Final

COVENANT LIVING AT THE SHORES, CITY OF MERCER ISLAND, KING COUNTY, WASHINGTON

Cultural Resources Assessment

Prepared for
Covenant Living Community and Services

March 2026

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Submitted to
George Lenes

Prepared for
Covenant Living Community and Services

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ABSTRACT

Covenant Living Community and Services retained Environmental Science and Associates (ESA) to conduct a Cultural Resources Assessment for the Covenant Living at the Shores Project (project). The project is located on Mercer Island in Section 07 of Township 24 North, Range 05 East, on the Mercer Island, Washington 7.5' series topographic map. It is located along the shoreline of Lake Washington on a residential property (King County parcel number 0724059016).

The proposed project is to redevelop the current Fortuna Lodge building at 9150 Fortuna Drive, Mercer Island, within a 14.8-acre property with multiple senior housing buildings. The existing Lodge building, which is currently used as a dining room/community gathering space for the retirement community, has exceeded its useful economic life and does not meet the needs of the residents of this senior living development. Covenant Living proposes to replace the building with a new Commons building, which will consist of new dining, fitness, activity, and common areas for residents.

The project is subject to the State Environmental Policy Act (SEPA) review process. SEPA requires that historic and cultural preservation is considered as part of the environmental review process. The local authority administering this SEPA action is City of Mercer Island (the City). The City oversees cultural resources within its jurisdiction in cooperation with the Washington State Department of Archaeology and Historic Preservation (DAHP). During the SEPA process, the Snoqualmie Tribe of Indians requested that a cultural resources assessment be completed for the project.

The Project Area contains one historic built environment resource. The Lodge building was built by 1906 and has undergone multiple renovations including been moved to its current location by 1949. ESA completed a historic resources survey of the Project Area on January 14, 2026, and documented it to the same level as an intensive-level DAHP Historic Property Inventory form. The Fortuna Lodge likely meets Criterion B of the National Register of Historic Places (NRHP) for its association with Captain John L. Anderson. However, the building has not retained its integrity; therefore, it is ESA's opinion that the Fortuna Lodge is not eligible for listing in NRHP and the proposed project will result in no effect on historic resources.

ESA conducted an archaeological pedestrian (surface) and subsurface survey on January 21, 2026. A total of six shovel probes were excavated; no archaeological materials were observed. As a result of the Cultural Resources Assessment, ESA recommends the project will result in No Historic Properties Affected (36 Code of Federal Regulations 800.4(d)(1)) and recommends no further cultural resources work at this time.

The authors of this report meet the Secretary of the Interior's Professional Qualifications Standards for Archaeology, History, and/or Architectural History.

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Appendices

1. INTRODUCTION

Environmental Science Associates (ESA) was retained by Covenant Living Community and Services, to conduct a Cultural Resources Assessment for the Covenant Living at the Shores Project (project). ESA's Cultural Resources Assessment included background research/literature review, a historic resources survey, and an archaeological resources survey.

1.1 Project Location

The project is located at 9150 Fortuna Drive, in Section 7 of Township 24 North, Range 5 East, Willamette Meridian, on the Mercer Island, Washington 7.5' series topographic map (Figure 1). It is situated on the shores of Lake Washington on the north coast of Mercer Island, on a private residential senior living facility. The project focuses on the area encompassing the facility's Lodge building, located at 9150 Fortuna Drive, Mercer Island, as well as the parking lot, a portion of Fortuna Drive, and a small area of fields west of the Lodge. It is located on King County tax assessor parcel 0724059016.

1.2 Proposed Project

Covenant Living plans to redevelop the current Fortuna Lodge building on a portion of their 14.8-acre property with multiple senior housing buildings located on the north end of Mercer Island. The existing Lodge building, which is currently used as a dining room/community gathering space for the retirement community, has exceeded its useful economic life and does not meet the needs of the residents of the senior living development. Covenant Living proposes to replace the building with a new Commons building, which will consist of new dining, fitness, activity, and common areas for residents. Project activities include updating and renovation of the existing Lodge through grading and replacing the current foundation. Additional planned activities include tree removal and replanting, storm drainage placement, grading activities, and other utility placement.

1.3 Regulatory Environment

Some development projects within the State of Washington are subject to Chapter 43.21C of the Revised Code of Washington (RCW) – the State Environmental Policy Act (SEPA). SEPA requires that historic and cultural preservation is considered as part of the environmental review process. The local authority administering this SEPA action is the City of Mercer Island (City). The City oversees cultural resources within its jurisdiction in cooperation with the Washington State Department of Archaeology and Historic Preservation (DAHP). During the SEPA process, the Snoqualmie Tribe of Indians requested that a cultural resources assessment be completed for the project. This report has been written to meet the standards required by SEPA.

Additional laws that apply to archaeological projects conducted within the State of Washington include the following: Archaeological Sites and Resources (RCW 27.53), Indian Graves and

Records (RCW 27.44), Human Remains (RCW 68.50), and Abandoned and Historic Cemeteries and Historic Graves (RCW 68.60).

1.4 Project Area

The Project Area consists of approximately 2.25 acres on the 9150 Fortuna Drive property on Mercer Island, along the shores of Lake Washington. The proposed ground disturbance for the project will directly impact the total Project Area (Figure 2). Construction staging for the project will occur within the area of the current Lodge, within a field with walking paths to the west of the Lodge, as well as within the parking lot and along Fortuna Drive.

1.5 Evaluation Criteria

This report assesses identified resources under the criteria established by the National Historic Preservation Act to evaluate resources for their potential eligibility to be listed in the National Register of Historic Places (NRHP). For a property to qualify for the National Register, it must meet at least one of the NRHP criteria for evaluation by being associated with an important historic context and retaining historic integrity of those features necessary to convey its significance. Criteria for listing in the NRHP are as follows (National Park Service 1990):

> *The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:*
>
> *A. That are associated with events that have made a significant contribution to the broad patterns of our history; or*
>
> *B. That are associated with the lives of significant persons in or past; or*
>
> *C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or*
>
> *D. That have yielded or may be likely to yield, information important in history or prehistory.*
>
> *Ordinarily cemeteries, birthplaces, graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:*
>
> *a) A religious property deriving primary significance from architectural or artistic distinction or historical importance; or*

b) A building or structure removed from its original location but which is primarily significant for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or

c) A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building associated with his or her productive life; or

d) A cemetery that derives its primary importance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or

e) A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or

f) A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or

g) A property achieving significance within the past 50 years if it is of exceptional importance.

Prepared by ESA 2026

Figure 1.
Project Area on topographic map

Prepared by ESA 2026

Figure 2.
Project Area on aerial photograph

2. PROJECT SETTING

2.1 Research Methodology

This project setting was prepared using a 1-mile radius Study Area from the Project Area. ESA reviewed past cultural resources assessments, recorded archaeological sites, ethnographic studies, inventoried historic resources (buildings, districts, structures, objects, and sites), archival records (historical maps, aerial imagery, landowner records and census data, published histories), geological maps, soils surveys, and other environmental reports.

These sources were reviewed to identify any cultural resources, including archaeological sites, cemeteries, and properties identified by Tribes as having traditional religious and cultural importance or significance (also referred to as Traditional Cultural Places by the National Park Service), within the Project Area, and the probability for unrecorded resources, along with the area's context of historic architecture. The following specific repositories were consulted: the Washington Information System for Architectural and Archaeological Records Data (WISAARD) database maintained by DAHP, University of Washington Libraries, Mercer Island Historical Society, and the Museum of History and Industry (MOAHI).

In addition, ESA contacted cultural resources technical staff at the Snoqualmie Indian Tribe and Muckleshoot Indian Tribe via email on January 7, 2026 to request information regarding the proposed project (Appendix A)[1]. On January 20, 2026, Aaron Webster from the Snoqualmie Tribe's Cultural Resources Department requested to observe the fieldwork and joined ESA in the field on January 21, 2026.

2.2 Environmental Setting

2.2.1 Geomorphology

The Project Area is situated within Lake Washington in the Puget Lowland geographic province, which stretches the entire length of Washington State from the Canadian border to the Oregon border. The landscapes within the Puget Lowland are characterized as having moderate relief, rarely exceeding an elevation of 525 feet. The rolling topography surrounding the Project Area is primarily a result of Pleistocene glaciation (Franklin and Dyrness 1988; Troost and Booth 2008).

During the most recent glacial episode, known as the Fraser Glaciation (circa 19,000 to 16,000 years ago), the region surrounding the Project Area was scoured and covered by the Puget Lobe of the Cordilleran Ice Sheet. The Puget Lobe extended as far south as Tenino, Washington, and measured 4,000 feet in thickness, its weight depressing elevations in Puget Sound (Dethier et al. 1995; Porter and Swanson 1998). After approximately 17,000 years ago, the Puget Lobe receded rapidly northward, leaving proglacial lakes and depositing glacial till, drift, and outwash sediments over most of the area. By 16,000 years ago, the glaciers had retreated completely, and

[1] Since the letters have been sent the project design has changed to not include apartment units. This change does not impact changes proposed to the Lodge or area of ground disturbance.

the landforms of the Puget Sound region responded through rapid isostatic rebound, taking the next several thousand years (until approximately 12,500 years ago) to achieve equilibrium with sea levels (Dethier et al. 1995; Thorson 1989). Even after equilibrium was reached, sea levels in Puget Sound continued to rise until around 5,000 years ago, inundating coastlines (Galster and Laprade 1991; Thorson 1989). Continuing terrain modification was limited largely to local-level effects of water erosion, mass sediment movements, and aeolian deposition of material from volcanic activity of windward peaks (McKee 1972).

Lake Washington itself is a marine embayment created during these Pleistocene glaciations. Subsequent isostatic rebound elevated the terrain and isolated the lake basin from Puget Sound, converting Lake Washington to a freshwater body fed by the Sammamish River. The lake level rose between 10 and 20 meters (33 to 66 feet), forming extensive marshes along the margins of the lake (McManus 1963). After completion of the Montlake Cut in 1916 (discussed below), the lake level dropped approximately 3 meters (9 feet) in 3 months.

The surface geology of the Project Area (Figure 3) is described as glacial till (Qgt) from the Fraser Glaciation, which was deposited as ice overrode the Seattle area during the Vashon Stade between approximately 17,400 and 16,400 years ago. The glacial till is typically grayish to light gray unsorted, unstratified mixture of clay, sand, gravel, and boulders deposited directly by melting glacier (Booth et al. 2005). Based on the date of the Vashon Stade and depositional environment, this geological unit has a low sensitivity to contain buried archaeological sites. The landform has not experienced substantial exogenous (outside) deposition since the end of the last Ice Age.

The Project Area has been subject to prior clearing and development during the 20th and 21st centuries. These activities have likely removed any precontact-era archaeological sites present along the shoreline.

2.2.2 Soils

The Natural Resources Conservation Service (NRCS) maps the majority of soils within the Project Area as belonging to the Kitsap series (NRCS 2005) (Figure 4). The other soil series within the Project Area includes Urban Land (NRCS 2017). The Urban land designation denotes a condition in which anthropogenic development activities including cutting, filling, and grading have obscured or destroyed natural soil profiles such that they may no longer be recognizable.

Kitsap silt loam consists of very deep, poorly drained soils formed in glacial lacustrine sediments on terraces. The typical pedon (profile) of the Kitsap series generally consists of the following:

- **Ap** (0 to 15 cm) silt loam, grayish brown (10YR 5/2) dry, very dark grayish brown (10YR 3/2) moist; moderate fine subangular blocky structure; slightly hard, friable, slightly sticky and slightly plastic; many very fine and fine roots; abrupt smooth boundary.

- **Bwl** (15 to 25 cm) silt loam, pale brown (10YR 6/3) dry, brown (10YR 4/3) moist; moderate fine subangular blocky structure; slightly hard, friable, slightly sticky and slightly plastic; many very fine and fine roots; clear wavy boundary.

- **Bw2** (25 to 43 cm) silty clay loam, pale brown (10YR 6/3) dry, brown (10YR 4/3) moist; moderate medium subangular blocky structure; hard, firm, moderately sticky and moderately plastic; many very fine and fine roots; 5% fine gravel; clear wavy boundary.

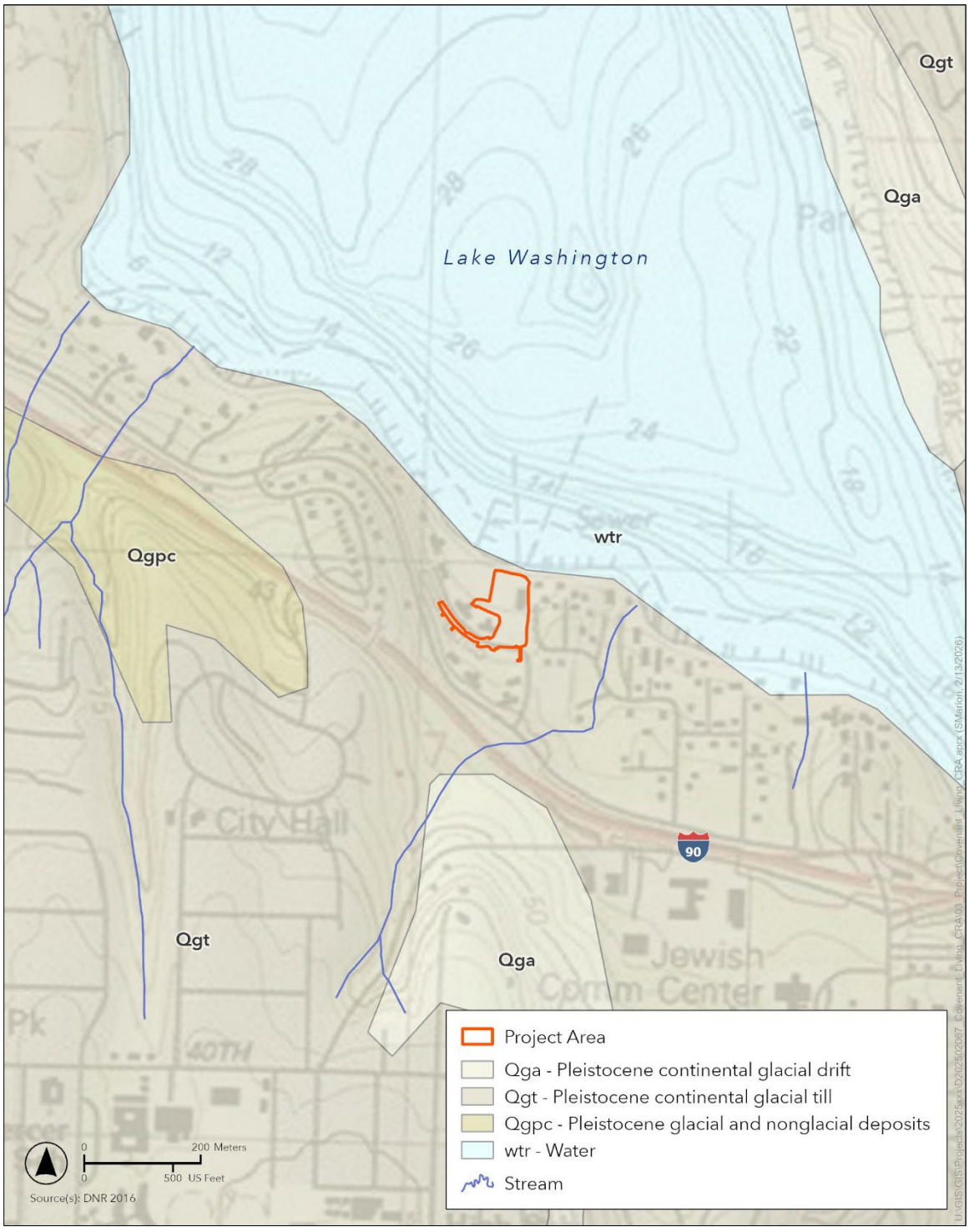
- **Bg** (43 to 81 cm) silty clay loam, light gray (2.5Y 7/2) dry, grayish brown (2.5Y 5/2) moist; moderate medium subangular blocky structure; hard, firm, moderately sticky and moderately plastic; few very fine roots; many large prominent strong brown (7.5YR 5/6) masses of oxidized iron throughout; clear irregular boundary.

- **Cg** (81 to 150 cm) silty clay loam, light brownish gray (2.5Y 6/2) dry, light olive brown (2.5Y 5/4) moist; massive; hard, firm, moderately sticky and moderately plastic; few roots; few very fine pores; common distinct grayish brown (2.5Y 5/2) iron depletions throughout.

The Kitsap series is formed in glacial parent material, which would tend to preclude the potential for deeply buried, intact archaeological deposits. Historic research, as described below, also indicates that lands within the Project Area have been extensively altered during the 20th century, including the construction of the Lodge. This increases the likelihood that construction has obscured or destroyed the natural historic land surface and any associated archaeological deposits, had they been present. This has likely significantly affected the near-surface A and A/B horizons of the Kitsap series soils. ESA does not expect that in situ precontact-era archaeological materials would still be present at or near the surface.

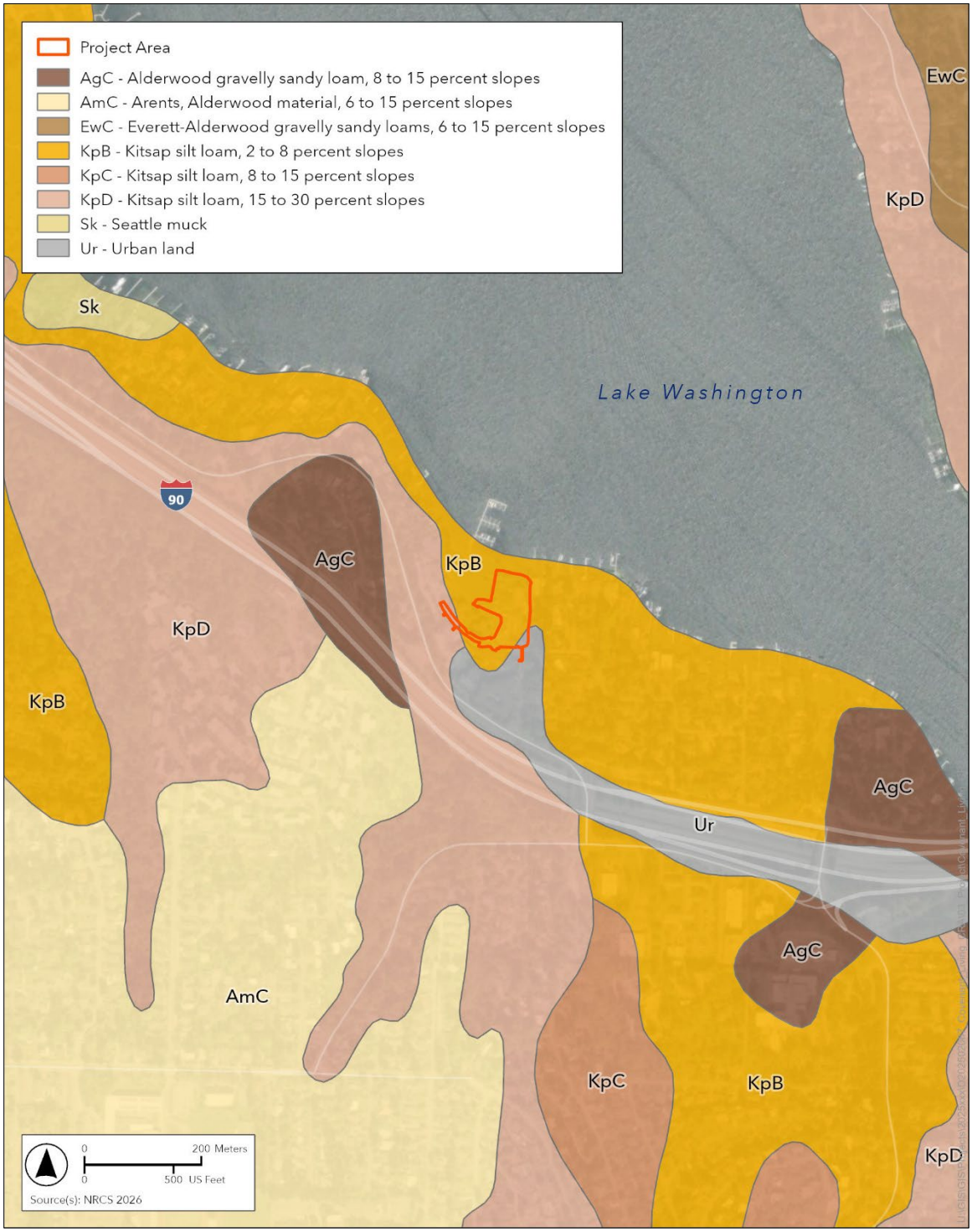
2.2.3 Flora and Fauna

The Lake Washington area is within the western hemlock (*Tsuga heterophylla*) vegetation zone, which encompasses most of Western Washington (Franklin and Dyrness 1988). Native species characteristic of this environment include a variety of ferns, Oregon grape (*Mahonia aquifolium*), oceanspray (*Holodiscus discolor*), salal (*Gaultheria shallon*), trailing blackberry (*Rubus ursinus*), red huckleberry (*Vaccinium parvifolium*), western redcedar (*Thuja plicata*), Douglas-fir (*Pseudotsuga menziesii*), western hemlock (*Tsuga heterophylla*), maples (*Acer* spp.), and alders (*Alnus* spp.). Native fauna within this region include deer (*Odocoileus* spp.), cougar (*Puma concolor*), elk (*Cervus canadensis*), bear (*Ursu*s spp.), coyote (*Canis latrans*), beaver (*Castor canadensis*), river otter (*Lontra canadensis*), skunk (*Mephitis mephitis* and *Spilogale gracilis*), badger (*Taxidea taxus*), weasel (*Mustela* spp.), and muskrat (*Ondatra zibethicus*). The lake holds dozens of fish species including Chinook (*Oncorhynchus tshawytscha*), coho (*O. kisutch*), sockeye (*O. nerka*), trout (*Oncorhynchus* and *Salvelinus* spp.), as well as non-native bass (*Micropterus* and *Ambloplites* spp.), and non-native perch (*Perca* and *Cymatogaster* spp.).



Prepared by ESA2026; Source: DNR 2016

Figure 3.
Geology of the Project Area and vicinity



Prepared by ESA 2026; Source: NRCS 2026

Figure 4.
Soils in the Project Area and vicinity

2.3 Cultural Setting

2.3.1 Precontact Setting

Overview

The precontact cultural chronology of the Pacific Northwest and Puget Sound from the Late Pleistocene onward has been previously summarized (Ames and Maschner 1999; Blukis Onat et al. 2001; Kidd 1964; Kopperl et al. 2016; Matson and Coupland 1995; Nelson 1990). The various chronologies generally agree on broad patterns in culture but may differ regarding the timing and significance of changes in specific aspects of culture, such as subsistence, technology, and social organization. The following discussion of cultural-historical sequence draws broadly on the various chronologies, but follows Kopperl et al. (2016) by recognizing five periods, which are summarized in Table 1. The Late Pacific period overlaps slightly with the post-contact era as described below.

TABLE 1. PRECONTACT PERIODS

Period	King County Analytic Period	Approximate Date Range	Characteristics
Late Pacific	5	2,500 cal BP – 200 cal BP	Represented by seasonal habitation areas associated with resource procurement and increased variability in burial methods. Site types include winter villages, base temporary habitation areas, field temporary habitation areas, resource gathering sites for hunting, fishing, plants, and quarry sources.
Middle Pacific	4	5,000 cal BP – 2,500 cal BP	Represented by large plank houses, increase in decorative items, woodworking tools (adzes, mauls, wedges). Site types include possible villages, base and field seasonal habitation areas, resource gathering sites for hunting, fishing, plants, and quarry sources.
Early Pacific	3	8,000 cal BP – 5,000 cal BP	Located in marine and estuary settings; represented by large shell middens and decorative artifacts such as labrets and bracelets. Site types include base and field seasonal habitation areas, and various resource gathering and non-residential sites.
Archaic	2	12,000 cal BP – 8,000 cal BP	Often referred to as Olcott culture and located in riverine and lake settings; represented by cobble tools and lanceolate projectile points. Site types include small base and field seasonal habitation areas, resource gathering, and quarry sites.
Paleoindian	1	14,000 cal BP – 12,000 cal BP	Often referred to as Clovis culture, represented by projectile points. This period represents post-glacial entry of humans into the Puget Sound basin. Site types include small seasonal habitation areas, resource gathering near those areas, and isolate finds.

cal BP = calibrated years before the present; Source: Kopperl et al. 2016

Study Area

The nearest archaeological site is Luther Burbank historic refuse dump (45KI1796), discussed in Section 2.4.2. There are no recorded precontact-era sites within the 1-mile of the project.

2.3.2 Post-contact and Historic Setting

Overview

Tribes hold complete knowledge of their history. The following section references published materials by Native scholars during the 20th and 21st centuries as available and non-Native people from the 19th, 20th, and 21st centuries. The latter materials often do not present the full and accurate understanding of Tribal history and knowledge. The authors acknowledge that these sources inherently contain deficiencies, and use of them is not intended to substitute or supersede historic knowledge held within Tribes. This discussion presents a brief summary of cultural practices (settlement, subsistence, and burial practices) for the purposes of informing expectations regarding the presence of archaeological and other cultural resources within the Project Area and vicinity.

The project is located within the ancestral lands of the *dxʷdəwʔabš* ("people of the inside") also known as the Duwamish, whose traditional language is Southern Lushootseed and who are part of a larger culture group known generally as the Southern Coast Salish people (Duwamish Tribe 2026; Lane 1975; Spier 1936; Suttles and Lane 1990). The Southern Coast Salish group encompasses the Duwamish, Snoqualmie, Suquamish, and Tulalip Tribes, and additional groups in the Puget Sound region whose ancestral lands were primarily farther from the Project Area: the Puyallup, Nisqually, and Squaxin people (Suttles and Lane 1990). Descendants of the Duwamish are members of today's non-federally recognized Duwamish Tribe and the following federally recognized Tribes: Muckleshoot Indian Tribe, Snoqualmie Indian Tribe, Suquamish Tribe, Tulalip Tribes, and the Confederated Tribes and Bands of the Yakama Nation (Duwamish Tribe 2026; Miller and Blukis Onat 2004:24-25, 56-108; Muckleshoot Indian Tribe 2026; Suquamish Tribe 2025; Tulalip Tribes 2026). The Duwamish, Snoqualmie, Suquamish, and Tulalip Tribes state they have been in the Puget Sound region since time immemorial; this is also supported by archaeological evidence within the region (Duwamish Tribe 2026; Kopperl et al. 2016; Snoqualmie Indian Tribe 2026; Suquamish Tribe 2026; Tulalip Tribes 2026).

The Southern Coast Salish culture group shares similarities in language, subsistence patterns, structures, and other cultural practices (Suttles and Lane 1990). Permanent and seasonal campsites were located at specific locations ideal for resource gathering, hunting, and travel. Villages were located at the mouths of rivers, river confluences, and terraces, following a seasonal round for subsistence and resources. Salmon is a key part of the traditional Southern Coast Salish diet, supplemented with other resources found in marsh and river environments. The Duwamish River along with other nearby shorelines, lakes, and forests, provided fishing and hunting opportunities for resources such as salmon, beaver, waterfowl, deer, elk, bear, and other animals. Traditional burials were aboveground, either in a canoe elevated on a frame or a box placed on the ground (Suttles and Lane 1990:496).

Evidence from oral traditions, ethnographic reports, and archaeological investigations documents numerous Duwamish villages along the shores of Lake Washington and Salmon Bay, as well as along the Duwamish, Cedar, Black, and Green rivers (Burke Museum 2019; Haeberlin and Gunther 1930:10; Smith 1940:15; Spier 1936:34; Swanton 1979:26).

The only location within the 1-mile Study Area with a recorded Coast Salish name is *At-kow-chug* or *Xa'tcu* "large body of fresh water" or "lake" (Lake Washington) (Hilbert et al. 2001:40; Waterman 1922:189). Just beyond the 1-mile Study Area to the northwest is *TsEktsEk!a'bats*, "where gooseberry bushes grow" (Hilbert et al. 2001:107, no. 145a; Waterman 1922:192, no. 118).

The Project Area is located within the boundaries of lands ceded to the U.S. Government by the Duwamish and 21 "allied tribes" under the Treaty of Point Elliott in 1855 (Duwamish Tribe 2026; Lane 1975; Suttles and Lane 1990). Under the provisions of this treaty, ratified in 1859, the U.S. Government established four reservations within the Puget Sound region for the "Duwamish and allied tribes" to reside upon: Tulalip, Port Madison, Swinomish, and Lummi. The treaty did not create a reservation specifically for the Duwamish and not all Duwamish moved to the established reservations (Lane 1975).

The land surrounding the Project Area was first surveyed in 1864. No notable features, such as wagon roads, homesteads, or trails were recorded at that time (U.S. Surveyor General 1864). The earliest non-Indigenous residents of Mercer Island arrived in the 1870s (Gellatly 1977:11). Mercer Island was likely named for Thomas Mercer, one of three brothers from Illinois who were among the first to settle in the area (Stein 2002a; Tingwall et al. 2008). By 1895, there were several structures in the northern part of Mercer Island, but none recorded near the Project Area; a trail or wagon road was recorded following the shoreline passing through the Project Area (USGS 1895).

To improve trade and access in the region, a new transportation route to connect Lake Washington to Puget Sound began in 1909 with construction of the Montlake Cut (Ott 2012). The U.S. Army Corps of Engineers managed the construction, with development of the Hiram M. Chittenden Locks at Salmon Bay starting by 1911 (Ott 2012). When the canal opened in 1916, the water level of Lake Washington dropped by approximately 9 to 10 feet, turning previously submerged areas into the present-day shoreline. This suggests that portions of the Project Area may have been submerged prior to 1916.

Prior to World War 1, the only way to travel to and from the island was by passenger boat. The need for access was addressed by building a bridge at its closest point to the mainland, in the northeast (Stein 2002b). Several wharves, landings, and docks were in place around the island by 1921 (King County Engineering Department 1921). In 1923, the East Channel Bridge was constructed connecting Mercer Island at Barnabie Point to Enatai in Bellevue (Gellatly 1989; Stein 2002b). This bridge was eventually replaced in 1940 with the completion of the Lake Washington Floating Bridges (Gellatly 1989; Kroll Map Company 1926; Metsker Map Company 1936; Stein 2002b; USGS 1950).

Access to and throughout the island continued to improve in the mid-20th century, bringing with it an influx of new residents. Historic aerial photography from the 1950s and 1960s shows residential development and private docks along the north shore of the island, adjacent to the Project Area (King County Aerial Survey 1954; NETRonline 2026; USGS 1950). In 1960, the City of Mercer Island was incorporated, with the exception of the business district, which voted

to become the Town of Mercer Island (Gellatly 1977). The two municipalities merged into a single City of Mercer Island in 1970, by which time the area had gained a reputation as an affluent suburb of Seattle (Gellatly 1977).

Study Area

A land patent was first issued to James W. Deumons (Demmons or Demons), a farmer from Maine, on March 5, 1875 (King County 1871; U.S. Bureau of Land Management 1977). Historic maps show the land occupied by the Project Area owned by the J.L. Anderson Steamboat Company and H.C. Taylor, with unimproved roads in place by the early 1900s (Anderson Map Company 1907; Kroll Map Company 1912; USGS 1895). A road had been built roughly following the route of Interstate 90 (I-90) past the Project Area by 1926, and Fortuna Park is recorded at the shoreline adjacent to the Project Area (Kroll Map Company 1926).

The land surrounding the Project Area remained relatively undeveloped until the early 1950s, although much of it had been cleared by 1937 (King County Aerial Survey 1954; Pacific Aerial Surveys 1937; USGS 1950). Several apartment buildings were constructed across the Project Area during the early 1950s (King County Aerial Survey 1954). Other structures associated with the Covenant Shores facility were constructed in the 1970s through the early 2000s (King County Assessor 2026; NETRonline 2026). By the mid-2000s, the Project Area had attained its present level of development, as home to an extensive retirement community (NETRonline 2026).

Fortuna Park

The first identified reference to Fortuna Park was in 1906, with transportation offered by the steamer Fortuna, owned and operated by Captain John L. Anderson (*Seattle Daily Times* 1906). Anderson also owned the land on which the park was located by 1907, although presumably he was responsible for establishing the park and therefore owned it by at least 1906 (Anderson Map Company 1907). Anderson established the Anderson Steamboat Company and the Lake Washington Shipyards (located in Houghton, on the east side of Lake Washington), and by 1909 owned 14 steamboats (Eastside Heritage Center n.d.; *Seattle Daily Times* 1932). Anderson (1869 – 1941) was an immigrant from Sweden and arrived in Seattle in 1888, where his first steady job was on a steamer. In April 1895, he married Emilie (spelled Emily elsewhere) Madsen (Eastside Heritage Center n.d.; Sherrard 2024; Stein 2018).

A 1906 advertisement for Fortuna Park indicates the steamer and park were relatively new; the boat departed four times daily from Leschi Park. It (the ad) also notes the "beautiful picnic grounds" of Fortuna Park and notes that "parties can go to the park on the morning boats and be picked up on either of the afternoon trips and return to the city" (*Seattle Daily Times* 1906). Anderson made $5,000 worth of improvements to the park in 1913, which by that time included sports fields and a pavilion (*Seattle Daily Times* 1913a). He improved the park once again in 1927, at a cost of $15,000, which included improvements to the pavilion, extended picnic grounds, improvements to the bathing beach, playground equipment, and a new water system (*Seattle Post-Intelligencer* 1927).

It appears that Fortuna Park did become a destination, and organizations that hosted events there included the following (the list below includes a small selection of advertised events):

- Dances held by the Seattle Council No. 116 Fraternal Aid Organization, Mystic Club, Gamboliers Club, Bachelors' Club, and Million Buck Club (*Seattle Daily Times* 1908, 1915b, 1915c; *Seattle Post-Intelligencer* 1910, 1916).

- The Merchant and Manufacturer's Committee of Puget Sound Traction, Light & Power Company, hosting a barbeque and picnic (*Seattle Daily Times* 1912).

- The annual picnic held by the Allied Trades Union of Seattle, which in 1913 had over 500 attendees and hosted baseball games and a dance (*Seattle Daily Times* 1913b).

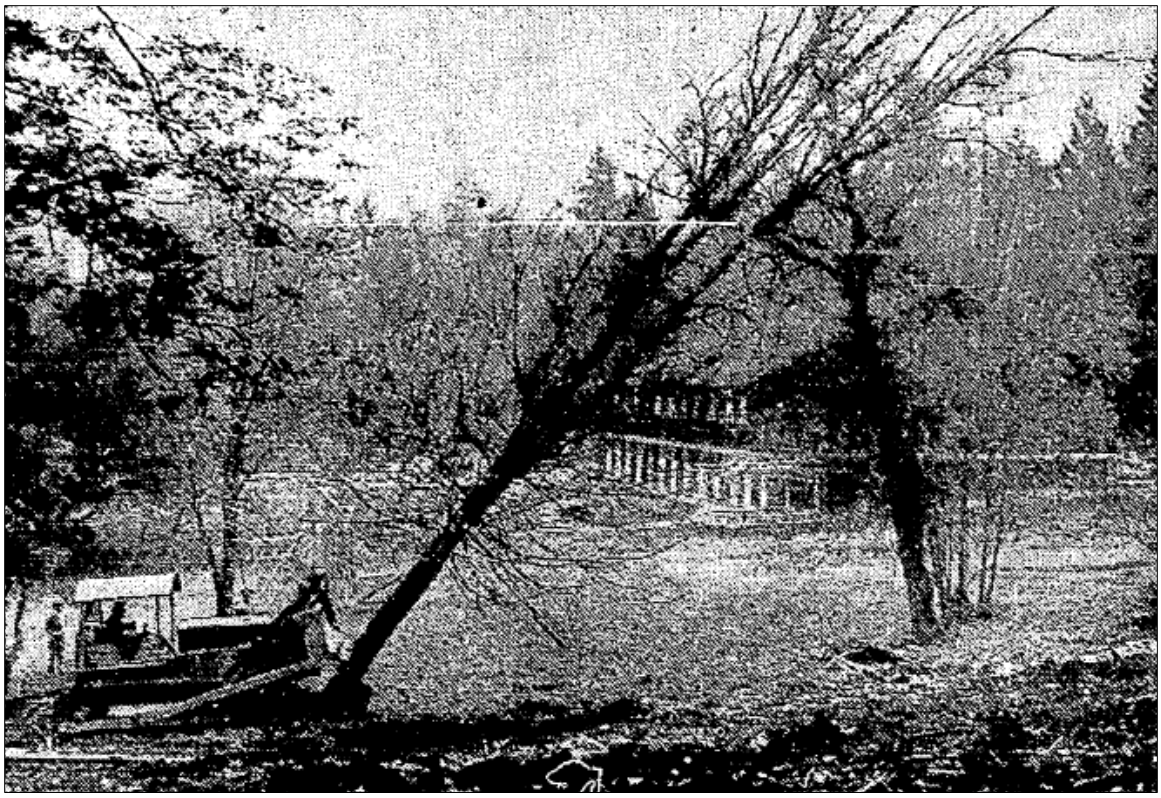
- A picnic, dance, fundraising for the Austrian-German Red Cross societies, and commemorative birthday celebration for Austrian Emperor Francis Joseph, held in cooperation between multiple Seattle-area Austro-Hungarian societies (*Seattle Daily Times* 1915a).

Following John's death in 1941, Emilie inherited the land. A 1945 advertisement indicates at least a portion of the park was sold off – it lists three 100 x 300 foot "very choice waterfront lots" in the former Fortuna Park (*Seattle Post-Intelligencer* 1945). The following year, the park – identified as 23 acres with 700 feet of waterfront – was "sold by Mrs. Emily Anderson to E. Clinton Merrill of Seattle, who … renamed the property Edgewater Beach." It continues on to note that Merrill intended to undertake considerable improvements, although it does not specify what these were (*Seattle Daily Times* 1946).

By late 1948, the former park was owned by Charles F. Clise & Associates, who at that time were building an apartment complex on the land, named Shorewood (Figure 5; *Seattle Daily Times*. 1948, 1949a). An article describing the construction highlighted that it was "the largest privately financed apartment development west of Chicago and north of San Francisco." It included 704 apartments in 48 buildings, gathered into seven groupings, "set apart by trees and parking and play areas," with a lakefront area, and the former Fortuna Park pavilion was to be converted to a clubhouse (*Seattle Daily Times* 1949a).

The $6.5–7 million development opened its first units August 1, 1949 (*Seattle Daily Times* 1949b, 1949c). Fully occupied, the complex increased the population of Mercer Island by 56%. Rents ranged from $70 for a one-bedroom unit to $130 for a three-bedroom unit ($953 to $1,770 in 2025 dollars; U.S. Bureau of Labor Statistics 2026), with varying rates based on view and location, in addition to number of rooms.[2]

[2] The most recent inflation numbers available are from November 2025.



Source: *Seattle Daily Times* 1948

Figure 5.
Starting construction in October 1948 on the Shorewood Apartments; the Fortuna Park pavilion is in the background

2.4 Previous Cultural Resources Work

ESA conducted a records search of DAHP's WISAARD system on January 26. 2026 (DAHP 2026a).

2.4.1 Cultural Resources Assessments

There have been 10 prior cultural resources assessments carried out within the 1-mile Study Area; none of these overlapped the Project Area (

Table 2). They were prepared in advance of proposed transportation improvement, cellular antenna installation, shoreline restoration, and Historic Property Inventory projects.

TABLE 2. CULTURAL RESOURCES ASSESSMENTS WITHIN 1 MILE OF THE PROJECT AREA

Approximate Distance from Project Area	Resources Identified in Study Area	Project	Citation	NADB Number
0.06 mile S	Built Environment: Old Fortuna Park Pavilion	Survey of Historical Resources: Corridor of Interstate 90 from Junction with Interstate 5 to the Vicinity of the Junction with Interstate 405	Stratton and Lindeman 1977	1331053
0.06 mile S	None	Cultural Resources Survey Lake Washington Congestion Management Program SR 520 / I-90 – Active Traffic Management Project	Gray and Juell 2009	1353924
0.13 mile S	None	I-90/SR 520 Urban Partnership Agreement Active Traffic Management System Determination of No Adverse Effects and Request for Concurrence	Bartoy 2010	1354564
0.41 mile ESE	None	9820 SE 35th Place Project Cultural Resources Assessment	Yamamoto et al. 2020	1694529
0.42 mile ENE	None	Cultural Resource Survey for the Beaux Arts Shoreline Restoration Project	Boersema and Trost 2012	1681965
0.44 mile SW	None	Cultural Resources Report, SE 40th Street Improvements Project	Tingwall et al. 2008	1351333
0.45 mile E	Built Environment	Bellevue Historic and Cultural Resources Survey	Tobin and Pendergrass 1993	1349948
0.56 mile NE	None	SB1738 Enatai Park, SE 27th Place, Beaux Arts	Borth 2014	1684941
0.68 mile NE	None	Archaeological Resources Assessment for the Proposed AT&T Mobility Project: SB1738 Enatai Park	Poole and Amell 2014	1684940
0.84 mile ENE	Built Environment: Church and Ancillary Buildings (1959-1961)	Re: SE20421J, Bellevue Christian Church, 10808 SE 28th Street Archisto Enterprises Letter Report, 2011-03	Emerson 2011	1680513

NADB: National Archeological Database; Source: DAHP 2026a

2.4.2 Archaeological Resources

There is one recorded archaeological site within the 1-mile Study Area: 45KI1796, the Luther Burbank historic refuse dump. The site is located approximately 0.78 mile northwest of the Project Area. It consists of a debris scatter associated with the historic Luther Burbank school observed below the waterline adjacent to the Lake Washington shore. Observed materials include glass, ceramic, metal, terra cotta, brick, and electrical components. Diagnostic artifacts date to between the 1930s and 1960s. The site was recorded in 2023. It has been determined not eligible for inclusion in the NRHP (DAHP 2026a).

2.4.3 Cemeteries

Based on a review of available historical maps and records at DAHP, there is one recorded cemetery within the 1-mile Study Area (DAHP 2026a; USGS 1897, 1950). The Mercer Island Presbyterian Remembrance Garden Columbarium (45KI881) is located 0.68 mile southwest of the Project Area at 3605 84th Avenue SE. The Columbarium was constructed in and has been in use since 1956.

2.4.4 Traditional Cultural Places

No recorded cultural resources or properties identified by Tribes as having traditional religious and cultural importance or significance (also referred to as Traditional Cultural Places) are known to exist within the Project Area (DAHP 2026a).

2.4.5 Historic Resources

There is one historic resource located within the Project Area, the building located at 9150 Fortuna Drive. It is currently used as the Lodge by Covenant Living at the Shores. The Lodge building was built by 1906 and has undergone multiple renovations including been moved to its current location by 1949. The building has not been recorded in WISAARD. The property assessor also lists eight other buildings on the parcel, although none are located within the Project Area.

2.5 Expectations

2.5.1 Historic Resources

Based on the setting described above, ESA expects that the Project Area contains one historic resource (buildings, districts, structures, objects, and sites). The Lodge was built by 1906 and is therefore 119 years old.

2.5.2 Archaeological Resources

The Project Area is classified as High Risk in DAHP's Statewide Predictive Model for containing precontact-era archaeological sites (DAHP 2010).[3] Based on the setting described above, ESA expects that the Project Area has moderate potential for containing precontact-era archaeological resources. The ethnographic and archaeological records indicate that the Lake Washington shoreline, including the Project Area, was an important part of land use practices and was used in a way that would have created archaeological evidence, such as burials, resource processing locations, and habitation sites. If a precontact-era archaeological deposit was not deeply buried, then it likely has been disturbed or modified by the historic-era or modern use of the Project Area.

Based on the setting described above, ESA expects that the Project Area has high potential for containing historic-era archaeological resources. The presence and use of historic-era buildings such as the Lodge make the presence of archaeological resources possible. However, due to the construction and land modifications from modern improvements, these archaeological resources would be removed from their original context and unable to provide additional information about the historic period life.

[3] The Statewide Predictive Model is a tool used by archaeologists and planners to evaluate potential archaeological risks on a broad scale. The model was developed to statistically evaluate multiple environmental factors (e.g., elevation, slope percent, aspect, distance to water, soils, and landforms) in order to predict where archaeological resources might be found (Kauhi 2013). It is not a substitute for conducting site-specific subsurface investigations.

3. HISTORIC RESOURCES SURVEY

3.1 Objectives

The primary objective of the historic resources survey is to identify all historic resources located within the Project Area, document each resource to an intensive-level inventory, and provide a recommendation regarding NRHP eligibility to assist in identifying any potential impacts on historic resources as a result of the project.

3.2 Methodology

The review of King County Property Assessor records identified one building (the Lodge building) within the Project Area that was constructed in or prior to 1976 (50 years prior to the expected conclusion of this project). The Lodge was photographed, moving counterclockwise around the building. Equipment included a handheld device with a high-quality digital camera. All visible materials were verified while in the field and recorded where not clear in the photographs. All structural information was verified against available historic information to clarify any alterations over time. From this information, the architectural significance was evaluated using NRHP criteria and aspects of integrity.

3.2.1 Integrity

In addition to meeting at least one of the NRHP evaluation criteria (Section 1.5), properties must also retain integrity. Integrity is the ability of a property to convey its significance. The seven aspects of integrity are as follows (National Park Service 1990):

- **Location** – "Location is the place where the historic property was constructed or the place where the historic event occurred."
- **Design** – "Design is the combination of elements that create the form, plan, space, structure, and style of a property."
- **Setting** – "Setting is the physical environment of a historic property."
- **Materials** – "Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property."
- **Workmanship** – "Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory."
- **Feeling** – "Feeling is a property's expression of the aesthetic or historic sense of a particular period of time."
- **Association** – "Association is the direct link between an important historic event or person and a historic property."

To be listed in the NRHP, a property must not only be shown to be significant under the National Register criteria, but it also must have integrity. The evaluation of integrity is sometimes a subjective judgment, but it must always be grounded in an understanding of a property's physical features and how they relate to its significance.

Historic properties either retain integrity (that is, convey their significance) or they do not. Within the concept of integrity, the National Register criteria recognize seven aspects or qualities that, in various combinations, define integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The retention of specific aspects of integrity is paramount for a property to convey its significance. Determining which of these aspects are most important to a particular property requires knowing why, where, and when the property is significant.

3.3 Results

ESA completed a historic resources (buildings, districts, structures, objects, and sites) survey of the Project Area on January 14, 2026. ESA surveyed one historic resource and documented it to the same level as an intensive-level DAHP Historic Property Inventory form. The Lodge building was evaluated for its potential eligibility for listing in the NRHP by an Architectural Historian who meets the Secretary of the Interior's Professional Qualifications Standards for Architectural History. All criteria and seven aspects of integrity were considered. Historical King County Property Assessor records were examined and compared to current photographs to assess potential changes in location, design, and materials. Image searches were also performed in local repository digital collections, specifically the University of Washington Libraries, Mercer Island Historical Society, and the Museum of History and Industry (MOHAI) digital collections, as well as historic newspaper archives.

3.3.1 Fortuna Lodge[4]

The first identified reference to the Fortuna Park pavilion is in a 1906 *Seattle Daily Times* article, when a fraternal aid organization hosted a dance. Early photos (from about 1906 – 1919) show a large gable roof building with a portion of the ground floor recessed (University of Washington 2026a, 2026b). One of these shows the building adjacent or very near the water, while in the other, it is set back farther from the shore. This is likely a result of the lowering of Lake Washington in 1916. An ad for the park from 1914 further describes the pavilion as "fine…with a dancing floor 60x100 feet. Dressing rooms and stage, all electrically lighted" (*Seattle Post-Intelligencer* 1914). It was improved again in 1927 – described as "rebuilt throughout," with a "splendid maple floor for dancing; with a concrete basement housing a fully equipped kitchen and other modern conveniences, and with concrete steps and walks" (*Seattle Post-Intelligencer* 1927).

The 1938 tax assessor's record (Appendix B) detail that, at that time, the building had six rooms with maple floors, board and batten siding, composition roof shingles, a concrete basement, and a 9-foot basement ceiling and 12-foot ground floor height. The record also lists a construction date

[4] This building has gone by several names throughout its history. For clarity, this report uses "Fortuna Lodge" throughout, except where directly quoting materials.

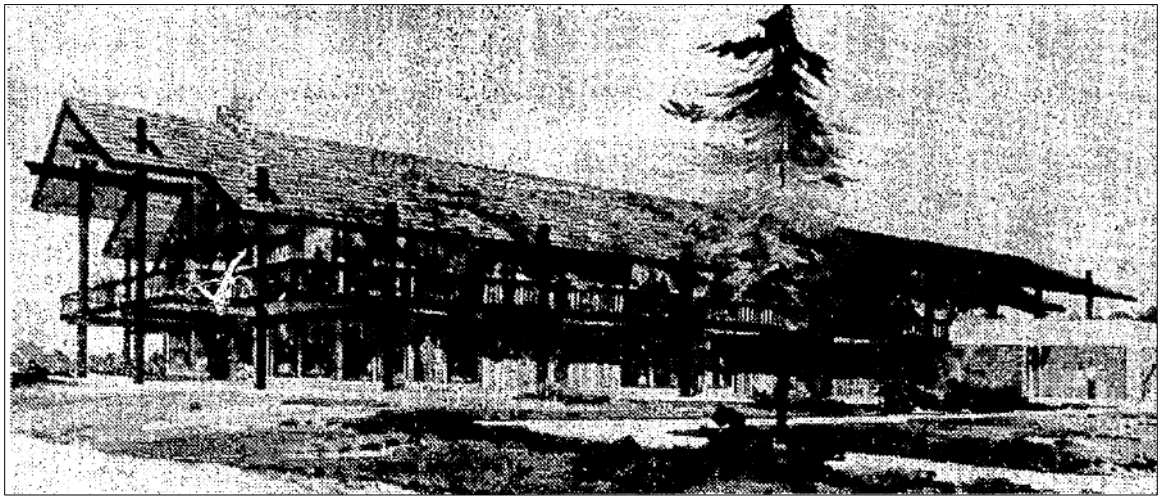
of 1918, although this does not match other records. An undated photo (Figure 6) also shows the partially open side of the basement and "FORTUNAPARK" on the water-facing (north) side in large letters. The north and west sides of the building have openings that are covered in plywood, although it was likely during the off season and closed. (Although not directly confirmed, all of the listed events and articles about the pavilion and park were during the spring and summer months.)

During the construction of the Shorewood Apartments in 1948/1949, the former Fortuna Park pavilion building was moved, and, presumably, renovated (*Seattle Daily Times* 1949a, 1949c). The tax assessor's record notes that the building was not in use in 1950, likely due to the construction. Following Clise's death in 1973, the apartment complex was sold, then foreclosed. In February 1978, the Evangelical Covenant Church of America purchased a portion of the complex – identified as Lower Shorewood – for $2.4 million; the associated newspaper articles note eight buildings that were a part of the sale (Metzger 2018; *Seattle Daily Times* 1978, 1979). A letter announcing the sale, sent by Robert C. Larson of Chicago notes that "work on upgrading the property will be done by William Hedin, a Seattle contractor, and our goal is that occupancy will be available in the first building during the summer of 1978" (Larson 1978).[5] The units were converted to a retirement facility, and residents began moving in later that year. As a part of the renovations, work also included the conversion of the former pavilion (Figure 7, Figure 8), which served as the dining room, kitchen, lounge, gym, hobby room(s), library, and offices.

[5] The letter (Larson 1978) provides a notable description of the purchase: "The closing was originally scheduled for February 1, but a basket full of problems came crashing down around us two days before closing. Because of the hard work by many people, including the seller, these are now behind us and we have closed in the same condition as had everything gone smoothly."

Source: Puget Sound Regional Archives

Figure 6.
Historic tax assessor record photo of Fortuna Lodge, undated, but likely 1938



Source: *Seattle Daily Times* 1979

Figure 7.
The Fortuna Lodge in 1979

Photo by ESA 2026

Figure 8.
Photo of drawing of the building (on display in said building), reportedly from the 1970s

Physical Description

Currently used as a dining hall/community gathering space for a retirement community, the building is a single story with full basement; due to the slope of the grade, most of the basement is fully exposed. It is a long building, approximately 145 feet long and 65 feet wide, and has a gable roof with exposed beams and is primarily faced in vertical wood boards. At both gable ends (primary, south, and north) there is a smaller extension at the peak and the associated supports are prominent. Near the north end of the building is a chimney at the roof peak.

Centered on the primary south façade (Figure 9) are paired metal doors with large lights and sidelights, and above, reaching to the roofline, is a large panel covered in small dark blue tiles, and this entire composition is recessed slightly into the façade. On both sides are narrow openings with fixed metal windows (with pebbled glass) and vents that extend from near grade to the roof (Figure 10). The gable overhang and extension create a large covered concrete porch with built-in benches and protected areas for plantings. The beams of the roof framing, as well as the attached boards, are a feature of the space (Figure 10).

The rear north façade (Figure 11, Figure 12) faces Lake Washington and has a full row of large, fixed metal windows across the first floor elevation, which here is elevated due to the grade change. Centered doors (paired metal) open onto a wooden porch, the center section of which projects. Flanking this are two staircases that lead to the ground. Like the primary façade, there are narrow panels of vents above the windows and a visually prominent roof structure. The band of windows wraps partially onto the secondary façades (visible in Figure 12 and Figure 13). At

the basement is a series of regularly spaced large fixed metal windows, and a door opening to grade off center to the left (east). This entire lower elevation is covered by the porch above.

At both the south and north façades, the wood/log piers supporting the porch and roof are visible. They are clearly reinforced with additional attached boards; this work occurred in the 2010s when the building was renovated (additional details on the renovation are included later) and were required for structural support.

The west façade (Figure 13) has a prominent wooden "band" between the two floors and brick facing on the lower section of the basement elevation, marking the former porch (detailed in the following section). A door (paired metal with large lights) on the main floor opens to an exterior brick and concrete porch (Figure 14) that connects to the sidewalks surrounding the building. Directly adjacent (south of) this porch is a small mass that extends from the primary mass; the roofline follows that of the main gable and is an extension. There are two sets of paired windows on the upper floor of the west façade, each of which is large with six fixed metal lights (although one pane has been replaced with one that is slightly larger with a slightly thicker frame). Windows at the basement are irregularly spaced fixed metal three light, with the brick below. Near the north end is a utilitarian metal and glass door.

The east façade (Figure 15) is mostly hidden from public and semi-public view and is far more utilitarian. The roof extends out on the south end and this area has been enclosed, primarily using the same vertical wood boards as the rest of the building (although it does appear that sections have been periodically replaced). A section of this enclosure also has a row of fix metal windows, and two of the lights have been replaced with 1/1 vinyl sash. A space between this area and grade is used as storage. A simple wood enclosure (fencing) also shields a building system.

The interior of the building (Figure 16) is relatively modern and was most recently renovated in the 2010s. The main floor includes a lobby, gathering space, kitchen, and dining room. The basement houses offices, a classroom, and gym.

Changes through Time

This building has been through multiple changes since it was first constructed. The building was moved in late 1948 or early 1949 with the construction of Shorewood Apartments and presumably renovated, although this is unconfirmed. This move involved rotating the building 90 degrees and moving it approximately 215 feet east. It was altered again in the late 1970s (between 1977 and 1979) when a portion of the complex was purchased for a retirement community. It was at this time the roof peaks were extended (NETRonline 2026). It may also be at this time when the porch on the north and west (and likely east) façades, as seen in Figure 7 and Figure 8, was added. Sometime following the 1970s work, the porches on the west and east were enclosed, although portions are still evident. The building was again renovated in the 2010s, which included reinforcing several of the piers and interior changes (Lenes 2026).

Statement of Significance

The building has been moved, which has altered its location, although it has remained in generally the same place and within the same setting. There have been many changes to the

building, including the move, both historic and non-historic. The porch enclosure occurred less than 50 years ago, as have other changes (including interior alterations and structural support).[6] The porch enclosure has significantly altered the design, feeling, and workmanship of the building. It appears that the materials have been retained and/or are in keeping with the historic materials. The building's original association, with Fortuna Park and early 20th century leisure on Lake Washington, was impacted with the move and the building's renovation as a part of the new apartment complex, but that occurred over 50 years ago. The general association as a gathering place and community space for a complex has been retained, although it is now associated with a retirement community as opposed to an apartment complex. Given the impacted location design, workmanship, and feeling, the building has not retained its integrity.

The building is associated with Fortuna Park and is the only known extant resource connected to the park. However, Fortuna Park was one of several such recreational parks with purpose-built supporting structures on Lake Washington and around Seattle; others included Madison Park, Leschi, Luna Park, Golden Gardens, and Alki Beach (Pierce 2009). In addition, the building is associated with John and Emilie Anderson, who appear to have been responsible for its construction – along with the establishment of Fortuna Park – and owned the building for approximately four decades, until 1946.

The National Park Service (1990) details that a "moved property significant under Criteria A or B must be demonstrated to be the surviving property most importantly associated with a particular historic event or an important aspect of a historic person's life. The phrase 'most importantly associated' means that it must be the single surviving property that is most closely associated with the event or with the part of the person's life for which he or she is significant." The Fortuna Lodge is not the only surviving resource associated with Lake Washington recreational parks, and is therefore not eligible under Criterion A.

The other prominent resource associated with the "productive" Andersons is the Lake Washington Shipyards (National Park Service 1990). The shipyard was purchased in 1947 by the Skinner Corporation, who in 1976 leased a portion of the land to the Seattle Seahawks football team, which converted some of the buildings into offices, training facilities, and locker rooms. A practice field was put in (Stein 2018). In the 1980s, Skinner developed a residential and business park on the land. Census records indicate they moved approximately every decade – records from 1900, 1910, 1920, and 1930 all list different addresses – making no residence that could be associated with Anderson in the way the Criterion B requires (Census Bureau 1900, 1910, 1920, 1930). Fortuna Lodge, therefore, appears to be the only known extant resource associated with Anderson. His association with the Mosquito Fleet that operated on Lake Washington and Fortuna Lodge makes the Lodge eligible under Criterion B.

Alterations to the building have significantly obscured the type, method, and period in which it was constructed, and it does not meet Criterion C. It is unlikely to reveal information about our history, and does not meet Criterion D.

[6] There may also be other non-historic alterations, but they have not been confirmed.

Photo by ESA 2026

Figure 9.
Fortuna Lodge, looking northwest at the primary (south) façade

Photo by ESA 2026

Figure 10.
Detail view of the primary entry (left) and roof detail (right)

Photo by ESA 2026

Figure 11.
Looking south/southeast at the rear (north) façade

Photo by ESA 2026

Figure 12.
Looking southwest at the northeast corner

Photo by ESA 2026

Figure 13.
Looking east at the west façade

Photo by ESA 2026

Figure 14.
Looking south along the west façade at the southwest corner

Photo by ESA 2026

Figure 15.
Looking south along the east façade

Photo by ESA 2026

Figure 16.
Interior (dining room)

4. ARCHAEOLOGICAL RESOURCES SURVEY

4.1 Research Design and Objectives

The main objective of the archaeological resources survey is to determine whether archaeological objects or sites are present in the areas of project-related ground disturbance. A secondary objective is to assess the degree of past disturbances from historic to modern land-altering activities, and if there are unaltered high-probability landforms (such as relict stream terraces, areas of high concentration of traditionally important plants, or locations with a significant viewshed of the surrounding landscape) with the potential to contain *in situ* archaeological materials.

4.2 Methodology

On January 21, 2026, ESA archaeologists Arianna Ambrosio and Steven Gorman conducted an archaeological resources survey of the Project Area. Aaron Webster from the Snoqualmie Tribe of Indians observed the ESA archeologists during the survey. Prior to the survey, ESA requested a public utility locate from the Utility Notification Center under ticket number 26018387. The survey consisted of both pedestrian and subsurface investigations. Weather conditions at the time of the survey generally consisted of seasonally mild temperatures and clear skies. The subsurface survey consisted of six shovel probes in areas of minimal prior ground disturbance, not marked by utilities.

4.2.1 Surface Survey Methodology

During the surface survey, the field crew walked parallel variably spaced transects spaced between 5 and 10 meters (16 and 33 feet) across the Project Area. Meandering transects were used if modern construction and structures made parallel transects not feasible. During the surface survey, the archaeologists sought out and examined ground exposures, ditches, and other areas of visible soil. The results of the surface survey were used to inform the placement of the subsurface survey probes.

4.2.2 Subsurface Survey Methodology

The subsurface survey consisted of excavating six hand-advanced shovel probes. Probes were excavated with a round-nosed shovel and were generally 40 cm (15.7 inches) in diameter. Probes were excavated to a target depth of 1 meter (3.3 feet) unless obstructions were encountered (dense/impassable soils, utilities, large roots, etc.). Shovel probes were dug in areas with minimal prior disturbance from utilities and were omitted in areas where utility, drainage, or irrigation features would be encountered. Areas within the parking lot and roadway were also avoided. Excavated material was screened through ¼-inch mesh.

Detailed notes were taken regarding stratigraphy, probe location, presence or absence of cultural materials, documentation of buildings, general area conditions, and photographs. These data were recorded using smartphones and tablets with Global Positioning System/Global Navigation Satellite System (GPS+GLONASS), with a positional accuracy of 3 meters (9.8 feet) or less. Relevant soils matrix data (such as color, grain size, gravel content and shape, presence of charcoal, oxidation, reduction, organics, historic or modern-aged materials, and boundary characteristics) were recorded for each stratum. For full descriptions of each probe, see Appendix C.

4.3 Results

The pedestrian and subsurface survey did not observe any historic- or precontact-era artifacts or buried surfaces that have the potential to contain archaeological deposits. Fill from recent development, and historic development with intact native sediments, were recorded during the subsurface survey. Six shovel probes were excavated in total, all showing negative results (SP-01 through SP-06; Figure 17). Probes were placed in accessible areas, focusing on the open fields north and west of the Lodge.

The pedestrian survey area was located within 1 acre of land currently occupied by Covenant Living at the Shores retirement community, with Lake Washington to the north. The area includes the historic Lodge at the center and the adjacent parking lot. The Project Area extends west down Fortuna Drive, which is lined with a row of multi-occupancy apartment buildings. A portion of the survey area is within a small landscaped field that is intersected by walking paths, containing several benches, and two small putting greens. West of the Lodge within the survey area are maintained garden beds and a rose garden with paths winding within; to the north of the Lodge is a small field that slopes north into Lake Washington. Utilities observed during the survey include irrigation, electricity for small light poles, sewage, water, and electricity.

Three probes were places north of the Lodge along the waterfront (Figure 18), and three were placed west of the Lodge within a putting green and within the grassy fields (Figure 19). Portions of the Project Area within the concrete parking lot and street were omitted, and areas along the roadside were avoided due the presence of utility lines.

Probes were dug to an average depth of 100 centimeters, and generally exhibited redeposited brown silty loam A-horizon at 0–80 centimeters depth, over a grayish brown silty clay loam glacial C horizon at 80–100 centimeters below depth. These soil profiles are consistent with the Kitsap silt loam soil profile, which is typical for this area (Figure 20). Most shovel probes showed a disturbance of natural soils from utilities and construction of the adjacent Lodge. Redeposited soils within these shovel probes were commonly found at 50–80 centimeters below surface containing levels of oxidization and charcoal. This is likely from activity associated with the historic Lodge, and the moving of the building in 1948 (as described above). These disturbed soils were present in SP-01 and SP-05 (Figure 21). Other disturbances observed within shovel probes were from construction of a putting green (SP-04) and utility interference (SP-01, SP-06).

SP-01 contained three temporally non-diagnostic artifacts at 50–100 centimeters below surface, within the fill deposit. Material included one rim fragment of a brown glass bottle, one colorless glass body fragment embossed with incomplete ‘INC CO.’ and one ceramic earthenware fragment. No other cultural material was identified as a result of the archaeological resources survey.

No archaeological sites were recorded during the archaeological resources survey for the project.

Prepared by ESA 2026

Figure 17.
Surveyed areas of the archaeological resources survey

Photo by ESA 2026

Figure 18.
Overview of grassy area north of Lodge, SP-03, view to east

Photo by ESA 2026

Figure 19.
Overview of area west of Lodge and putting green, location of SP-04, -05, and -06, view to south

Photo by ESA 2026

Figure 20.
SP-02 profile, showing native soil layers

Photo by ESA 2026

Figure 21
SP-01 profile, showing utility interference and slightly oxidized historic fill layer

5. ANALYSES

5.1 Historic Resources

Although Fortuna Lodge is likely eligible under Criterion B for its association with Captain John L. Anderson, the building has not retained its integrity; therefore, it is ESA's opinion that the project will have **No Historic Properties Affected** on the resource.

5.2 Archaeological Resources

ESA reviewed background materials for the Covenant Living at the Shores project and conducted an archaeological resources survey consisting of a pedestrian and subsurface investigation. While the Project Area is classified as High Risk in DAHP's Statewide Predictive Model for containing precontact-era archaeological sites, no precontact-era archaeological resources, properties identified by Tribes as having traditional religious and cultural importance or significance, burials, or cemeteries have been recorded within or adjacent to the Project Area (DAHP 2010, 2026a).

In conjunction with land use history, the geomorphology and soils within the Project Area indicate a low potential for containing buried archaeological materials. The Project Area is situated along the shoreline of Lake Washington, on a previously submerged slope. If a precontact-era archaeological deposit was not deeply buried, then it likely has been disturbed or modified by the historic-era or modern use of the Project Area.

Historic land use of the Project Area indicates that significant land alteration has occurred within the Project Area during the 20th century, due to logging, residential construction, and modern maintenance. This has likely significantly affected the near-surface A and A/B horizons. Observed subsurface conditions during the archaeological resources survey identified no precontact-era archaeological materials or high-probability soil strata, such as buried surfaces, or potential indicators of past cultural activity (e.g., dense charcoal, burned soils, or fire-modified rock). Sediments consisted of disturbed and redistributed A and B horizons intermixed with fill and imported materials.

It is ESA's opinion that the project as proposed will have **No Historic Properties Affected.**

6. CONCLUSION AND RECOMMENDATIONS

Based on the results of the assessment, ESA extends no recommendations for further cultural resources work within the Project Area.

The findings and professional opinions included in this report are based on standard archaeological techniques including pedestrian survey and shovel testing; however, each has its limitations. It is possible that unanticipated cultural resource materials may be encountered during construction. In the event that cultural resources are observed during implementation of the project, then work should be temporarily suspended at that location, and a professional archaeologist should be consulted.

The DAHP provides the following recommended language pursuant to RCWs 68.50.645, 27.44.055, and 68.60.055 regarding protocols for the inadvertent discovery of human skeletal remains on non-federal and non-Tribal land in Washington (DAHP 2026b):

> *If ground-disturbing activities encounter human skeletal remains during the course of construction, then all activity will cease that may cause further disturbance to those remains. The area of the find will be secured and protected from further disturbance. The finding of human skeletal remains will be reported to the county medical examiner/coroner and local law enforcement in the most expeditious manner possible. The remains will not be touched, moved, or further disturbed. The county medical examiner/coroner will assume jurisdiction over the human skeletal remains and make a determination of whether those remains are forensic or non-forensic. If the county medical examiner/coroner determines the remains are non-forensic, then they will report that finding to the Department of Archaeology and Historic Preservation (DAHP) who will then take jurisdiction over the remains. DAHP will notify any appropriate cemeteries and all affected tribes of the find. The State Physical Anthropologist will make a determination of whether the remains are Indian or Non-Indian and report that finding to any appropriate cemeteries and the affected tribes. DAHP will then handle all consultation with the affected parties as to the future preservation, excavation, and disposition of the remains.*

7. GLOSSARY

The National Park Service defines ***cultural resources*** as "physical evidence or place of past human activity: site, object, landscape, structure; or a site, structure, landscape, object or natural feature of significance to a group of people traditionally associated with it" (National Park Service 2025).

Historic denotes that a resource has reached a particular age threshold (here, 50 years) and has some level of importance. ***Historical*** simply means that a resource belongs to an earlier period of time.

A ***historic resource*** is a building, site, structure, object, or district that has reached a particular age threshold to be considered eligible for listing in a historic register (including, but not limited to, the National Register of Historic Places) at the time of project construction. The term does not convey significance; only that the resource has reached a particular age. This project is expected to begin in YEAR; therefore, resources built in or before 1976 meet the age threshold and are included in this report. Historic resources are a subset of cultural resources.

There are seven aspects that comprise ***integrity***: location, setting, materials, design, workmanship, feeling, and association. A resource's integrity is different than its ***condition***; the former refers to the resource's ability to convey its significance, whereas the latter refers to its physical condition. A poor condition can lead to the deterioration of elements that contribute to a resource's integrity, but they are two different ways to describe a resource.

Resources that are ***eligible for inclusion in the National Register*** are those that have formally been evaluated by staff at a federal and/or state agency in consultation with the State Historic Preservation Office and have been determined by evaluators that the resource meets the criteria for listing in the National Register of Historic Places. Resources that have been ***recommended eligible*** are those that have been evaluated by professionals and lack determinations by state and/or federal agencies; these are professional opinions but not a formal determination.

A ***historic property*** is a historic resource that is listed in or has been determined eligible for listing in the National Register of Historic Places.[7]

Effects are defined as an "alteration to the characteristics of a historic property qualifying it for inclusion in or eligibility for the National Register" (36 CFR 800 (16)(i)).

Affect describes both direct and indirect effects. ***Direct effects*** are those that are caused by the undertaking at the same time and place, regardless of the type of effect (physical, visual, auditory, etc.). ***Indirect effects*** are caused by the undertaking at a later time "or farther removed in distance but are still reasonably foreseeable" (ACHP 2019).

[7] Note that DAHP's use of "Property ID" does not indicate eligibility, in this case the common use of the term is deployed.

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Appendix A.
Tribal Correspondence

From: Brian Durkin
To: "dahp@snoqualmietribe.us"; "Adam Osbekoff"; "Steven Mullen-Moses"
Cc: George Lenes
Subject: Cultural Resources Survey Notification - Covenant Living at the Shores Project, Mercer Island
Date: Wednesday, January 7, 2026 2:41:00 PM
Attachments: image001.png
Current Aerial.jpg
Topo.jpg

Hello,

This email is to notify and welcome you to observe upcoming preconstruction cultural resources survey work for the Covenant Living at the Shores Project (project). Archeological survey work is planned within the project area (see attached map).

Covenant Living is seeking to redevelop their current Lodge building located at 9150 Fortuna Drive, Mercer Island, a 14.8-acre property with multiple senior housing buildings located at the north end of Mercer Island. The existing Lodge building has exceeded its useful economic life and does not meet the needs of the residents of this senior living development. Covenant Living proposes to replace the building with a new Commons building, which will consist of new dining, fitness, activity, and common areas for residents, as well as several new apartment units. The project is located with Parcel # 0724050-9016, Section 7, Township 24 North, Range 5 East, Willamette Meridian, in King County. The project is subject to SEPA and the lead agency is City of Mercer Island. ESA has been retained by Covenant Living Community and Services to provide cultural resources support for the project.

ESA intends to complete a subsurface survey using up to 14 hand-dug shovel probes advanced to approximately 3 feet (1 meter), or until glacial deposits, or impassable soils(i.e. compacted gravels) are encountered. Shovel probes will be located at a 20-meter interval and avoid buried utilities and impervious surfaces. Spoils will be screened through ¼-inch hardware mesh. Probe locations will be recorded using GPS. Probes will be backfilled immediately upon termination. If artifacts are observed they will be recorded and reburied within the shovel probe.

ESA has tentatively scheduled the fieldwork to be completed on **January 21, 2026**. If you would like to observe the fieldwork, please reach out to me (509-435-2255) and I will be happy to make arrangements.

I am also writing to inquire about any specific concerns the Snoqualmie Indian Tribe may have regarding cultural resources within the anticipated Project location and any information the Tribe would want ESA to include in the cultural resources assessment. I look forward to receiving your comments or input on this project by February 4, 2026.

Thank you,

Brian Durkin

Brian Durkin
Cultural Resource Specialist III

ESA | **Environmental Science Associates**
Seattle, WA

(509) 435-2255 **cell**
206-204-6994 **direct**
BDurkin@esassoc.com | **esassoc.com**

From:	Brian Durkin
To:	Laura Murphy
Cc:	George Lenes
Subject:	Cultural Resources Survey Notification - Covenant Living at the Shores Project, Mercer Island
Date:	Wednesday, January 7, 2026 2:44:00 PM
Attachments:	Topo.jpg image001.png Current Aerial.jpg

Hello,

This email is to notify and welcome you to observe upcoming preconstruction cultural resources survey work for the Covenant Living at the Shores Project (project). Archeological survey work is planned within the project area (see attached map).

Covenant Living is seeking to redevelop their current Lodge building located at 9150 Fortuna Drive, Mercer Island, a 14.8-acre property with multiple senior housing buildings located at the north end of Mercer Island. The existing Lodge building has exceeded its useful economic life and does not meet the needs of the residents of this senior living development. Covenant Living proposes to replace the building with a new Commons building, which will consist of new dining, fitness, activity, and common areas for residents, as well as several new apartment units. The project is located with Parcel # 0724050-9016, Section 7, Township 24 North, Range 5 East, Willamette Meridian, in King County. The project is subject to SEPA and the lead agency is City of Mercer Island. ESA has been retained by Covenant Living Community and Services to provide cultural resources support for the project.

ESA intends to complete a subsurface survey using up to 14 hand-dug shovel probes advanced to approximately 3 feet (1 meter), or until glacial deposits, or impassable soils(i.e. compacted gravels) are encountered. Shovel probes will be located at a 20-meter interval and avoid buried utilities and impervious surfaces. Spoils will be screened through ¼-inch hardware mesh. Probe locations will be recorded using GPS. Probes will be backfilled immediately upon termination. If artifacts are observed they will be recorded and reburied within the shovel probe.

ESA has tentatively scheduled the fieldwork to be completed on **January 21, 2026**. If you would like to observe the fieldwork, please reach out to me (509-435-2255) and I will be happy to make arrangements.

I am also writing to inquire about any specific concerns the Muckleshoot Indian Tribe may have regarding cultural resources within the anticipated Project location and any information the Tribe would want ESA to include in the cultural resources assessment. I look forward to receiving your comments or input on this project by February 4, 2026.

Thank you,

Brian Durkin

Brian Durkin
Cultural Resource Specialist III

ESA | **Environmental Science Associates**
Seattle, WA

(509) 435-2255 **cell**
206-204-6994 **direct**
BDurkin@esassoc.com | **esassoc.com**

Appendix B.
Historic King County Tax Assessor Record

8-28-44

DISTRICT

LIMITS

CO.

CODE NO.

PERMIT NO.

2 ADDITION TAX LOTS NAME

SECTION SE 1/4 17 TWP. 24 N. RANGE 5 EWM: BLOCK TRACT OR LOT NO. Tax Lot 16

DESCRIPTION

3 ADDRESS --- PROPERTY Fortuna ParkvMercer Island CONT. PURCHASER

4 FEE OWNER JOHN L. ANDERSON 17-13-277

5 ARCHITECT CONTRACTOR

ORIG. COST
$

6 BUILDING
Frame
1 Story
6 Rooms

but in use 1/51
5 Foragi
Only
12/51

INTERIOR
P&B 8 Partitions
B&B 8' high
No trim

FLOORS
Maple Cement Under

FIRE PLACE None

PLUMBING 4 Fixtures 1 toilet
1 Sink 1 Basin 1 Ldry Tray
Medium

TILE WORK None

WIRING
Knob & Tube

HEATING None

ELEVATORS None

CEILING --- HEIGHT
Basement 9' 1st Flr 12'

BASEMENT 100%
Frame& Concrete
3' 6'
6" Conc. Floor

FOUNDATION
Concrete

ROOF
Comp. Shingle
Truss Span 60'

STORE FRONTS
None

EXTERIOR
B&B Frame
No Cornice

EXTRA FEATURES
None

CONSTRUCTION BXB Single Cheap

MISCELLANEOUS

7 CONDITION: EXTERIOR Fair INTERIOR Fair FOUND. Good

8 MAIN SUPPORT COLUMN 10 x10 FOOTING Conc. SPAN 10' FT.

9 FIRST FLOOR JOIST 2 X 6 X 16 O.C. INCH CENTERS BRIDGED No

10 BUILDING Finished

11 GROSS INCOME $ EXPENSE $ NET INCOME $

12 DEPRECIATION: COND. 57 % OBSLSE. % ECON. SUIT. % TOTAL %

YEAR BUILT 1918 REMODELED

EFFECTIVE AGE 20 YEARS FUTURE LIFE 15 YEARS

DIMENSIONS 60 x 120 x SQUARE FT. 7200 AREA CUBIC FT.

VOID

IMPROVEMENT VALUE

MAIN BUILDING	$	2390
OTHER BUILDINGS	$	10
TOTAL	$	2400
ASSESSED VALUE 50%	$	~~1200~~ 700
DATE		1/1/38

1951

LAND INFORMATION

1. SIZE x Sloping On Grade

2. STREET --- ROAD Yes Conc.
No Alley Septic Tank

3. SIDEWALK No
Water W.D.

4. LANDSCAPING None
Cond. Nat.

5. TREND Static VALUE $

6. USE Res.

7. DISTRICT Med. Old

OTHER BUILDINGS	CONSTRUCTION	FLOOR	ROOF	STY.	DIMENSION	AREA	VALU
Garage Leanto 3 Sides Only	Single	Dirt	Shgle	1	8X18	144	22

OWNER OR CONTRACT PURCHASER	DATE	FILE NO.	PRICE	MTGE.	STAMP
E Clinton Merrill	10-17-45	3511770	7500		82.50
Mercer Properties Inc	10-1-48	2789-286/290			

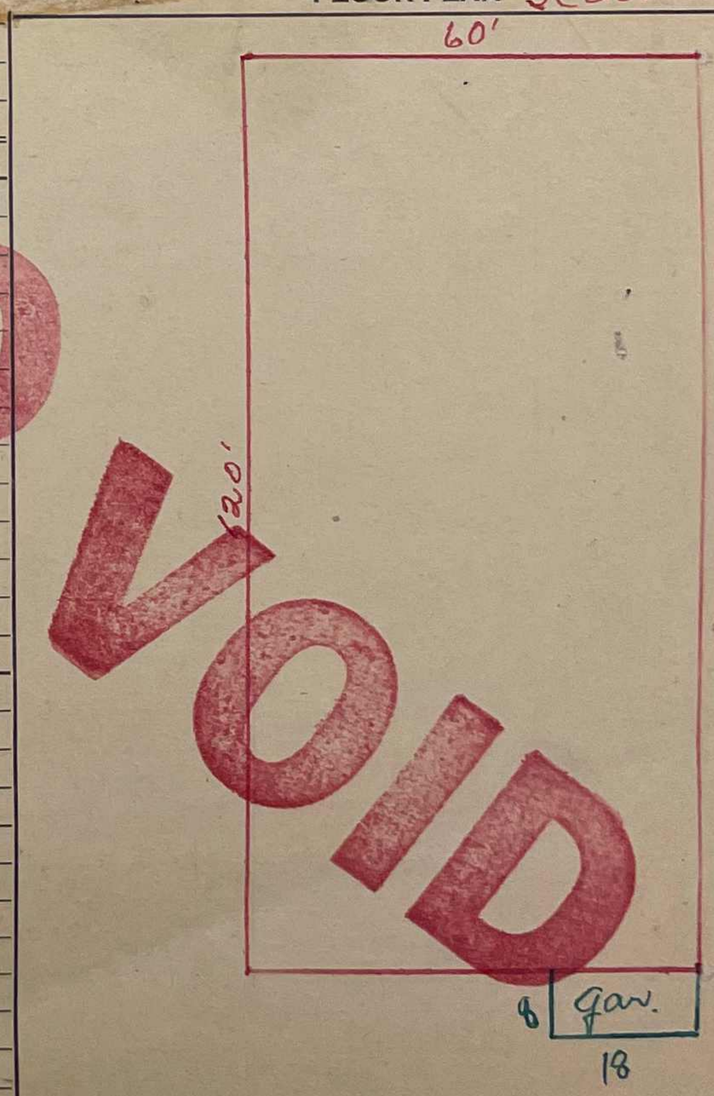
VOID

REMARKS

3-22-51 Not in use
Storage Only 12/50

Supl A Com. $160
Supl B Com 120
Supl C Com 140

FLOOR PLAN SC 30=1"



VOID

NDATION
Concrete

F
mp. Shingle
russ Span 60'

No Cornice

11	Gross Income $		Expense $
12	Depreciation: Cond. 57 %	Obslse.	% Ecc
	Year Built 1918		Remodeled
	Effective Age 20		Years
	Dimensions 60 x 120 x		Square F

7200

toilet
Tray

Main Bu
Other B
Total
Assessed
Date

1. Size

2. Stree
No A

3. Sidev
Wat

4. Lands
Co

5. Trend

6. Use

SECTION
TWP.
RANGE

TAX LOT NO.
PARCEL NO.

LAND CLASSIFICATION OR SEGREGATION

SECTION SE¼ 17
TWP. 24
RANGE 5

TAX LOT NO. 16
PARCEL NO.
LOT NO.
BLOCK NO.

~~W10 Ac of lot 4 & Shore Lands adj less Co. Rds. S30' Rd 19 Ac less R/W Lake Wash. Bridge Unit No. 8~~

~~Gov Lot 3 ly S of Hwy Less W 750' & Gov Lot 3 ly S of Hwy & NW¼ of OF SW¼ Less W 900' & NE¼ of SW¼ ly S of Hwy & Gov Lot 4 ly S of Hwy Less E 1026' Also~~ folg por Gov Lot 4 & Lots 24 & 25 Sunnybank desc as fols: Beg 442' N & 337' W of SE cor Gov Lot 4 th N 0°10'12" W 216' th N 89°56'52" W 479'M/L to pt 658' N & 826' W of SE cor of Gov Lot 4 th N 0°10'12" W 884.28' to Lake Wash. th N 75°16' W 103.49' th S 87°36' W 100.60' th N 67°33' W 111.66' th N 52°10' W 100.65' th N 56°26' W 100.08' th N 40°43' W 107.71' th N 32°08' W 66.66' to NW cor Lot 24 Sunnybank th S 41°23'31" W 252.293' to NEly mgn Mercer Way th SEly alg sd NEly mgn to pt N 89°56'52" W of true beg th S 89°56'52" E to true beg & shore Lds adj Subj to esmt Less por to King County((16) ~~merged with (58)(82);Lots 24 & 25 Sunnybank Add; Lots 26-34-35-36-37-W 70' of Lot 38- W 70' of Lot 45-Lots 46-53-54-~~ & Lot L of LAKEMONT Add unrec) (89)

AERIAL PHOTO
QUARTER MAP
PLAT MAP

Folio Co.#~~M-7175~~
8298

SCALE ONE INCH = 200 FEET

DISTRICT	ROAD	SCHOOL	WATER	FIRE
Mercer Island-C	3	~~28~~ 400	~~99~~	~~77~~

SEWER	HSPTL.	AIRPT.	FERRY	P. & R.
Metro				~~M~~ MI

ED VALUATION 0265

072405-016 ~~92400~~ ~~173750~~ 0265 100

RECORD OF ASSESSED VALUE					DATE	BY		BUILDING INCREASE	INCREASE
YEAR	AC.	LAND	BLDGS.	TOTAL					
19									
1939	9.31	2590	1620 (4)	4210	3-6-41	ORD# 608	ASSESSED 1941 ROLL.		
1940		5000	1620	6620					
1944		8000	1620	9620	4-19-43	JE			
1950			1620 (4)		2-48	RV			
1950	66.57	28540	1660 (5)	30,200	11-1-49	CW(D)	See legal in tank file		
1951	13.44	22,350	125 000	147,350	5-31-50	CW(S)	See (8?)		
1952	13.44	22,350	227,400	249,750	3-22-51	R.S.	New Bldg 46A added + 2 Imp RV.		
1953		35,000	227,400	262,400	12-51	NS			
1953	13.44	35,000	233,700	268,700	12-51	DP	700 = AV Void - New Dex + Appr.		
1957	"	67820	233.700	301.520	7-21-55	NS	RV		
1959		67820	171 200	239020	5-22-58	RD	Revalue per folio		
1961		92,400	171,200 (3)	263,600	5-9-60	BB	RV		
1961		92400	173750 (3)	266150	5/27/61	Wm.	100 Dock void - Tom dem. Boat Moorage (Dock G) added		
1967		92400	173750	266150	10-6-65	MR	RV		
1967		92400	162000	254400	5-9-66	GS.	(11) Bldgs. Rev.		
1969		92400	159700	252100	4-22-68	GS.	Rev. 9d Leasehold		
19			2300	2300	4-22-68	GS.	* Portion of Imp. on state owned land as Personal Property - Leasehold Estate Assessment Lease No. 6320-1 to SHOREWOOD BEACH apts Inc. Reference Value only		
19									
19									
19									
19									
19			2300	2300	9-22-69	GS	see above *		
19									
19									
19									
19									
19									

71 L 184800 B 319400 T 504200*072405-9016-0 8/9

RVI150-16 (DATA ENTRY: RVI100-R)
C/I CONDOMINIUM AND APARTMENT RECORD (100)
LOG/DATE: PB5 10/23/96
LEVY CODE: 1031
TAX STATUS: TAXABLE
Q/SC/TW/RG: SE/07/24/05

ACCOUNT NO: 413930-0230-0
FOLIO:08298-A-
LAST UPDATE: 10/22/96 BY: CVE
APR. ID ___ MO__DA__YR__
__/__/__/__/
AREA 520 ___
BELLEVUE/MER. ISL

LAND USE: 153 ___ RETIREMENT HOMES A PROP NAME: COVENANT SHORES

(105)
PROPERTY ADDRESS: 9105 FORTUNA DR
(110)
R/B NUM FR PR STREET NAME TY SU

(111)++++++++++++++++++++++++ CONDO / APT LAND RECORD ++++++++++++++++++++++++

ZONING JURIS/__	MERCER ISLAND	VIEW: LK WASH/SAMM	STANDARD
ZONE ACTUAL/------	R96		
ZONE CODE/__	SINGLE 01		
LOT SIZE/------.--	3,896.00		
UNIT/S_A_	SQFT		
GREENBELT/N_PUB_PVT_	NO		
CORNER LOT/Y_N_	NO		
REC WTRFRONT/N_PUB_PVT_	NO		
WATERFRONT ON	NONE		

1-DUWAMISH 5-SHIP CANAL
2-ELLIOT BAY 6-LAKE WASH
3-PUGET SOUND 7-LAKE SAMM
4-LAKE UNION 8-OTHER LAKES
9-RIVER/SLOUGHS

VIEW OF:	1-STAN	2-GD	3-EXC
MOUNTAINS	/__/	/__/	/__/
LAKE/RIVER	/__/	/__/	/__/
CITY/TERR	/__/	/__/	/__/
PUGET SOUND	/__/	/__/	/__/
LK WASH/SAMM	/__/	/__/	/__/

CONTAMINATED PROP NO_ HW_ HC_ UT_ AS_ ??

(335)++++++++++++++++++++++++++++ PERMIT ACTIVITY ++++++++++++++++++++++++++++

ACT	BLDG:	TYPE	PERMIT DATE	VALUE	% COMPLETE
ADD					
ADD	__	____	__/__/__	---------	___%
ADD	__	____	__/__/__	---------	___%
ADD	__	____	__/__/__	---------	___%
ADD	__	____	__/__/__	---------	___%

++++++++++++++++++ PREDOMINANT CHARACTERISTICS OF IMPROVEMENTS ++++++++++++++++

(501)NEW BLDG /__/ BLDG DESC: ____

YEAR BUILT/__	??	(560) LEGAL STATUS/A_C_T_	APARTMENT
EFFECTIVE YEAR/__	??	DESIGNED AS/A_C_T_	??
% COMPLETE/___	100	CONVERSION?/Y_N_	??
NO OF BUILDINGS/__	0	YEAR CONVERTED/__	??
PRED. NO OF STORIES/__	0	CONDO IN USE AS APT/Y_N_	
GROSS AREA/______	??	TOTAL UNITS/____	??
NET RENTABLE AREA/______	??	PROJ LOC/APPEAL/_/_	??
LND/UNIT/____	0	AVE UNIT SIZE/_____	??
ELEVATORS/Y_N_	??	SECURITY/Y_N_	??
SPRINKLERS/Y_N_	??	FIREPLACES/Y_N_	??
BUILDING QUALITY	??	LAUNDRY/1_COM 2_IND	??
A_EX B_GD C_AVE		STORAGE/1_SS 2_S 3_AS	??
D_FAIR E_LW CST		SOUNDPROOFING/1_SS 2_S 3_AS	??
CONS. CLASS	??	PARKING/1_CVD 2_OPN	??
A_FIREPROOF B_REIN CONC		APPLIANCES/1_GD 2_AV 3_LW CST	??
C_MASONRY D_FRAME		POOL/Y_N_	??
S_PREFAB STEEL __OTHER		SAUNA/Y_N_	??
WALLS	??	JACUZZI/Y_N_	??
1_SIDING 2_STUCCO		SPORTS COURTS/Y_N_	??
3_MRBLCRT 5_BRK VENEER		REC. BUILDING/Y_N_	??
OTHER-(CD) __			
INSULATION	??	(561) UNIT BREAK DOWN	
1_WALLS 2_CEIL 3_BOTH		ENT #THIS TYP TYP #BDRMS #BATHS 1/2	
HEAT SOURCE	??	1 -- - - - -	
1_ELEC 2_GAS 3_OIL		2 -- - - - -	
HEAT SYSTEM	??	3 -- - - - -	
3_FA 4_HW 7_RAD 19_BB		4 -- - - - -	
11_HT PMP OTHER (CD) __		5 -- - - - -	
COOLING	??	6 -- - - - -	
1_CENTRAL 2_INDIV UNITS			
INTERIOR FINISH	??	EXCLUDE FROM REGRESSION/___	NO
A_EX B_GD C_AVE			
D_FAIR E_LW CST		IMPS ON MORE THAN ONE PARCEL? Y_ N_	??

COMMENTS: SEE TAX LOT 072405-9016
(160) _____

00092

Parcel Number : 072405-9016/F#8298A/AREA 520
Property Owner : COVENANT SHORES FORTUNA LODGE
Address : 9150 N. MERCER WAY
City, State, ZIP: MERCER ISLAND, WA. 98040
Surveyed by : CVE
Date of Survey : 4/11/95

Occupancy: Club House
Floor Area: 7,200 square feet
Class: Frame
Cost rank: Average
Cost as of: 4/93

Number of stories: 1.0
Average story height: 8.0 feet
Effective age: 25 years

Fortuna Lodge

Pic Bld 1

072405 - 9016

FOLIO 8298 A

PERMIT NO. _____

DATE _____

ADDITION FORTUNA LODGE + OFFICES

Section_____Twp_____Range_____EWM. Block_____Lot or _____

_____Tax Lot _____Tract_____

Address_____

Fee Owner_____Architect_____Contractor_____

Zoning_____Condition of Exterior_____Interior_____Foundation_____Floor Plan: Good___Accept.___Poor___

USE

- 1 No. Stories
- ___ No. Stores
- ___ No. Offices
- ___ No. Apts
- ___ Studio ___Basement
- ___ 1BD/1BA ___2BD/1BA
- ___ 1BD/2BA ___2BD/2BA
- ___ 3BD ___Other

TYPE OF CONSTRUCTION

- X Frame
- ___ Metal-Prefab
- ___ Ordinary Masonry
- ___ Mill Construction
- ___ Class A Rein. Const.
- ___ Stru. Steel & Conc.
- ___ Struct., Steel, Frame

QUALITY-TYPE

Good__ Med.__ Cheap___

FOUNDATION

- ___ Mudsill ___Pos.Pier
- ___ Conc. ___Brick
- ___ LoadHgt. ____Piling

BASEMENT

- X Full_____ % Part.
- ___ Sub-basement
- ___ Size
- ___ Garage ___No. Cars
- ___ _____Floors
- ___ Plastered ___Pl.Bd.
- ___ No. Apartments
- ___ Service Rooms

EXTERIOR WALL CONST.

- ___ Single X Double
- ___ Stud Walls
- ___ Brick ____ P.I.___
- ___ Conc._____ P.I.___
- ___ Reinf. Conc. Skeleton
- ___ Str.,Stl.,Frame
- ___ Pre-Fab Metal
- ___ Tilt-up
- ___ __ Filler ___Curtain

EXTERIOR FACING

- X Siding
- ___ Stucco ____Shakes
- ___ Marblecrete
- ___ Brick ___ Veneer
- ___ Conc. ___ Conc.Blk.

FLOOR CONSTRUCTION

Joist x___x___O.C.

- ___ Mill ____Car Deck
- ___ R. Conc. ____Elev.
- ___ Steel _____GLB.

ROOF CONSTRUCTION

- ___ Frame Joist _____
- ___ Mill-Deck_____
- ___ Reinf. Conc._____GLB
- ___ Steel Fr._____Metal Deck
- ___ Trusses_____Span
- ___ Wood_____Steel

ROOF COVERING:

__Built-up __Tar & Gravel __Comp. __Metal Other_____

Date Built 18 Date Add. Built_____ Finished __Unfin.__Remodeled

Effective Age_____Years Future Life____Years Dep. for Cond._____

Dep. for Ob._____ Dep. for Es._____ Total_____

Factor	Item	Dimensions	Sq.Ft.Area	Factor	Cost

MISC. TANKS, ETC.
HOISTS, ELEC. HYDR.

TOTAL _____
LESS DEPRECIATION _____
DEPR. FULL VALUE _____
ASSESSED VALUE _____

PLUMBING

- ___ No. Fix. ____Shwrs (tub) Stall)
- ___ Toilets ___Urnls ___H.W.T.___Ldy Tray
- ___ Tubs Leg./Perm. ___D.Wash., Disposal
- ___ Basins __Dr.Fms. ___Sprinkler System
- ___ Sinks
- ___ Washers __Dryers

HEATING

- ___ Elec. __Oil X Gas
- ___ H.W. __St. __H.A
- ___ B.Bd. __Suspend.
- X FHA ___Pipeless
- ___ A/C __Wall Unit
- X Comb. Unit
- ___ Custom
- ___ Refrg.__Convec.
- ___ Heat Pump
- ___ Fireplace

YEAR	ASSESSED VALUE

INSULATION

__Roof __Floor
__Exter.__Partins

INTER. WALLS & CIL.

__Stud__Wood__Metal
__Plaster__Drywall
__Acc.Tile__Celortx
__Ceiled __Plywood
__Solid __Block
__Sound Pr. __Lamin.
__Finished __Unfinsh
__Painted __Varnish

ELEVATORS

- ___ Pass__Frght
- ___ Auto__Elec.
- ___ Man.__Hydr.

Dr.__Auto__Man.
__Escalators
__Stops __Speed
Cap'y_____

DOCKS & PIERS

- ___ Hvy__Med__Lgt
- ___ Untrd Pile Tm
- ___ Conc.Pile Bms
- ___ Paved
- ___ Dolphins

Deck_____

WIRING

- ___ Knob & Tube
- ___ Flex. Cable
- ___ Conduit
- ___ Pwr. Wiring
- ___ Range Wiring

_____Outlets

INTERIOR TRIM

__Fir __Birch
__Mahogany
__Oak __Metal
__Wood __Metal Dr
__Wood __Metal Sa
__Stain__Varnish
__Painted__Unfin

SB	C.Hgt	
B		
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		

GROUND FLOOR AREA: 7812 TOTAL FLOOR AREA: 15012

FLOOR AREA NET: 15012

BSMT OFFICE = 7812 SQ FT. 1ST FLOOR = 7200 SQ FT.
DINING ROOM. RECREATION

FORM AP-17 (REV 2/91)

MAJOR 072405 MINOR 9016 SPLIT _____ FOLIO 8248 SUBLETTER A SUBNUMBER _____ BLDG #9

ASSESSOR'S FORM 210 - B

Bob DeLashmutt

These new apartment units at the Covenant Shores retirement community, are scheduled for completion at the end of the month.

Covenant Shores expands

New building to open soon

Covenant Shores will be opening its new apartment building at the end of the month and residents are expected to move in during the first week of August, said Gary Carlson, administrator of the senior adult retirement community.

The new building project has been under construction for over a year. Two more apartment buildings are in the planning stages; construction of those will be staggered over the next four to five years.

The building opening later this month will have an assisted living unit that is a step between nursing home care and independent living. The assisted living units offer more options than the independent units. Instead of one meal a day, residents in assisted living units can have three meals a day. Daily housekeeping and regular health care check-ups also are offered.

The new building will have 23 assisted living units and 20 independent apartments. Residents of the new building will pay an entrance fee, ranging from $48,000 for a studio apartment to $95,000 for a three-bedroom. Monthly rent rent averages $1,750 which includes meals, medical care, and transportation.

Carlson said the style of the new unit is compatible with existing buildings. All units have a lake view.

Per Administrator Gary Carlson 7/29/01

23 ~~23~~ Assisted unit (all on 1st floor) studio / 3/4 bath (no kitchen)

2 studio

6 1 Bedroom / 3/4 bath

12 2 Bedroom / 2 bath

42 ~~42~~ total units

~~45~~ 45 original units (15 UNIT BLDG TORN DOWN END OF 1993)

137 New total

Appendix C.
Soil Probe Survey Data

HOLE	LAYER	DEPTH (cm)	TOOL	COLOR	TEXTURE	SAND MODE	GRAVEL MODE	CONSISTENCE	PEDS	BOTTOM BOUNDARY	SOIL HORIZON	SPECIAL FEATURES	MODERN DEBRIS	CULTURAL	COMMENTS
1	1	0-32	Shovel	brown	loam (no bedding)	sand absent	5-15% poorly-sorted subangular medium	slightly hard	subangular blocky moderate fine	abrupt smooth	fill	trace charcoal organics	yes	non-diagnostic	One clear glass bottle body fragment with "ING CO." Exteriorly embossed, one white ceramic stoneware shard. Non-diagnostic. Found within 10-20 cmbs .
1	2	32-32	Shovel	grayish-brown	sand (no bedding)	coarse poorly-sorted	60-90% well-sorted subrounded medium	very hard	granular/crumb weak coarse	abrupt wavy	fill		no	no	Probable gravel fill from nearby utility, gravels were concentrated to southwest corner of probe and were not regular throughout .
1	3	50-100	Shovel	gleyed	silty clay (no bedding)	sand absent	35-60% poorly-sorted subangular fine	hard	subangular blocky strong fine	no horizon	mixed	common charcoal oxidized reduced	no	non-diagnostic	One brown bottle rim fragment. Layer contains oxidized soils and pockets of clay . Terminated at desired depth.
2	1	0-80	Shovel	dark brown	silt loam (no bedding)	very fine poorly-sorted	35-60% poorly-sorted subrounded medium	slightly hard	granular/crumb weak fine	diffuse wavy	pedogenic A-horizon	trace charcoal organics	no	no	
2	2	80-100	Shovel	brown	sandy loam (no bedding)	coarse poorly-sorted	60-90% poorly-sorted subrounded fine	soft	granular/crumb weak fine	no horizon	B		no	no	Potentially a layer of fill. Terminated at desired depth.
3	1	0-90	Shovel	dark brown	silt loam (no bedding)	very fine poorly-sorted	35-60% poorly-sorted subrounded mixed	slightly hard	granular/crumb weak fine	diffuse wavy	B	trace charcoal organics	no	no	One strat from 0 to 90 cmbs. Dense cobble obstruction at 90cmbs. Terminated at gravel/cobble obstruction.
4	1	0-30	Shovel	brown	silt loam (no bedding)	sand absent	35-60% poorly-sorted subrounded fine	slightly hard	subangular blocky moderate fine	diffuse smooth	pedogenic A-horizon	organics	no	no	
4	2	30-70	Shovel	brown	sandy loam (no bedding)	fine well-sorted	15-35% poorly-sorted subrounded fine	moderately hard	subangular blocky moderate fine	clear smooth	B		no	no	
4	3	70-100	Shovel	grayish-brown	sand (no bedding)	very fine moderately-sorted	5-15% poorly-sorted subrounded no dominant size	soft	granular/crumb moderate medium	no horizon	C		no	no	Terminated at desired depth.
5	1	0-30	Shovel	dark brown	silt loam (no bedding)	very fine poorly-sorted	35-60% poorly-sorted subrounded mixed	soft	granular/crumb weak fine	clear wavy	pedogenic A-horizon	trace charcoal organics	no	no	
5	2	30-60	Shovel	reddish-brown	silt loam (no bedding)	very fine poorly-sorted	15-35% poorly-sorted subrounded fine	slightly hard	granular/crumb weak fine	clear wavy	B	adundant charcoal mottled oxidized	no	no	Large mount of charcoal from 40cmbs to 60cmbs.
5	3	60-100	Shovel	grayish-brown	sandy clay (no bedding)	medium poorly-sorted	5-15% poorly-sorted subrounded fine	slightly hard	granular/crumb moderate fine	no horizon	0	trace charcoal	no	no	Unsure if C horizon or a layer of historic fill . Terminated at desired depth.
6	1	0-70	Shovel	brown	silt loam (no bedding)	sand absent	35-60% poorly-sorted subrounded mixed	hard	subangular blocky strong fine	no horizon	mixed	organics	no	no	Soil got more compact with depth and size of cobbles grew larger with depth. Large cobble at 70 cmbs caused termination . Terminated at gravel/cobble obstruction.