



August 29, 2025

Northwest Environmental Consulting, LLC
Brad Thiele
3639 Palatine Ave. N
Seattle, WA 98103
Via: Email

RE: **Shoreline Substantial Development Permit - SHL25-007, Shoreline Conditional Use Permit - SHL25-008, and SEPA Review - SEP25-007** Mercer Island Beach Club Marina Reconfiguration and Replacement Project, Review Letter 2

Dear Brad Thiele,

The City of Mercer Island Community Planning and Development Department has completed a review for compliance with the zoning code, Title 19 of the Mercer Island City Code (MICC) for the above Shoreline Substantial Development Permit, Shoreline Conditional Use Permit, and SEPA Review applications for the Mercer Island Beach Club.

Documents reviewed:

- Mercer Island Beach Club Response to Comments prepared by Gardner Morelli, dated August 10, 2025
- Technical Memorandum prepared by Brad Thiele (Northwest Environmental Consulting, LLC), dated July 10, 2025.
- Cultural Resource Assessment prepared by Drayton Archaeology, dated June 24, 2025
- Project Plan Set prepared by Waterfront Construction, revised August 1, 2025 (Plan Set)

The following issues must be addressed in your resubmission:

Planning:

1. Repeat comment: The inconsistencies in the NNLN and Plan set need to be reconciled.

Table 1. Areas and Quantities of Project Activities by Submittal Document

Activity	JARPA Table 8e	NNLR	Plan Set
Piles to be installed (quantity)	106	93	93
Piles to be installed (SF)	54.7 SF	59.5 SF	59.6 SF
Piles to be removed (SF)	29.5 SF	111.5 SF	N/A
Decking to be installed (SF)	10,294 SF	10,202 SF	10,202 SF
Decking to be removed (SF)	7,533 SF	7,529 SF	7,533 SF

2. Thank you for providing the diagram showing lot coverage and hardscape within the two shoreline areas (0-25' and 25-50' landward from the OHWM). We reviewed the diagram and have a few additional comments. Please update plan to clarify existing and proposed and ensure all stairs, retaining walls and other impervious materials are included in calculations. If the amounts shown are nonconforming, please also show how the existing lot coverage and hardscape is legally nonconforming (MICC 19.01.050(A)(2)) and confirm no new area is proposed.
3. In the first review letter it was requested that the proposed design shall include design measures to mitigate noise generated by the movement of the docks. It has been indicated in the response to this comment that language has been included in the proposed design to ensure that the hardware provided will mitigate noise generated by the movement of docks. Staff cannot locate the language added, please specify where this language has been included.

The City's processing of the Shoreline Substantial Development Permit and SEPA Review applications have been put on hold until these issues are resolved. Pursuant to MICC 19.15.110, all requested information must be submitted within 60 days or a request for extension requested. The deadline for a complete response or request for extension is October 28, 2025.

Please be advised that all state and federal agencies approvals will be required prior to building permit issuance. 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

If a complete response is not received or an extension response has not been received prior to that date, the applications will expire and be canceled for inactivity. No additional notification regarding this deadline or expiration of the application will be provided.

Best regards,



Grace Manahan, Code Compliance Planner

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Responding and Resubmitting: [Click for More Detailed Instructions](#)

1. Reply to all review comments within the review letter.
2. Update your drawings, and any necessary supplemental documents or forms.
3. Upload updated drawings to the [Mercer Island Permit Submittal Portal](#).

Having Trouble? Please Review the Following:

[Accessing, Reviewing, and Responding to MlePlan Comments](#)

[Troubleshooting MlePlan](#)

[MlePlan Overview](#)

Thank you for your participation in the MlePlan review process.