

October 15, 2025

City of Mercer Island

Attn: Grace Manahan

RE: Response to Marian and Mark Sinkey's 8-27-25 email

Dear Grace,

The letter is in response to Marian and Mark Sinkey's letter to the City from 8-27-2025. MIBC has been and will continue to be a good neighbor. MIBC has been part of Mercer Island and the Avalon community for over 70 years.

We would like to address each of the Sinkey's concerns.

Item 1 "As the Beach Club continues upgrading their facilities, membership and usage will likely increase creating more traffic and added pressure on Avalon for parking,"

MIBC Response: The permit under review is a Shoreline Conditional Use Permit to redevelop the existing marina. As detailed throughout our project documents, this proposal does not include any expansion of the number of boat slips in the marina nor an expansion of our membership. The goal of this proposal is to enhance the existing marina facilities for existing (current) members and for the types of boats in use today.

Item 2 "Over the years we have left several messages on the main MIBC phone line regarding the noisy dock that were never returned."

MIBC Response: MIBC responds to every concern by a neighbor. Here are some ways that we ensure that neighborhood concerns are addressed. (1) MIBC sponsors a neighborhood mixer at the club each year and (2) assigns a current Board member to the task of Neighborhood liaison. These are part of our current CUP for the Club. (3) Our office staff is on site Monday – Friday (9-5 pm) and any neighbor is welcome to make a visit to the office to address concerns if they feel that calls are not being returned in a timely fashion. (4) Neighbors can also email the General Manager direct at generalmanager@mibeachclub.com Unfortunately we do not have any records (phone, email or letter) that indicates that the Sinkey's have tried to contact us. Regarding the noisy docks, MIBC has replaced the metal buckles on F dock with insulated swing arms,

eliminating over 95% of any wave action noise. This new type of swing arms will be put in place on the proposed movable gangway in the new marina as well.

Item 3 “the Beach Club did not address in their comments, the issue of the small, ineffective 'No Parking' signs they have used for years. We request that new signs be installed that are studier, larger, and more official in appearance.”

MIBC Response: MIBC will increase the size of the signs starting in the next summer season to include larger print, as well as studier and more official in appearance.

Item 4 “ We have frequently observed members and guests failing to stop when merging from the Beach Club entrance onto Avalon Drive. Vehicles have pulled out directly in front of oncoming Avalon traffic, crating a serios risks of accidents. We respectfully request that a stop sign be installed at the entrance junction with Avalon Drive”

MIBC Response: A stop sign is an official traffic control, and when located in the public right-of-way must be an officially sanctioned City sign. Here, the MIBC driveway approach to Avalon is located within the City’s public right-of-way, the same as virtually all other residential driveways along Avalon. Typically, an officially sanctioned City stop sign is only posted in locations where there are sufficient traffic volumes to warrant the signage under published standards. Nothing about the current marina project is increasing Club membership, such that no change to traffic volumes is expected, such as increases to traffic volumes that might lead to a new stop sign being warranted. That said, should the City of Mercer Island determine that a stop sign is warranted at the MIBC driveway, MIBC has no objection to its installation.

Additionally during the summer season, MIBC provides an A board at the exit of the parking lot to alert traffic to merging traffic on Avalon and to drive slowly.