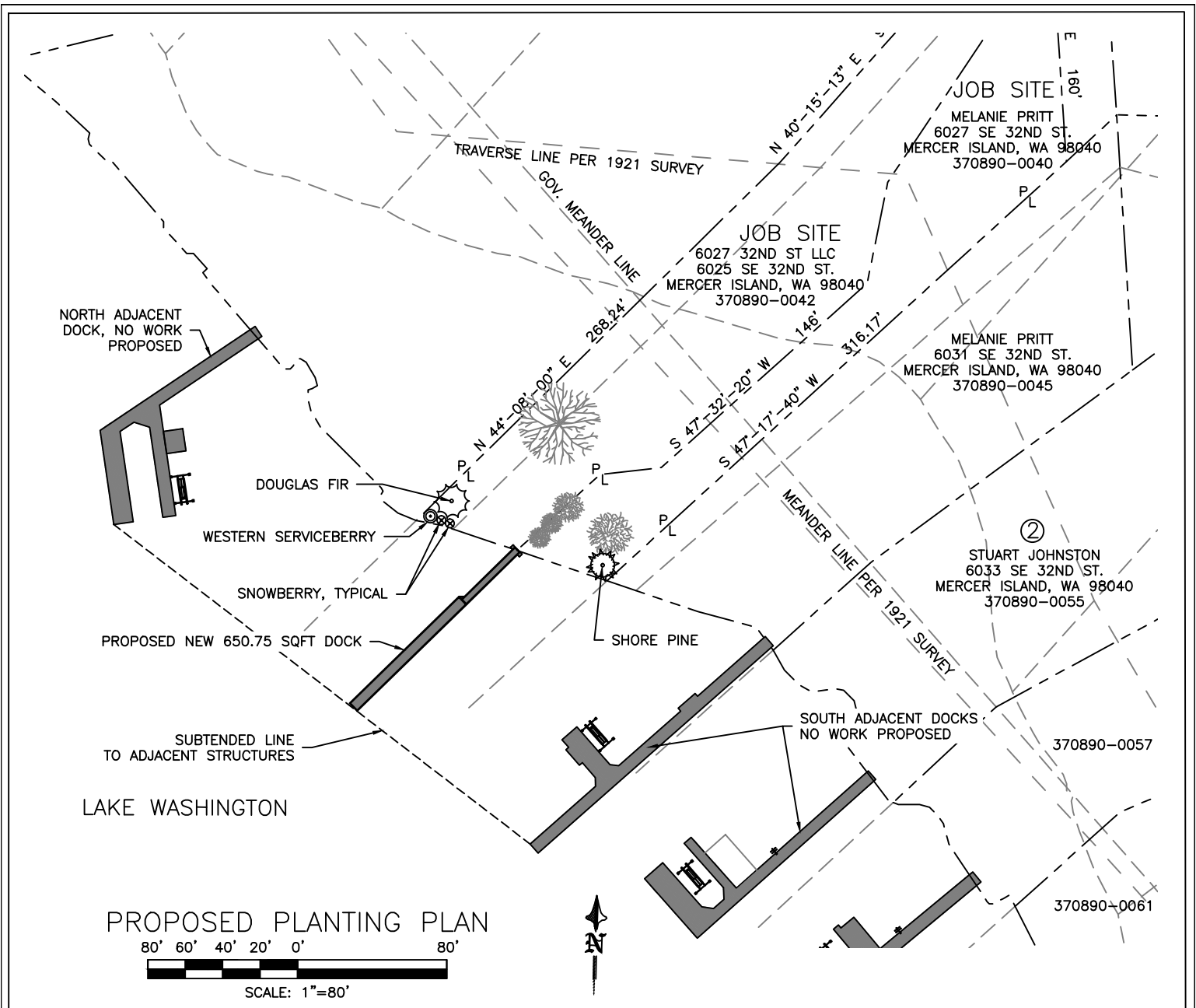


REVISED
03/28/2023

TO INCLUDE
PLANTING PLAN
ON SHEET 10.

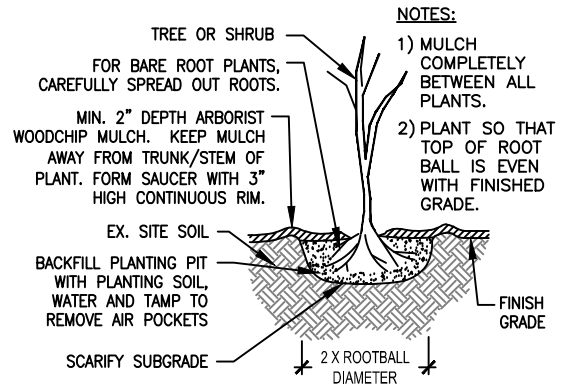
PROJECT DESIGNED BY:
Waterfront Construction Inc.
THIS DOCUMENT IS PROPRIETARY PROPERTY OF WATERFRONT CONSTRUCTION INC., AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF WATERFRONT CONSTRUCTION INC.

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



PLANT SCHEDULE

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



TYPICAL TREE OR SHRUB PLANTING

NOT TO SCALE

PROJECT DESIGNED BY:



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.