

IRWIN LAND USE CONSULTING, LLC

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July 12, 2024

City of Mercer Island
Development Services Group
Attn: Grace Manahan
9611 SE 36th St.
Mercer Island, WA 98040

RE: Project Narrative (updated) for shoreline exemption/dock repair at 2451 60th Ave. SW;

Shorelines Administrator:

Please see attached site/dock plans for a shoreline statement of exemption for repair/maintenance work on an existing residential dock at the above address. The existing wooden decking would be replaced with ThruFlow grated panels (43% light penetration). Framing to be replaced with ACZA treated beams – stringers to be 4” x 8”, joists/pile caps to be 6” x 8”. Worn piles to be sleeved with HDPE tubes if/as needed as shown on attached plan set.

As maintenance and repair of an existing structure the proposal is consistent with City shoreline rules for existing structures as well as the State shoreline exemption criteria of WAC 173-27-040(2)(b). Replacing the worn elements as proposed will restore the dock to a state comparable to its original condition, including but not limited to its size, shape, configuration, location and external appearance. We also request confirmation that the project is exempt from SEPA threshold determination under WAC 197-11-800(3) as repair and maintenance of an existing structure. If you have any questions please let me know. Thank you.

Sincerely,

Jay H. Irwin

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