

MERCER ISLAND BEACH CLUB PROJECT NARRATIVE

Mercer Island Beach Club, established in 1954 as a local 500 member owned nonprofit swim and recreational club, is planning a reconfiguration and replacement of the almost 60 year old+ portion of the existing marina and swim dock. Due to the age of the marina, over the last several years MIBC has faced significant annual repair costs as well as the loss of about 70 feet of the lakeward day dock. The existing configuration includes 7 moorage docks. Five of those moorage docks would be replaced, the day dock would be replaced and integrated into the outer floating moorage and the swim dock and swim area would also be updated. The total existing facility currently provides moorage for 70 boats and 7 jet skis (in repurposed boat slips).

The proposed reconfiguration is to construct a single point access marina to replace the fixed A, B, C, and D docks with a new hybrid marina consisting of a new fixed shoreward and floating seaward slip marina. The replacement portions of the marina configuration will include moorage for 52 boats and 12 Jet Skis. The total boat slip count after project completion will be the exact same as the current marina. The existing fixed swim platform will be replaced with a reconfigured and separated platform having a narrower fixed walkway and moved slightly further into the lake to access deeper water for safety purposes. A replacement log boom will be installed around the existing swim area to protect swimmers from boats.

The reconfigured moorage will increase overwater coverage by and will reduce overwater coverage within 30 feet of the shore by 602 square feet and reduce shadowing by using grated decking. Boat moorage will be farther from shore starting approximately 80 feet from shore. The new configuration meets Washington Administrative Code criteria for freshwater marinas by creating a single point access marina in place of the existing multi-point access moorages.

In addition to removal of over water coverage in the nearshore, the proposal will remove 60 linear feet of rock and timber bulkhead and replace it with approximately 60 linear feet of beach south of the swim area.

The City's August 2024 Pre-App notes requested that the application show vehicular and access easements, utility and other easements, and noted that "Since multiple property owners share an interest in the easement, all parties with an interest must agree to the change." This request appears in applicable to the Mercer Island Beach Club marina project. There are no vehicular easements in the water of the Lake, the sewer location, which circumnavigates the island, is shown on the plans. No easements with multiple parties are known to be affected by the proposal.