
CITY OF MERCER ISLAND

COMMUNITY PLANNING & DEVELOPMENT

9611 SE 36TH STREET | MERCER ISLAND, WA 98040

PHONE: 206.275.7605 | www.mercerisland.gov



STAFF REPORT

SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT

Project No:	SHL19-024
Description:	A request for a Shoreline Substantial Development Permit with SEPA review to remove 8 old piles, install 18 new steel support piles, 9 new brace piles, re-deck the entire existing dock with grated decking and add a 20'4" extension to the end of the dock. They will also drive one new steel mooring pile, permit the existing boatlift on the north of the dock, and permit two existing PWC lifts with walkway.
Applicant/ Owner:	Kelsey Meyer (Seaborn Pile Driving) / Dave York
Site Address:	6855 W Mercer Way Mercer Island WA 98040 Identified by King County Assessor tax parcel number: 252404-9080
Zoning District:	R-15
Staff Contact:	Elizabeth Thompson, Planner
Decision:	Approved with Conditions
Exhibits:	<ol style="list-style-type: none">1. Development Application Coversheet received by the City of Mercer Island on December 10, 20192. Notice of Application issued by the City of Mercer Island dated May 11, 20203. Plan Set prepared by Seaborn Pile Driving, received by the City of Mercer Island on July 7, 20214. SEPA Checklist prepared by Ted Burns, Seaborn Pile Driving, dated December 4, 20195. SEPA Determination of Nonsignificance issued by the City of Mercer Island, dated July 19, 20216. Ecological No Net Loss Assessment Report prepared by Northwest Environmental Consulting, LLC, dated August 20207. Survey of the shoreline area of 6855 W Mercer Way dated November 2018

INTRODUCTION

I. Project Description

A request for a Shoreline Substantial Development Permit with SEPA review to remove 8 old piles, install 18 new steel support piles, 9 new brace piles, re-deck the entire existing dock with grated decking and add a 20'4" extension to the end of the dock. They will also drive one new steel mooring pile, permit the boatlift on the north of the dock, and permit the two existing PWC lifts with walkway. (Exhibit 3).

II. Site Description and Context

The subject site is zoned single-family residential and is within the Urban Residential Environment. It is bordered by single-family residential development.

Findings of Fact & Conclusions of Law

Application Procedure

1. An application for a Shoreline Substantial Development Permit was received by the City of Mercer Island on December 11, 2019 and was determined to be complete on May 11, 2020.
2. Pursuant to section 19.15.030 MICC Table A, applications for Shoreline Substantial Development Permits are Type III reviews, which require a notice of application, a 30-day public comment period, and a notice of decision.
3. The City of Mercer Island issued notice of application for this Shoreline Substantial Development Permit consistent with the provisions in MICC 19.15.090, which include the following methods: a mailing sent to neighboring property owners within 300 feet of the subject parcels; a notice sign posted on the subject parcels; and publication in the City of Mercer Island's weekly permit bulletin. The notice of application began a 30-day comment period, which took place between May 11, 2020 and June 10, 2020 (Exhibit 2).
4. Comments were received from Beth Clark, Attorney and Joe Wang during the comment period.

State Environmental Policy Act (SEPA)

5. A Determination of Nonsignificance is being issued concurrently with this Shoreline Substantial Development permit. (Exhibit 5).

Consistency with the Shoreline Master Program

6. MICC 19.07.110 Table B lists Shoreland Uses Waterward of the Ordinary High Water Mark:

SHORELAND USE WATERWARD OF THE OHWM	Urban Residential Environment
Moorage facilities and covered moorages 600 square feet or less	P

Staff analysis: *The applicant is proposing to construct an addition to an existing moorage facility, permitting a boatlift and jet ski lift, which are a permitted use in the urban residential environment.*

7. **19.13.050 (Table D)**

- A. Setbacks for Docks, Covered Moorages, and Floating Platforms: 10 feet from the lateral line.

Staff analysis: *The existing dock was originally permitted to be in conformance with the lateral line setback, but it was not built to plan, and intrudes into the lateral line setback on the north side. The existing dock is therefore nonconforming, and will be brought into conformance as part of this permit. The applicant proposes to bring the dock completely outside of the 10 foot lateral line setback. In addition, the existing unpermitted covered boatlift extends into the lateral line setback. The proposal includes modifying the dock so that it no longer extends into the lateral line setback to the north. The moorage cover on the north boatlift will also be removed to comply with this standard. This standard is met.*

- B. Where a Property shares a common boundary with the urban park environment, the setback shall be 50 feet from the lateral line, or 50% of the water frontage of the property, whichever is less.

Staff analysis: *The subject property does not share a common boundary with the urban park environment. This standard is met.*

- C. Setbacks for Boat Ramps and Other Facilities for Launching Boats by Auto or Hand, Including Parking and Maneuvering Space: 25 feet from any adjacent private property line.

Staff analysis: *The applicant is not proposing a boat ramp or other launching facility. This standard is met.*

- D. Length or Maximum Distance Waterward from the OHWM for Docks, Covered Moorage, Boatlifts and Floating Platforms: Maximum 100 feet, but in cases where water depth is less than 11.85 feet below OHWM, length may extend up to 150 feet or to the point where water depth is 11.85 feet at OHWM, whichever is less.

Staff analysis: *The expanded dock will be within 100 feet of the OHWM as shown on the plan set. This standard is met.*

- E. Width of Docks within 30 Feet Waterward from the OHWM: Maximum 4 feet. Width of Moorage Facilities More than 30 Feet Waterward from the OHWM: Maximum 6 feet wide.

Staff analysis: *The applicant is proposing a dock width of 3' 10" within 30 feet waterward from the OHWM and a dock width of 5' 10" in the expanded portion of the dock (the south side of the dock). This standard is met.*

- F. Height limits for walls, handrails and storage containers located on piers: 3.5 feet above the surface of a dock or pier. 4 feet for ramps and gangways designed to span the area 0 feet to 30 feet from the OHWM.

Staff analysis: *The proposal does not include any walls, handrails or storage containers. This standard is met.*

- G. Height Limits for Mooring Piles, Diving Boards and Diving Platforms: 10 feet above the elevation of the OHWM.

Staff analysis: *The proposed new mooring pile will be 8 feet above the elevation of the OHWM. This standard is met.*

8. **19.13.050(F)** Moorage Facilities. All permits for new and expanded moorage facility, other than public access piers or boardwalks, shall meet the following standards unless otherwise exempted. Moorage facilities have the option of meeting either the development standards prescribed in subsection (F)(1) or (F)(2) of this section, or the “alternative development standards” in subsection (F)(3) of this section.

Staff analysis: *The applicant applied for the Shoreline Substantial Development Permit under the “alternative development standards” found in 19.13.050 (F)(3).*

19.13.050(F)(3) Alternative Development Standards. The code official shall approve moorage facilities not in compliance with the development standards in subsection (F)(1) or (F)(2) of this section subject to both U.S. Army Corps of Engineers and Washington Department of Fish and Wildlife approval to an alternate project design. The following requirements and all other applicable provisions in this chapter shall be met:

- i. The dock must be no larger than authorized through state and federal approval;

Staff Analysis: *A condition of approval, requiring documentation of state and federal approval be provided to the City prior to building permit issuance, has been added to this decision. As conditioned, this standard is met.*

- ii. The maximum width must comply with the width of moorage facilities standards specified in subsection (D) of this section (Table D);

Staff Analysis: *The extension to the pier is proposed to be 5’10” wide and is more than 30 feet waterward from the OHWM. Within 30 feet of the OHWM, the pier is proposed to be 3’10”. This is consistent with the standard set forth in Table D (Exhibit 3).*

- iii. The minimum water depth must be no shallower than authorized through state and federal approval;

Staff Analysis: *A condition of approval, requiring documentation of state and federal approval be provided to the City prior to building permit issuance, has been added to this decision. As conditioned, this standard is met.*

- iv. The applicant must demonstrate to the code official’s satisfaction that the proposed project will not create a net loss in ecological function of the shorelands; and

Staff Analysis: *The applicant has submitted a No Net Loss report, documenting that no net loss will be achieved through grating on the dock, shoreline plantings associated with the project, and use of best management practices during construction (Exhibit 5).*

- v. The applicant must provide the city with documentation of approval of the moorage facilities by both the U.S. Army Corps of Engineers and the Washington Department of Fish and Wildlife.

***Staff Analysis:** A condition of approval has been added to this decision, requiring documentation of approval of the moorage facilities by both the U.S. Army Corps of Engineers and the Washington Department of Fish and Wildlife prior to building permit issuance.*

CONDITIONS OF APPROVAL

1. The project proposal shall be in substantial conformance with Exhibit 3 and all applicable development standards contained within Mercer Island City Code (MICC) Chapter 19.13.
2. The applicant is responsible for documenting any required changes in the project proposal due to conditions imposed by any applicable local, state and federal government agencies.
3. Construction shall not be authorized, nor may begin within twenty-one days of the date of filing of the decision as defined in RCW 90.58.140(6).
4. A City of Mercer Island Building Permit may be required for construction of this project proposal. The Building Official may require an appropriate performance bond in an amount to be determined prior to Building Permit issuance to ensure all required vegetation installation is completed in compliance with applicable code requirements.
5. Construction of this project proposal shall only occur during approved fish windows by local, state and/or federal government agencies.
6. Construction of this project proposal shall only occur during approved construction hours by the City of Mercer Island and/or as otherwise restricted by the Building Official.
7. Prior to building permit issuance, the applicant shall provide verification of the location of the Ordinary High Water Mark (OHWM). Verification shall be by providing the surveyed location of the OHWM as defined in MICC 19.16.010(O).
8. Prior to building permit issuance, the applicant shall provide the City with an affidavit stating that the applicant has field located the sewer lake line and the location on the site plan (as revised) is the actual location within Lake Washington. The affidavit shall acknowledge that the applicant is responsible for any damages to the sewer lake line caused by the construction. Please note: Damage can occur from pile driving, grounding the barge or securing it with vertical steel shafts (spuds), and other possible impacts from the project.
9. The applicant shall provide the City with development plans that reflect the field verified location of the sewer lake line pre-construction prior to **permit issuance**. If the lake bed is being disturbed, please contact Fish and Wildlife and the U.S. Army Corps of Engineers, as a permit may be required. **Please note:** Field verification should be performed with due care as the sewer lake line is pressurized in some locations and the pipe material could be prone to damage.

The applicant shall provide development plans based upon a pre-construction field survey locating the sewer lake line, and shall deliver the results to the City in one of the formats listed below, ranked from top to bottom, (a) being the top preferred method:

- a. A hand-drawn or plotted as-built of the lake line location with accurate distance measurements to multiple visible and permanent reference points. Reference points can include dock corners, utilities, structures, stairs, etc.
- b. A CAD file including the lake line and surveyed area in WGS-1984 or Washington State Plane North coordinate systems.
- c. A CAD file including the lake line and surveyed area in an assumed coordinate system, including multiple visible and permanent reference points.
- d. A list of coordinates denoting the lake line location, in WGS-1984 or Washington State Plane North coordinate systems.
- e. If none of the above options are viable, the City will consider reasonable efforts to provide field verification of the sewer lake line. Possible constraints that may make field verification nonviable includes, but is not limited to, the following: if the sewer pipe is too deep to locate or if there are fish window constraints.

If a coordinate system is used, the survey must be performed using high accuracy GPS or total station (half-foot accuracy). This **excludes** cellphone or handheld GPS surveys.

10. Prior to building permit issuance, the applicant shall provide documentation of approval of the proposed scope of work from state and federal agencies, including the U.S. Army Corps of Engineers and the Washington Department of Fish and Wildlife.
11. The applicant shall inform the Mercer Island Maintenance Department at (206) 275-7608 of the anticipated start date of in-water work prior to commencement of construction.
12. Piles, floats or other structures in direct contact with water shall not be treated or coated with toxic substances harmful to the aquatic environment. Chemical treatment of structures shall comply with all applicable state and federal regulations. Any pollutants entering Lake Washington shall be reported immediately to the Department of Ecology. N.W. Regional Office: (425) 649-7000 and the City of Mercer Island (206) 275-7605.

DEVELOPMENT REGULATION COMPLIANCE – DISCLOSURE

1. Construction or substantial progress toward construction of a development for which a permit has been granted must be undertaken within two years of the effective date of this permit. The effective date of a shoreline permit shall be the date of the last action required on the shoreline permit and all other government permits and approvals that authorize the development to proceed, including all administrative and legal actions on any such permit or approval. A single extension before the end of the time limit may be granted if a request for extension has been filed before the expiration date.
2. The applicant is responsible for obtaining any required permits or approvals from the appropriate local, state, and federal Agencies. The applicant is responsible for meeting the conditions as required by the agencies pursuant MICC 19.13.010(E).
3. All required permits must be obtained prior to the commencement of construction.

4. The applicant shall abide by the work windows for listed species established by the U.S. Army Corps of Engineers and Washington Department of Fish and Wildlife.

DECISION

Based upon the above noted Findings of Fact and Conclusions of Law, Shoreline Substantial Development Permit application SHL19-024, as depicted in Exhibit 3, is hereby **APPROVED**. This decision is final, unless appealed in writing consistent with adopted appeal procedures, MICC 19.15.130 and all other applicable appeal regulations.

Approved this 19th day of July 2021



Elizabeth Thompson, Planner

Community Planning & Development

City of Mercer Island

Liz.thompson@mercerisland.gov

206-275-7706

CITY OF MERCER ISLAND DEVELOPMENT SERVICES GROUP

9611 SE 36TH STREET | MERCER ISLAND, WA 98040
PHONE: 206.275.7605 | www.mercergov.org



CITY USE ONLY		
PERMIT #	RECEIPT #	FEE
Date Received:		

DEVELOPMENT APPLICATION

Received By: _____

STREET ADDRESS/LOCATION		ZONE
COUNTY ASSESSOR PARCEL #'S		PARCEL SIZE (SQ. FT.)
PROPERTY OWNER <i>(required)</i>	ADDRESS <i>(required)</i>	CELL/OFFICE <i>(required)</i> E-MAIL <i>(required)</i>
PROJECT CONTACT NAME	ADDRESS	CELL/OFFICE E-MAIL
TENANT NAME	ADDRESS	CELL PHONE E-MAIL

DECLARATION: I HEREBY STATE THAT I AM THE OWNER OF THE SUBJECT PROPERTY OR I HAVE BEEN AUTHORIZED BY THE OWNER(S) OF THE SUBJECT PROPERTY TO REPRESENT THIS APPLICATION, AND THAT THE INFORMATION FURNISHED BY ME IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

07/30/2018

SIGNATURE

DATE

PROPOSED APPLICATION(S) AND CLEAR DESCRIPTION OF PROPOSAL (PLEASE USE ADDITIONAL PAPER IF NEEDED):

ATTACH RESPONSE TO DECISION CRITERIA IF APPLICABLE

CHECK TYPE OF LAND USE APPROVAL REQUESTED:

APPEALS	DEVIATIONS	WIRELESS COMMUNICATIONS FACILITIES
<input type="checkbox"/> Building (+cost of file preparation)	<input type="checkbox"/> Changes to Antenna requirements	<input type="checkbox"/> Wireless Communications Facilities-6409 Exemption
<input type="checkbox"/> Code Interpretation	<input type="checkbox"/> Changes to Open Space	<input type="checkbox"/> New Wireless Communications Facility
<input type="checkbox"/> Land use (+cost of verbatim transcript)	<input type="checkbox"/> Critical Areas Setback	VARIANCES (Plus Hearing Examiner Fee)
<input type="checkbox"/> Right-of-Way Use	<input type="checkbox"/> Wet Season Construction Moratorium	<input type="checkbox"/> Type 1**
CRITICAL AREAS	ENVIRONMENTAL REVIEW (SEPA)	<input type="checkbox"/> Type 2***
<input type="checkbox"/> Determination	<input type="checkbox"/> Checklist: Single Family Residential Use	OTHER LAND USE
<input type="checkbox"/> Reasonable Use Exception	<input type="checkbox"/> Checklist: Non-Single Family Residential Use	<input type="checkbox"/> Accessory Dwelling Unit
DESIGN REVIEW	<input type="checkbox"/> Environmental Impact Statement	<input type="checkbox"/> Code Interpretation Request
<input type="checkbox"/> Administrative Review	SHORELINE MANAGEMENT	<input type="checkbox"/> Comprehensive Plan Amendment (CPA)
<input type="checkbox"/> Design Review- Major	<input type="checkbox"/> Exemption	<input type="checkbox"/> Conditional Use (CUP)
<input type="checkbox"/> Design Review – Minor	<input type="checkbox"/> Semi-Private Recreation Tract (modification)	<input type="checkbox"/> Lot Line Revision/ Lot Consolidation
<input type="checkbox"/> Design Review – Study Session	<input type="checkbox"/> Semi-Private Recreation Tract (new)	<input type="checkbox"/> Noise Exception
SUBDIVISION SHORT PLAT	<input type="checkbox"/> Substantial Dev. Permit	<input type="checkbox"/> Reclassification of Property (Rezoning)
<input type="checkbox"/> Short Plat	SUBDIVISION LONG PLAT	<input type="checkbox"/> ROW Encroachment Agreement <i>(requires separate ROW Use Permit)</i>
<input type="checkbox"/> Short Plat Amendment	<input type="checkbox"/> Long Plat	<input type="checkbox"/> Zoning Code Text Amendment
<input type="checkbox"/> Deviation of Acreage Limitation	<input type="checkbox"/> Subdivision Alteration to Existing Plat	
<input type="checkbox"/> Final Short Plat Approval	<input type="checkbox"/> Final Subdivision Review	

**Includes all variances of any type or purpose in all zones other than single family residential zone: B,C-O,PBZ,MF-2,MF2L,MF-2L, MF-3,TC,P)

***Includes all variances of any type or purpose in single family residential zone: R-8.4, R-9.6, R-12, R-15)

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PUBLIC NOTICE OF APPLICATION

NOTICE IS HEREBY GIVEN for the application described below:

File Nos.: SHL19-024 (SEP19-024)

Permit Type: Type III

Description of Request: A request for a Shoreline Substantial Development Permit with SEPA review to repair a portion of the existing walkway on the pier, extend the existing pier by 20-feet and 4-inches, and install a mooring pile.

Applicant/ Owner: Ted Burns (Seaborn Pile Driving) / Dave York

Location of Property: 6855 W Mercer Way, Mercer Island WA 98040
Identified by King County Assessor tax parcel number: 252404-9080

SEPA Compliance: Following review of the submitted State Environmental Policy Act (SEPA) checklist, an initial evaluation of the proposed project for probable significant adverse environmental impacts has been conducted. The City expects to issue a SEPA Determination of Non-Significance (DNS) for this project. The optional DNS process, as specified in Washington Administrative Code (WAC) 197-11-355, is being used. This may be your only opportunity to comment on the environmental impacts of the proposal. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement (EIS) is prepared. A copy of the subsequent threshold determination for this specific proposal may be obtained upon request.

Project Documents: Please follow this file path to access the associated documents for this project:
<https://mieplan.mercergov.org/public/SHL19-024 & SEP19-024/>

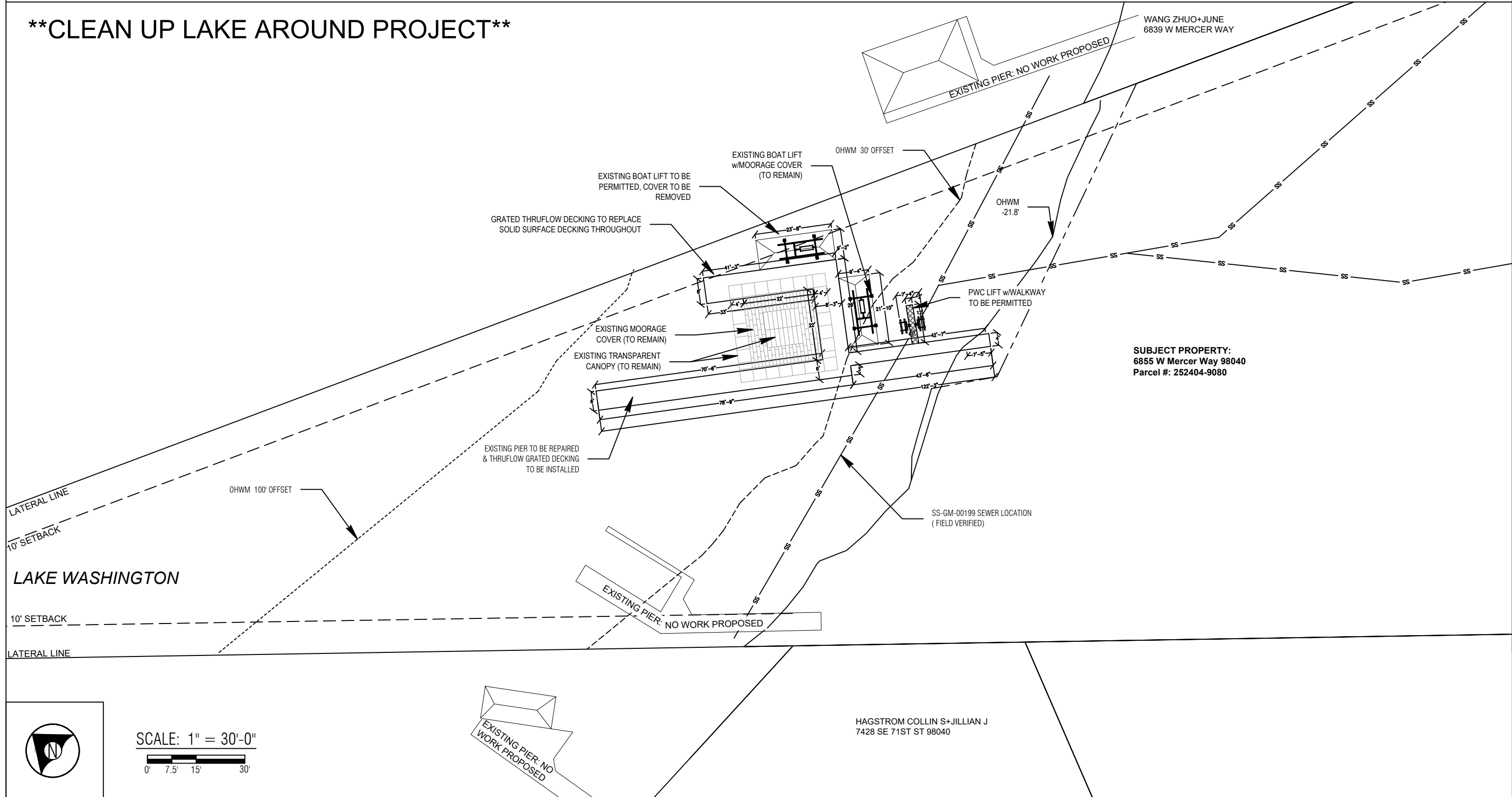
Written Comments: **This may be the only opportunity to comment on the environmental impacts of the proposal.** Written comments on this proposal may be submitted to the City of Mercer Island either by email, in person, or by mail to the City of Mercer Island, 9611 SE 36th Street, Mercer Island, WA 98040-3732. Anyone may comment on the application, receive notice, and request a copy of the decision once made. Only those persons who submit written comments or participate at the public hearing (if a hearing is required) will be parties of record; and only parties of record will have the right to appeal.


Public Hearing and Public Meeting: Pursuant to MICC 19.15.030 Table A and B a public hearing is not required for Type I-III permits.

Applicable Development Regulations Applications for a SEPA Threshold Determination are required to be processed as a Type III land use reviews pursuant to Mercer Island City Code (MICC) 19.15.030. Processing requirements for Type III land use reviews are further

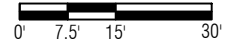
EXISTING CONDITIONS

****CLEAN UP LAKE AROUND PROJECT****



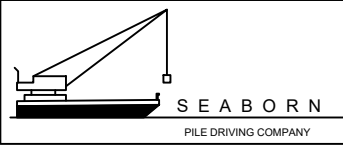


SCALE: 1" = 30'-0"



Prepared By:
 Seaborn Pile Driving
 1080 W Ewing St
 Seattle, WA 98119

 Office: 206-236-1700
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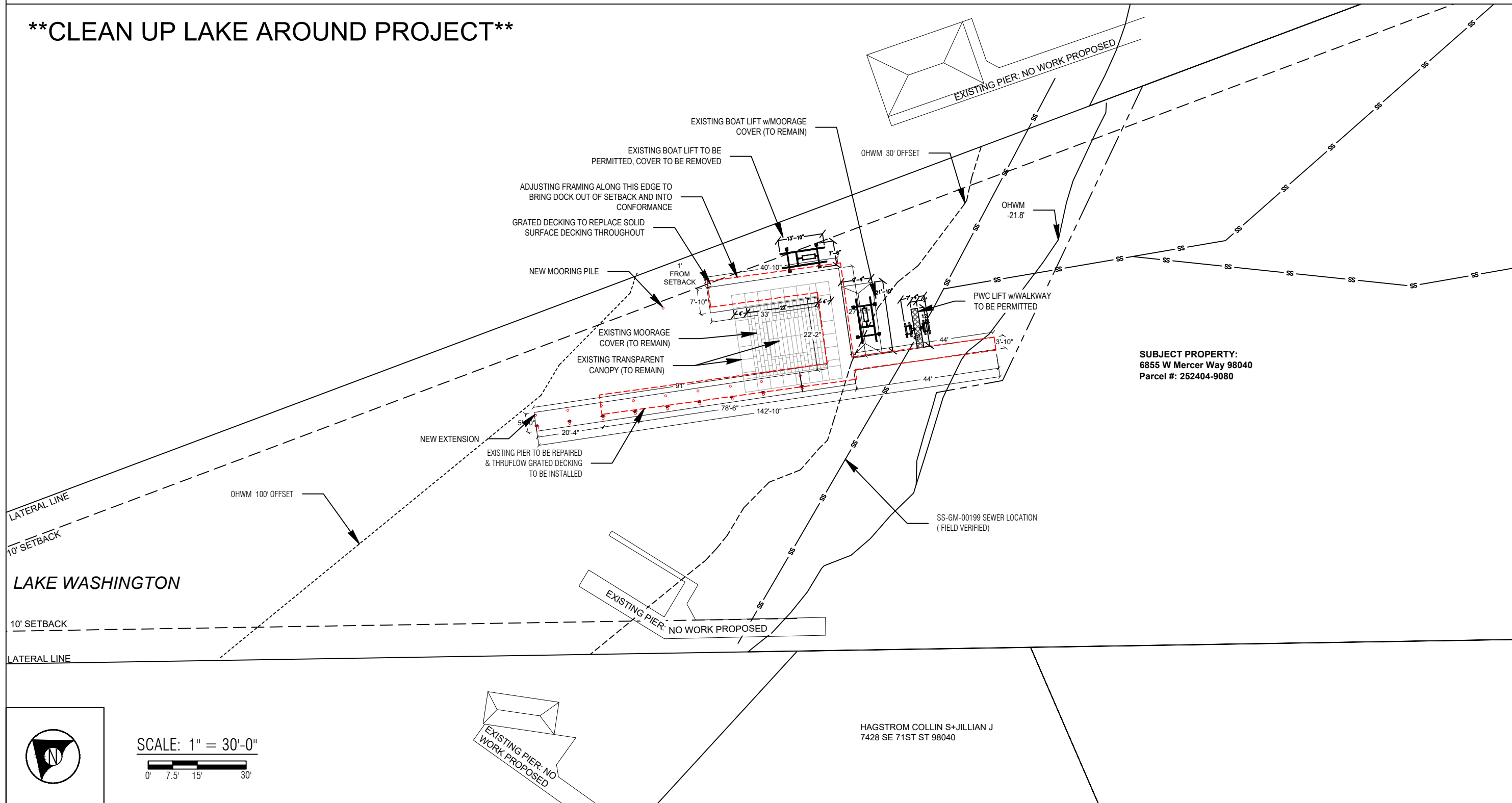
Purpose: The proposed dock is to provide for safe boat moorage and safe water recreational activities for a single family residence.

Scope of Work: We propose to remove (8) old piles, install (18) new steel support piles, (9) new brace piles, re-deck the entire dock with grated decking and add a 20'4" extension to the end of the dock. We will also drive (1) new steel mooring pile. We will also be installing (2) PWC lifts w/walkway & permitting the boat lift on the north dock, farthest from shore;

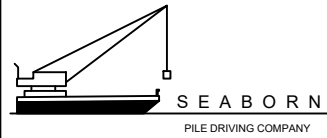
<p> Contractor: Seaborn Pile Driving Company 1080 W Ewing St Seattle, WA 98119 </p>	<p> Created: 7/6/2021 9:11 AM Keise </p>
<p> Applicant: Aqua Dock Project 6855 W Mercer Way Mercer Island, WA 98040 </p>	<p> Location: Lake Washington </p>
<p> Datum: CORPS OF ENGINEERS 1919 NW Quarter Of Section 25, Township 24, Range 04 </p>	
<p> Adjacent Owners: WANG ZHUO+JUNE 6839 W MERCER WAY </p>	
<p> Adjacent Owners: HAGSTROM COLLIN S+JILLIAN J 7428 SE 71ST ST 98040 </p>	
<p> SHEET A2.0 </p>	
<p> NWS-2020-860 PAGE 2 OF 9 </p>	

PROPOSED CONDITIONS

CLEAN UP LAKE AROUND PROJECT



SCALE: 1" = 30'-0"
 0' 7.5' 15' 30'



Prepared By:
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 www.seabornpiledriving.com

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 County: King County
 Location: Lake Washington
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 Last Updated: 7/6/2021 9:11 AM Keise

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 NW Quarter Of Section 25, Township 24, Range 04
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 HAGSTROM COLLIN S+JILLIAN J
 7428 SE 71ST ST 98040

**SHEET
 A3.0**

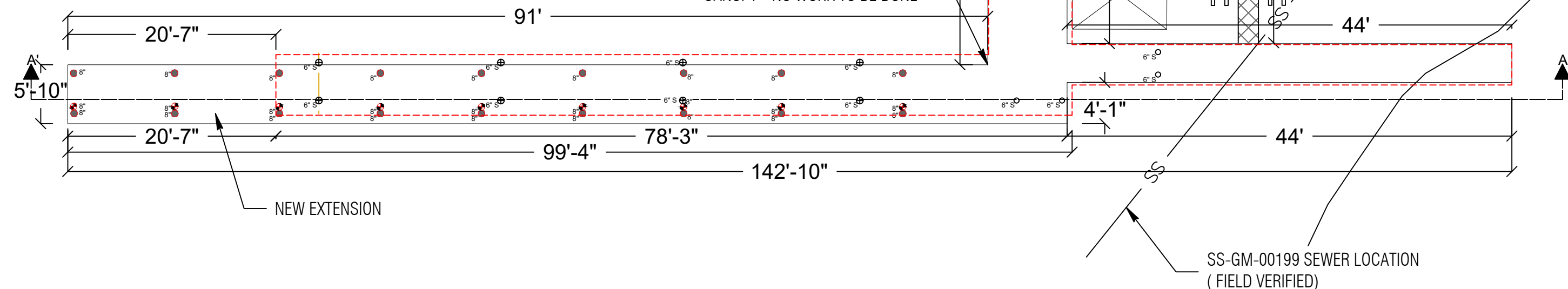
PIER DETAILS

LEGEND

- (18) NEW STEEL PILES - TO BE ADDED
- ⊗ (9) NEW BRACE STEEL PILES - TO BE ADDED
- ⊙ (1) NEW 12" STEEL MOORING PILE - TO BE ADDED
- (12) EXISTING STEEL PILES - NO WORK TO BE DONE
- ⊕ (8) EXISTING PILES - TO REMOVED

Area: 1,117 sqft (over water)
 Area: 170 sqft (new extension / walkway for PWC lifts)
 Area: - 39 sqft reduction along north property line due to deck framing to bring dock into conformance and bring dock out of setback
 Area: 1,248 sqft (new over water)

** New grated decking - 43% light permeable material on entire dock

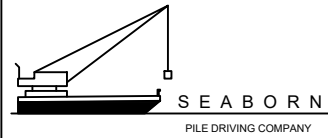


PILE INFO

- (18) 8" steel Pile
- (9) 8" steel brace Pile
- (8) 6" existing steel Pile removed
- (12) 6" existing steel Pile no work

PLAN VIEW

Prepared By:
 Seaborn Pile Driving
 1080 W Ewing St
 Seattle, WA 98119



Office: 206-236-1700
 permits@seabornpiledriving.com
 www.seabornpiledriving.com

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County: King County
 Location: Lake Washington

Datum: CORPS OF ENGINEERS 1919
 NW Quarter Of Section 25, Township 24, Range 04

Adjacent Owners:
 HAGSTROM COLLIN S+JILLIAN J
 7428 SE 71ST ST 98040

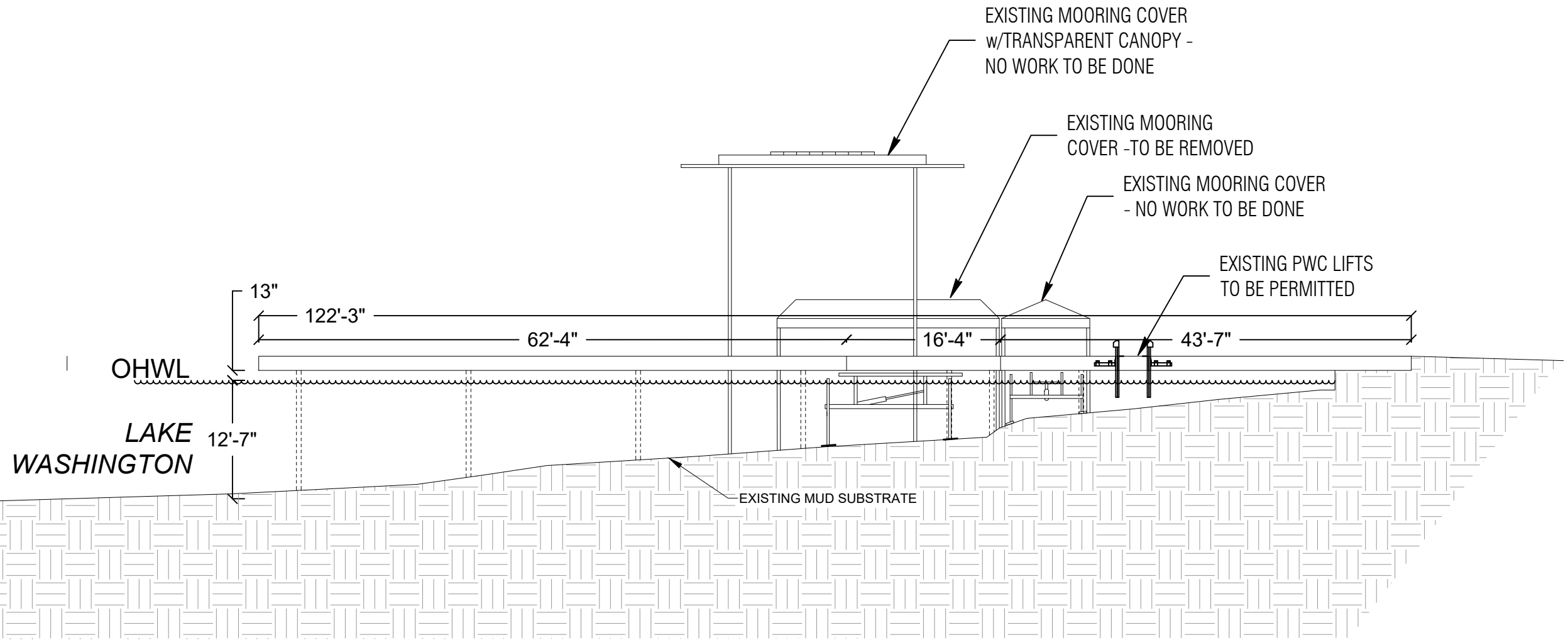
WANG ZHUO+JUNE
 6839 W MERCER WAY

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SHEET A4.0

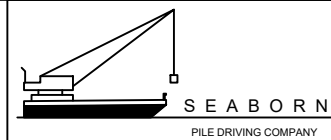
NWS-2020-860
 PAGE 4 OF 9

PIER DETAILS - EXISTING



SECTION VIEW

Prepared By:
 Seaborn Pile Driving
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 Seattle, WA 98119
 Office: 206-236-1700
 permits@seabornpiledriving.com
 www.seabornpiledriving.com



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 County: King County
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Created: 7/6/2021

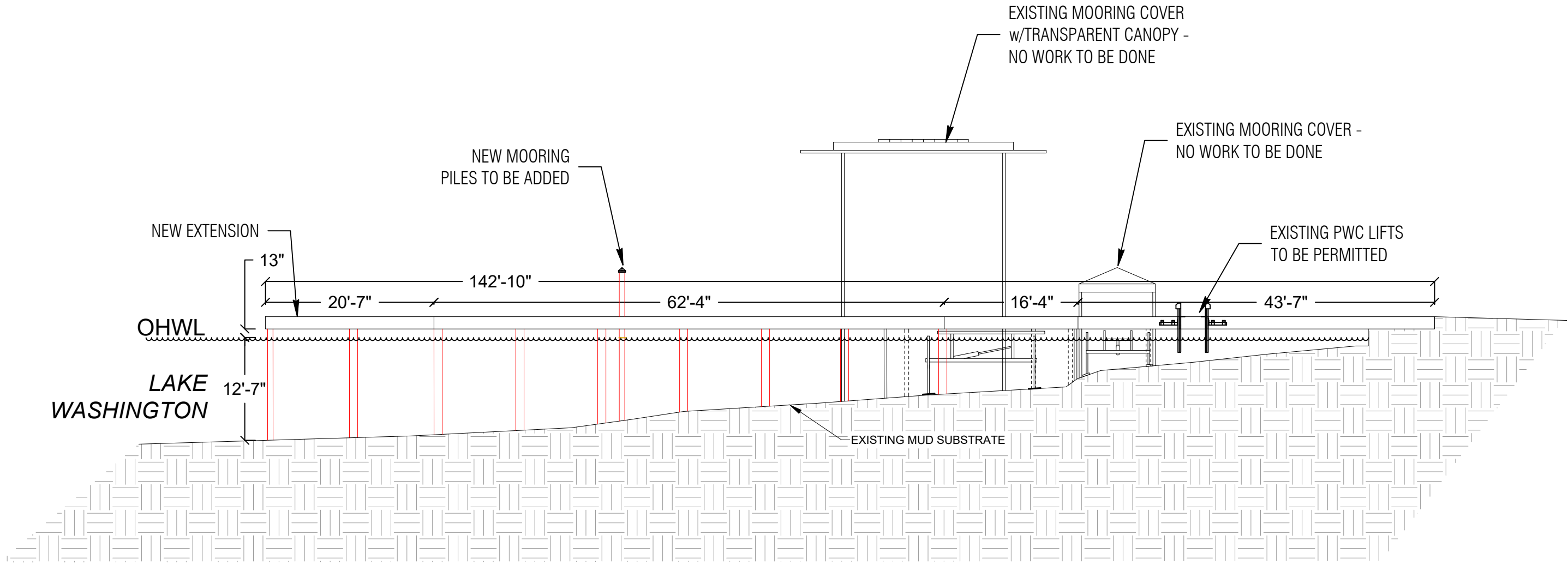
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 6839 W MERCER WAY

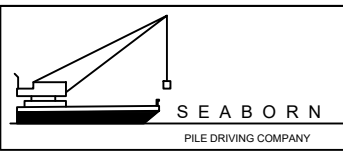
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PIER DETAILS - PROPOSED



SECTION VIEW

Prepared By:
 Seaborn Pile Driving
 1080 W Ewing St
 Seattle, WA 98119
 Office: 206-236-1700
 permits@seabornpiledriving.com
 www.seabornpiledriving.com



Purpose: **The proposed dock is to provide for safe boat moorage and safe water recreational activities for a single family residence.**

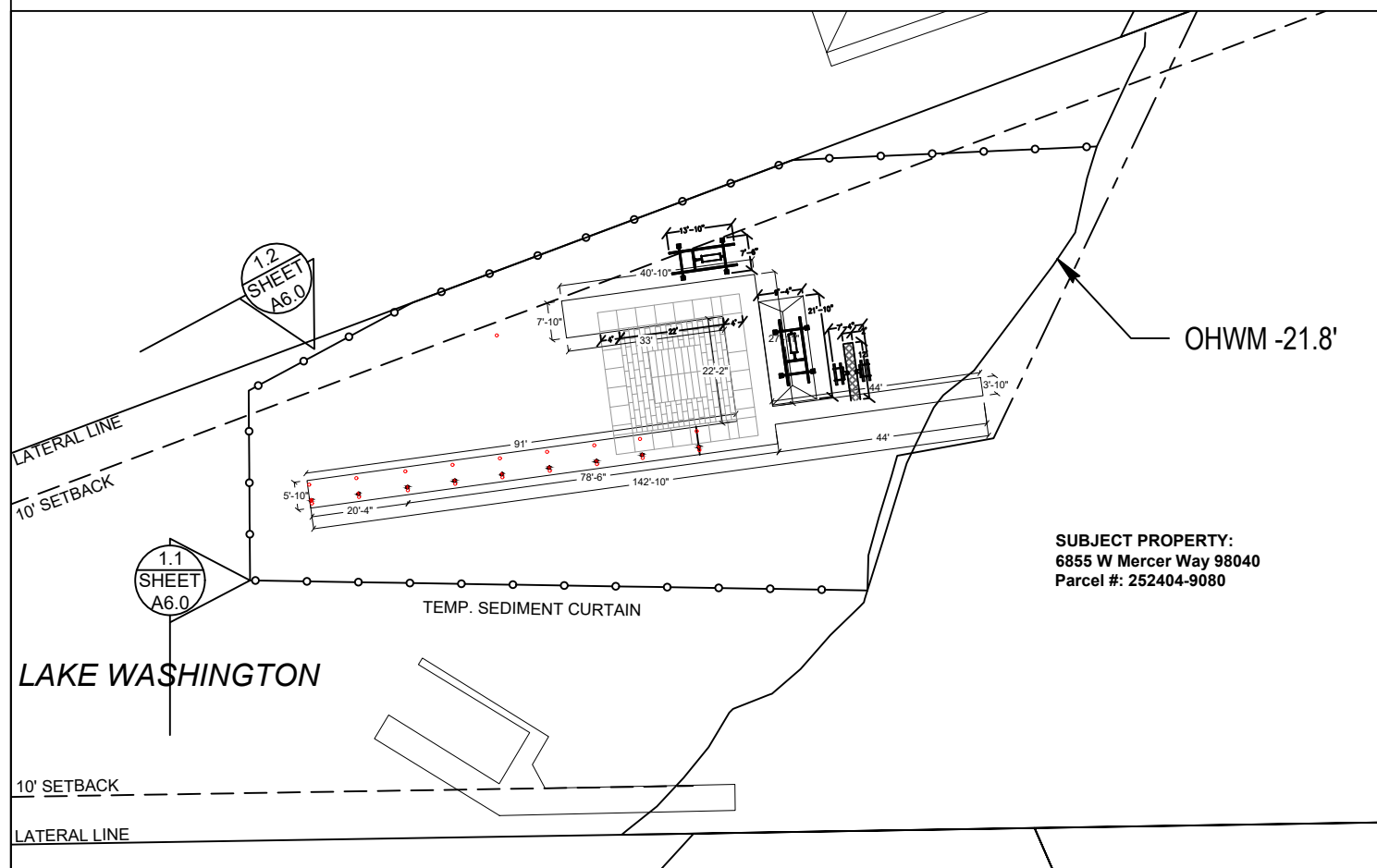
Scope of Work: We propose to remove (8) old piles, install (18) new steel support piles, (9) new brace piles, re-deck the entire dock with grated decking and add a 20'4" extension to the end of the dock. We will also drive (1) new steel mooring pile. We will also be installing (2) PWC lifts w/walkway & permitting the boat lift on the north dock, farthest from shore;

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 1080 W Ewing St
 Seattle, WA 98119
 Applicant: Aqua Dock Project
 6855 W Mercer Way
 Mercer Island, WA 98040
 County: King County
 Location: Lake Washington
 Created: 7/6/2021 9:11 AM Keise

Datum: CORPS OF ENGINEERS 1919
 NW Quarter Of Section 25, Township 24, Range 04
 Adjacent Owners:
 HAGSTROM COLLIN S+JILLIAN J
 7428 SE 71ST ST 98040
 WANG ZHUO+JUNE
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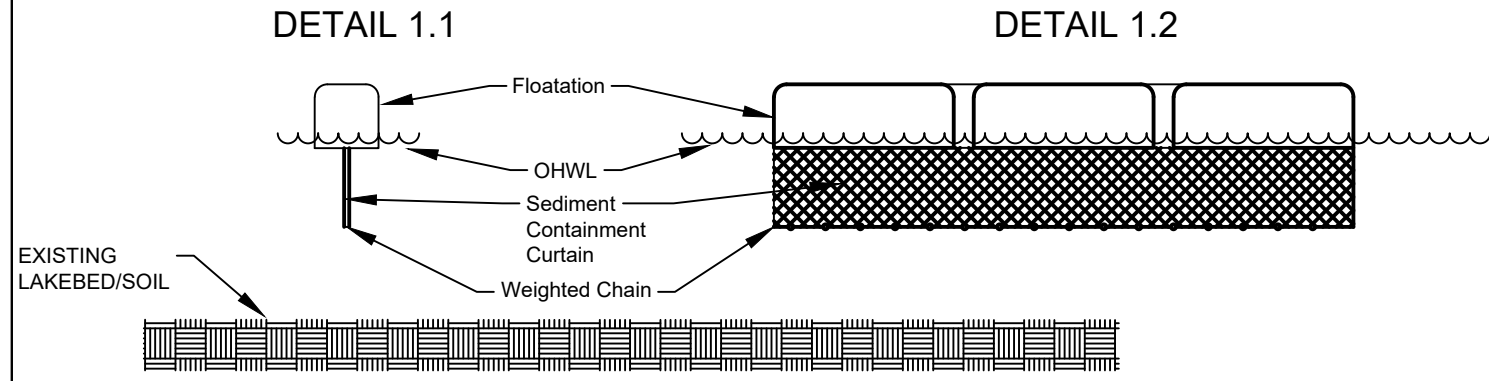
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BMP INFORMATION



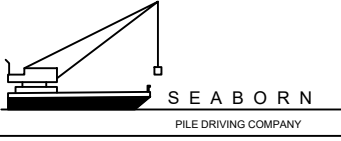
BMP NOTES:

- A. Constant vigilance shall be kept for the presence of protected fish species during all aspects of the proposed action, particularly during in-water activities such as vessel movement, deployment of anchors & spuds, pile driving, dredging, and placement of gravels and other fill.
 1. The project manager shall designate an appropriate number of competent observers to survey the project site and adjacent areas for protected species, including the presence of fish as conditions allow.
 2. Visual surveys shall be made prior to the start of work each day, and prior to resumption of work following any break of more than an hour. Periodic additional visual surveys throughout the work day are strongly recommended.
 3. All in-water work shall be done during the in-water work window for the waterbody. Where there is a difference between the USCOE and WDFW work windows, the overlap of the two shall apply.
 4. All pile driving and extraction shall be postponed or halted when obvious aggregations or schooling of fish are observed within 50 yards of that work, and shall only begin/resume after the animals have voluntarily departed the area.
 5. When piloting vessels, vessel operators shall operate at speeds and power settings to avoid grounding vessels, and minimize substrate scour and mobilization of bottom sediments.
- B. No contamination of the marine environment shall result from project-related activities.
 1. Appropriate materials to contain and clean potential spills shall be stored and readily available at the work site and/or aboard project-related vessels.
 2. The project manager and heavy equipment operators shall perform daily pre-work equipment inspections for cleanliness and leaks. All heavy equipment operations shall be postponed or halted should a leak be detected, and shall not proceed until the leak is repaired and the equipment is cleaned.
 3. To the greatest extent practicable, utilize biodegradable oils for equipment that would be operated in or near water.
 4. Fueling of land-based vehicles and equipment shall take place at least 50 feet away from the water, preferably over an impervious surface. Fueling of vessels shall be done at approved fueling facilities.
 5. Turbidity and siltation from project-related work shall be minimized and contained through the appropriate use of erosion control practices, effective silt containment devices, and the curtailment of work during adverse weather and tidal/flow conditions.
 6. All wastes shall be collected and contained for proper disposal at approved upland disposal sites appropriate for the material(s).
 7. When removing piles and other similarly treated wood, containment booms must fully enclose the work area. Wood debris, oils, and any other materials released into lake waters must be collected, removed, and properly disposed of at approved disposal sites.
 8. All in- and over-water wood cutting would be limited to the minimum required to remove the subject wood component, and all cutting work should be enclosed within floating containment booms.
 9. When removing piles, no actions shall be taken that would cause adhering sediments to return to lake waters.
 10. Above-water containment shall be installed around removed piles to prevent sediment laden waters from returning to lake waters.
 11. Construction staging (including stocking of materials, etc.) will occur on the supply barge.



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Seattle, WA 98119

Office: 206-236-1700
permits@seabornpiledriving.com
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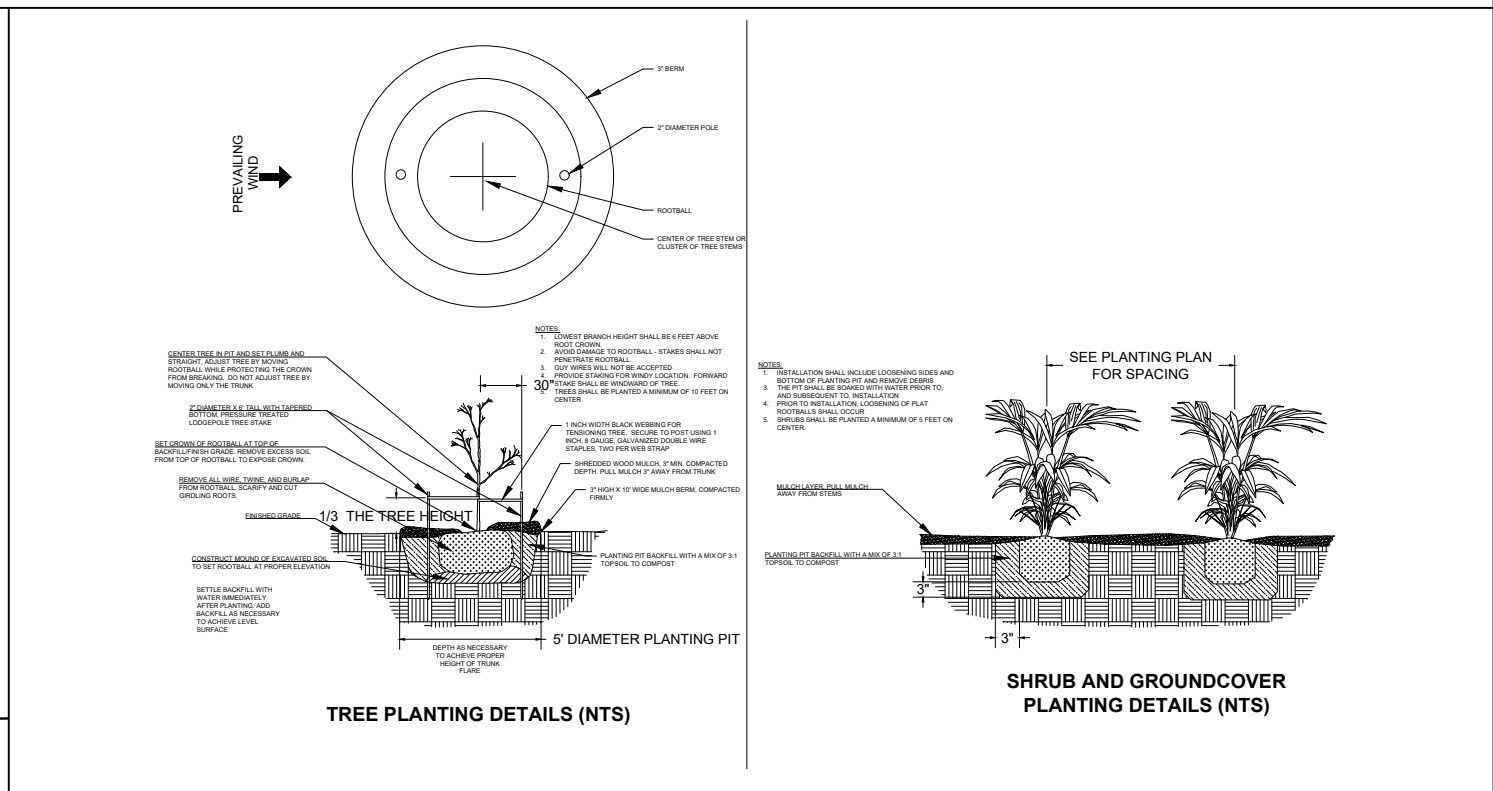
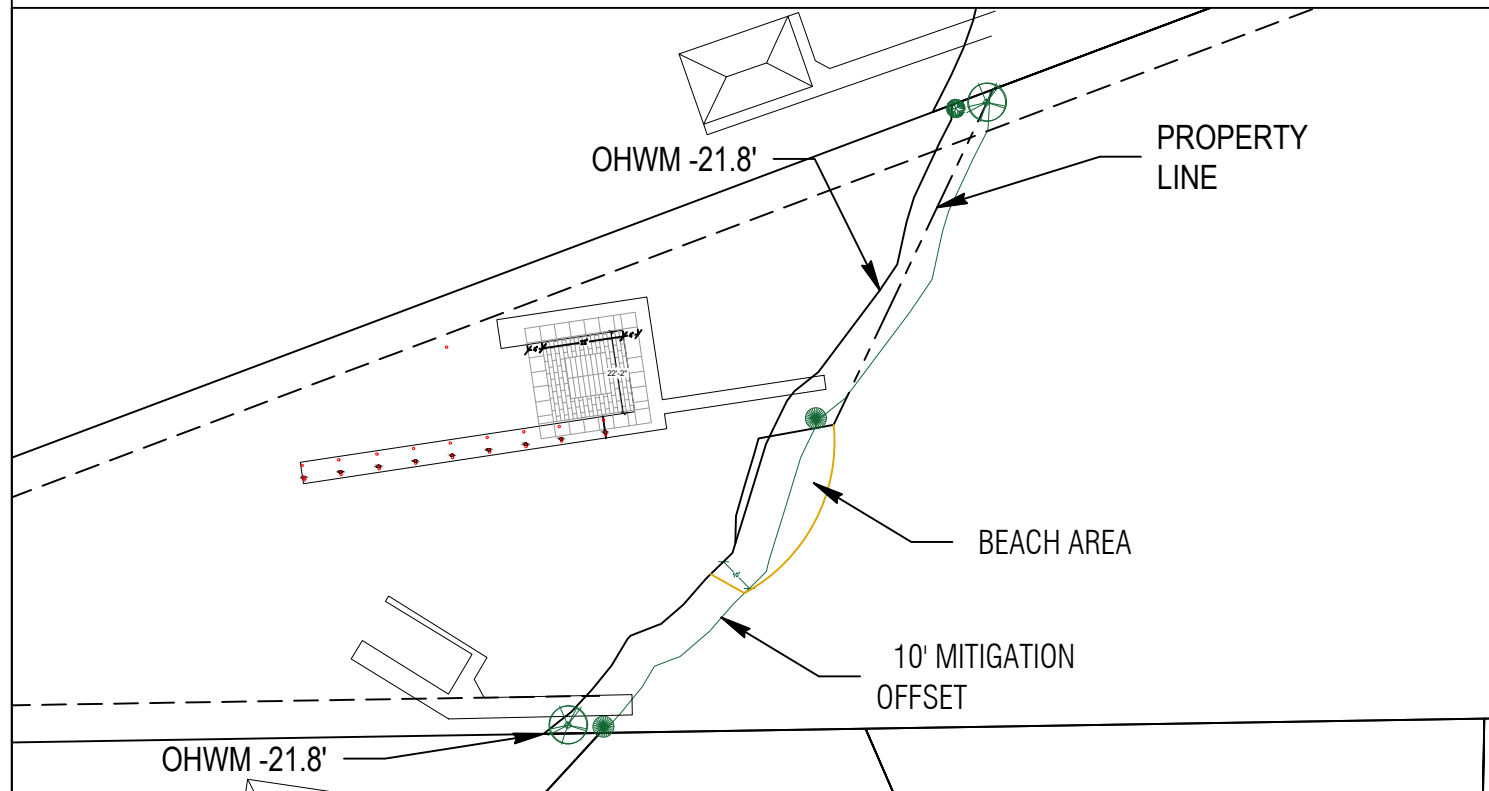
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MITIGATION PLAN



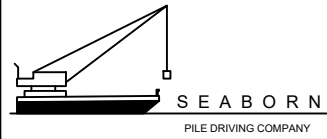
- Notes:**
1. Shrubs are show, and shall be planted, at least five feet on center. Trees are show, and shall be planted, at least ten feet to center.
 2. The property owner will implement and abide by the shoreline planting plan. The plants shall be installed before or concurrent with the work authorized by this permit. A report, as-built drawing and photographs demonstrating the plants have been installed or a report on the status of project construction will be submitted to the U.S. Army Corps of Engineers, Seattle District, Regulatory Branch, within 12 months from the date of permit issuance. This reporting requirement may be met by completing and submitting a U.S. Army Corps of Engineers approved Report for Mitigation Work Completion form.
 3. The property owner will maintain and monitor the survival of installed shoreline plantings for five years after the U.S. Army Corps of Engineers accepts the as-built report. Installed plants shall achieve 100% survival during monitoring Years 1 and 2. Installed plants shall achieve at least 80% survival during monitoring Years 3, 4 and 5. Percent survival is based on the total number of plants installed in accordance with the approved riparian planting plan. Individual plants that die will be replaced with native riparian species in order to meet the survival performance standards.
 4. The property owner will provide annual monitoring reports for five years (Monitoring Years 1-5). Each annual monitoring report will include written and photographic documentation on plant mortality and replanting efforts and will document whether the performance standards are being met. Photos will be taken from established points and used repeatedly for each monitoring year. In addition to photos at designated points, photo documentation will include a panoramic view of the entire planting area. Submitted photos will be formatted on standard 8 1/2 x 11" paper, dated with the date the photo was taken, and clearly labeled with the direction from which the photo was taken. The photo location points will be identified on an appropriate drawing. Annual shoreline planting monitoring reports will be submitted to the U.S. Army Corps of Engineers, Seattle District, Regulatory Branch, by November 31 of each monitoring year. This reporting requirement may be met by completing and submitting a U.S. Army Corps of Engineers approved Mitigation Planting Monitoring Report form.

PROPOSED PLANTING SPECIES/QUANTITIES

SYMBOL	LATIN NAME	COMMON NAME	QTY	SIZE
	Thuja picatta	Western Redcedar	2	3 ft
	Rosa nutkana	Nootka Rose	1	1 Gallon
	Philadelphus lewisii	Mock Orange	2	1 Gallon

PLANTS: Shrubs to be installed 5ft on center and trees to be installed 10ft on center.

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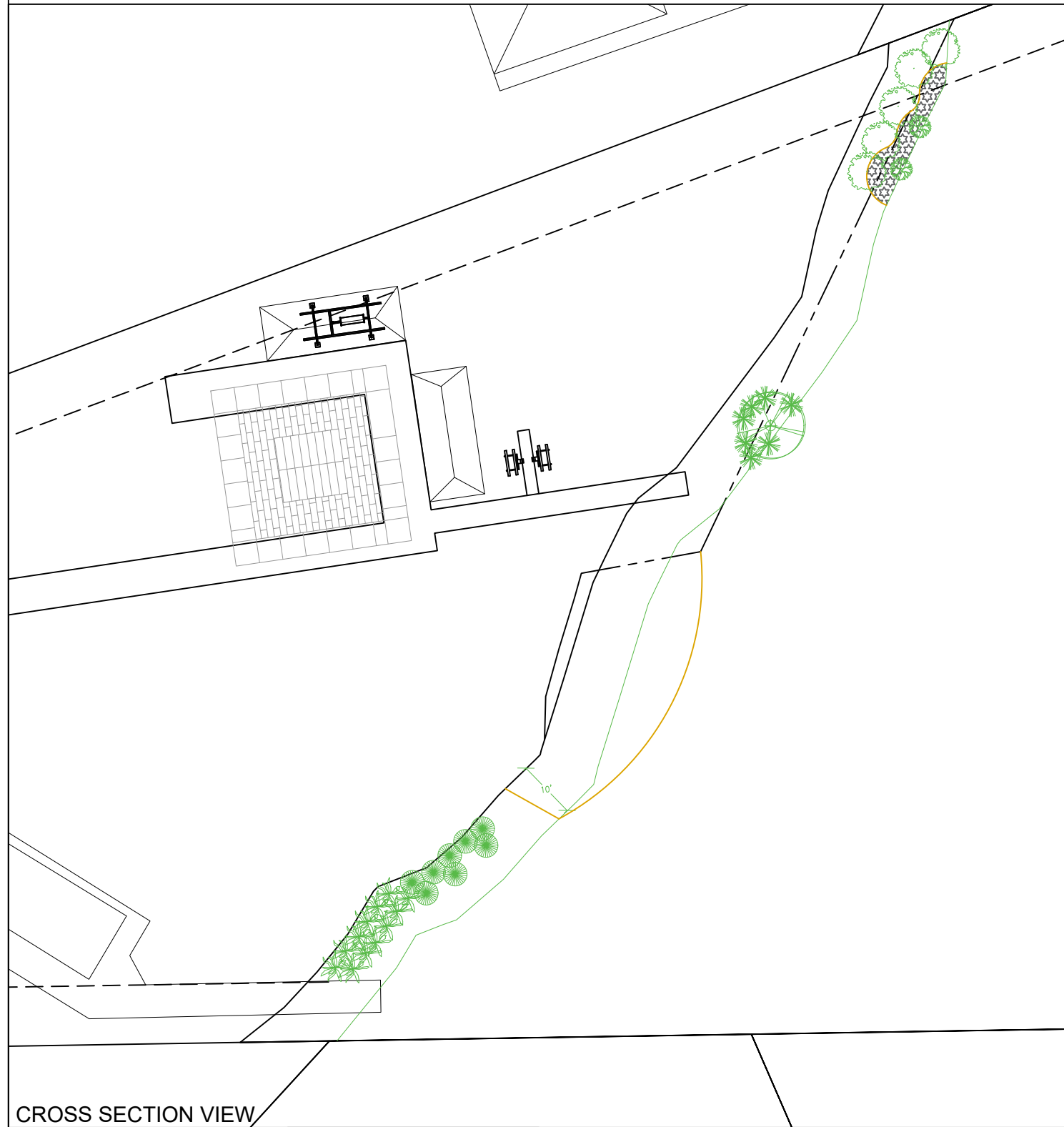
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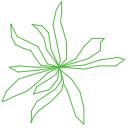
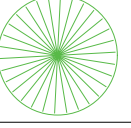
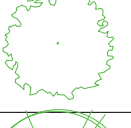
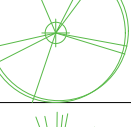
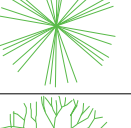


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EXISTING PLANT PLAN



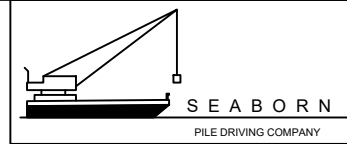
EXISTING PLANTING SPECIES/QUANTITIES

SYMBOL	SCIENTIFIC NAME	COMMON NAME	QTY	SIZE
	<i>Phyllostachys aurea</i>	Bamboo	N/A	~3'x15'x12'
	<i>Phormium tenax</i>	Flax	1	~2ft
	<i>Ficus microcarpa</i>	Fig tree	5	~ 3ft
	<i>Acer circinatum</i>	Vine Maple	1	~8ft
	<i>Cenchrus setaceus</i>	Rose fountain grass	N/A	N/A
	<i>Pseudognaphalium microcephalum</i>	Rabbit tobacco	N/A	N/A
	<i>Impatiens hawkeri</i>	Impatiens	N/A	N/A

EXISTING PLANTS TABLE

CROSS SECTION VIEW

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 Seattle, WA 98119
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**SHEET
 A9.0**

**CITY OF MERCER ISLAND
COMMUNITY PLANNING & DEVELOPMENT**

9611 SE 36TH STREET | MERCER ISLAND, WA 98040
PHONE: 206.275.7605 | www.mercergov.org



CITY USE ONLY	
Date Received	
File No	
Received By	

ENVIRONMENTAL CHECKLIST

PURPOSE OF CHECKLIST

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

PRE-APPLICATON MEETING

A pre-application meeting is used to determine whether a land use project is ready for review, to review the land use application process, and to provide an opportunity for initial feedback on a proposed application. Some land use applications require a pre-application – in particular: short and long subdivisions, lot line revisions, shoreline permits, variances, and critical area determinations. The City strongly recommends that all land use applications use the pre-application process to allow for feedback by City staff.

Please note: pre-application meetings are held on Tuesdays, by appointment. To schedule a meeting, submit the meeting request form and the pre-application meeting fee (see fee schedule). Meetings must be scheduled at least one week in advance. Applicants are required to upload a project narrative, a list of questions/discussion points, and preliminary plans to the Mercer Island File Transfer Site one week ahead of the scheduled meeting date.

SUBMITTAL REQUIREMENTS

In addition to the items listed below, the code official may require the submission of any documentation reasonably necessary for review and approval of the land use application. An applicant for a land use approval and/or development proposal shall demonstrate that the proposed development complies with the applicable regulations and decision criteria.

- A. **Completed pre-application.**
- B. **Development Application Sheet.** Application form must be fully filled out and signed.
- C. **Development Plan Set.** Please refer to the Land Use Application- Plan Set Guide in preparing plans.
- D. **Title Report.** Less than 30 days old.
- E. **SEPA checklist.**

INSTRUCTIONS FOR APPLICANTS

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later. Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you. The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

USE OF CHECKLIST FOR NONPROJECT PROPOSALS

For nonproject proposals complete this checklist and the supplemental sheet for nonproject actions (Part D). The lead agency may exclude any question for the environmental elements (Part B) which they determine do not contribute meaningfully to the analysis of the proposal. For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A. BACKGROUND

1. Name of proposed project, if applicable:

Aqua Dock repair and extension

2. Name of applicant:

Ted Burns of Seaborn Pile Driving

3. Address and phone number of applicant and contact person:

9311 SE 36th St, Suite 204 (206-236-1700)

Mercer Island, WA 98040

4. Date checklist prepared:

December 4, 2019

5. Agency requesting checklist:

City of Mercer Island

6. Proposed timing or schedule (including phasing, if applicable):

Upon receipt of all applicable permits and open work window

7. Do you have any plans for future additions, expansions, or further activity related to or connected with this proposal? If yes, explain:

There are no future additions, expansions, or further activity related to this proposal at this time.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal:

[This SEPA checklist, and a site plan](#)

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain:

[There are no known applications pending for government approval of other proposals that would directly affect the property covered by this proposal.](#)

10. List any government approvals or permits that will be needed for your proposal, if known:

[City of Mercer Island Shoreline Substantial Development permit with SEPA Review, City of Mercer Island building permit. US Army Corps of Engineers federal permits, and the WA. State Dept. of Fish & Wildlife Hydraulic Project Approval.](#)

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

[Normal maintenance including replacement of a portion of the deck with a grated surface. Add and extension to the end of the existing pier.](#)

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

[6855 W MERCER WAY, MERCER ISLAND, WA 98040](#)

[LAT: 47.54208 LONG: -122.23899](#)

[NW QUARTER OF SECTION 25, TOWNSHIP 24, RANGE 04](#)

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (check one):

Flat Rolling Hilly Steep slopes Mountainous Other

b. What is the steepest slope on the site (approximate percent slope)?

The steepest portion of the site is upland of the OHWM, at approximately 13%.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Sand and gravel

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

None

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

No

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

The project will replace a portion of the existing decking with Thruflow Grated decking. Approximately 75% of the pier will have solid (impervious) decking and canopy.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Not applicable

2. Air

-
- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, and industrial wood smoke) during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Exhaust smoke from construction equipment.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Run equipment only as needed.

3. Water

- a. Surface:

- i. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

The site is adjacent to Lake Washington.

- ii. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

Yes. Normal maintenance including replacement of the deck with a grated surface., and extending the pier, which includes driving piles.

- iii. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None

- iv. Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No

- v. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No

- vi. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No

b. Ground

- i. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well? Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No

- ii. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, [containing the following chemicals...]; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None

c. Water runoff (including stormwater):

- i. Describe the source of runoff (including stormwater) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

[Not applicable](#)

- ii. Could waste materials enter ground or surface waters? If so, generally describe.

Not applicable

- d. Proposed measures to reduce or control surface, ground, runoff water, and drainage pattern impacts, if any:

[Not applicable](#)

4. Plants

- a. Check types of vegetation found on the site
- Deciduous tree: Alder, Maple, Aspen, other
 - Evergreen tree: Fir, Cedar, Pine, other
 - Shrubs
 - Grass

- Pasture
- Crop or grain
- Wet soil plants: Cattail, buttercup, bulrush, skunk cabbage, other
- Water plants: Water lily, eelgrass, milfoil, other
- Other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

Non native plants will be removed and native plants may be installed.

c. List threatened or endangered species known to be on or near the site.

No know threatened or endangered plant species are on or near the site.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

None at this time

e. List all noxious weeds and invasive species known to be on or near the site.

None present along the shoreline adjacent to the work site.

5. Animals

a. State any birds and animals which have been observed on or near the site or are known to be on or near the site. Examples include:

Birds: hawk, heron, eagle, songbirds, other:

Mammals: deer, bear, elk, beaver, other:

Fish: bass, salmon, trout, herring, shellfish, other:

Eagle and songbirds

Potential for Steelhead Salmon, Bull Trout and Chinook Salmon to be in the adjacent waters of Lake Washington.

b. List any threatened or endangered species known to be on or near the site.

Potential for Steelhead Salmon, Bull Trout and Chinook Salmon to be in the adjacent waters of Lake Washington.

c. Is the site part of a migration route? If so, explain.

Washington State is part of the Pacific Flyway migration route

d. Proposed measure to preserve or enhance wildlife, if any:

Mitigation includes replacing solid decking with grated decking, and construction activities during approved fish friendly work windows.

e. List any invasive animal species known to be on or near the site.

Unknown

6. Energy and natural resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

None

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

Not applicable

7. Environmental health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe.

No

i. Describe any known or possible contamination at the site from present or past uses.

Unknown

ii. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None

iii. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

None

iv. Describe special emergency services that might be required.

None

v. Proposed measures to reduce or control environmental health hazards, if any:

Not applicable

b. Noise

i. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

None

ii. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)?
Indicate what hours noise would come from the site.

Noise from construction equipment.

iii. Proposed measures to reduce or control noise impacts, if any:

Operate equipment only as needed.

8. Land and shoreline use

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

Single family residences. The proposed pier will present no affect to adjacent residences.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

No.

c. Describe any structures on the site.

Single family residence.

d. Will any structures be demolished? If so, what?

No

e. What is the current zoning classification of the site?

R-15

f. What is the current comprehensive plan designation of the site?

Urban Residential

g. If applicable, what is the current shoreline master program designation of the site?

Urban Residential Environment

h. Has any part of the site been classified as an “environmentally sensitive” area? If so, specify.

No

i. Approximately how many people would reside or work in the completed project?

No one would live on the pier. One family would live in the upland house.

j. Approximately how many people would the completed project displace?

None

k. Proposed measures to avoid or reduce displacement impacts, if any:

Not applicable

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

To ensure local, state and federal compliance, the project will include a Shoreline Substantial Development permit and a SEPA review by the City of Mercer Island a HPA (Hydraulic Project Approval) permit from the Washington State Department of Fish & Wildlife and a federal Section 10 (work in navigable waters) permit from the US Army Corps of Engineers.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

None

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None

- c. Proposed measures to reduce or control housing impacts, if any:

Not applicable

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas? What is the principal exterior material(s) proposed?

The tallest proposed structure is approximately 25 inches above the OHWM.

- b. What views in the immediate vicinity would be altered or obstructed?

None

- c. Proposed measures to reduce or control aesthetics impacts, if any:

Not applicable

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

None

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

No

- c. What existing off-site sources of light or glare may affect your proposal?

None

- d. Proposed measures to reduce or control light and glare impacts, if any:

Not applicable

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

Single family boating and swimming.

b. Would the proposed project displace any existing recreational uses? If so, describe.

No

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

Not applicable

13. Historic and cultural preservation

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

Unknown

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

No

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

Review of the Washington Information System for Architectural & Archaeological Records Data published by the Washinton State Department of Archaeological & Historical Preservation

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

Not applicable

14. Transportation

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

The site is served by West Mercer Way, which is served by US Interstate 90.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

Yes, there is bus service on W. Mercer Way

- c. How many additional parking spaces would the completed project or nonproject proposal have? How many would the project or proposal eliminate?

None

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

No

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?

None

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No

- h. Proposed measures to reduce or control transportation impacts, if any:

Not applicable

15. Public services

- a. Would the project result in an increased need for public services (for example; fire protection, police protection, health care, schools, other)? If so, generally describe.

No

- b. Proposed measures to reduce or control direct impacts on public services, if any.

Not applicable

16. Utilities

a. Check utilities currently available at the site:

Electricity <input checked="" type="checkbox"/>	Natural Gas <input checked="" type="checkbox"/>	Water <input checked="" type="checkbox"/>	Refuse Service <input checked="" type="checkbox"/>
Telephone <input checked="" type="checkbox"/>	Sanitary sewer <input checked="" type="checkbox"/>	Septic system <input type="checkbox"/>	Other <input type="checkbox"/>

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

No utilities as part of the project.

C. SIGNATURE

I certify (or declare) under penalty of perjury under the laws of the State of Washington that the answers to the attached SEPA Checklist are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____



Date Submitted: 12/04/2019

SEPA RULES

SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(do not use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; productions, storage, or release of toxic or hazardous substances; or production of noise?

Not applicable, as this is a project action

Proposed measures to avoid or reduce increases are:

Not applicable, as this is a project action

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Not applicable, as this is a project action

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

Not applicable, as this is a project action

3. How would the proposal be likely to deplete energy or natural resources?

Not applicable, as this is a project action

Proposed measures to protect or conserve energy and natural resources are:

Not applicable, as this is a project action

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Not applicable, as this is a project action

Proposed measures to protect such resources or to avoid or reduce impacts are:

Not applicable, as this is a project action

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Not applicable, as this is a project action

Proposed measures to avoid or reduce shoreline and land use impacts are:

Not applicable, as this is a project action

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Not applicable, as this is a project action

Proposed measures to reduce or respond to such demand(s) are:

Not applicable, as this is a project action

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

Not applicable, as this is a project action

[Statutory Authority: RCW [43.21C.110](#). WSR 16-13-012 (Order 15-09), § 197-11-960, filed 6/2/16, effective 7/3/16. Statutory Authority: RCW [43.21C.110](#) and [43.21C.100](#) [43.21C.170]. WSR 14-09-026 (Order 13-01), § 197-11-960, filed 4/9/14, effective 5/10/14. Statutory Authority: RCW [43.21C.110](#). WSR 13-02-065 (Order 12-01), § 197-11-960, filed 12/28/12, effective 1/28/13; WSR 84-05-020 (Order DE 83-39), § 197-11-960, filed 2/10/84, effective 4/4/84.]

CITY OF MERCER ISLAND

COMMUNITY PLANNING & DEVELOPMENT

9611 SE 36TH STREET | MERCER ISLAND, WA 98040

PHONE: 206.275.7605 | www.mercerisland.gov



DETERMINATION OF NON-SIGNIFICANCE (DNS)

Application Nos.:	SEP19-024 (SHL19-024)
Description of proposal:	A request for a Shoreline Substantial Development Permit with SEPA review to remove 8 old piles, install 18 new steel support piles, 9 new brace piles, re-deck the entire existing dock with grated decking and add a 20' 4" extension to the end of the dock. They will also drive one new steel mooring pile, permit 2 PWC lifts with walkway, permit the boatlift on the north side of the dock, and remove the existing canopy on the boatlift on the north side of the dock.
Proponent:	Kelsey Meyer (Seaborn Pile Driving) / Dave York
Location of proposal:	6855 West Mercer Way, Mercer Island, WA 98040 Identified by King County Assessor tax parcel number: 252404-9080
Lead agency:	City of Mercer Island
Project Documents:	Please follow this file path to access the associated documents for this project: https://mieplan.mercergov.org/public/SHL19-024&SEP19-024

Possible critical area and shoreline impacts are addressed by Mercer Island City Code Chapter 19.07. In addition, the proposed dock must comply with the City's Shoreline Master Program (MICC 19.13). Based on review of the proposal and applicable City code sections, the lead agency for this proposal has determined that the proposal does not have a probable significant adverse impact on the environment that is not addressed by the aforementioned code sections. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist. This information is available to the public on request.

_____ There is no comment period for this DNS.

✓
_____ This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.

_____ This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below. Comments must be submitted by N/A at 5:00 pm.

Responsible Official: Elizabeth Thompson, Planner
City of Mercer Island
9611 SE 36th Street
Mercer Island, WA 98040
Phone: (206) 275-7706
Email: liz.thompson@mercerisland.gov

Date: **July 19, 2021**

Signature:



APPEAL INFORMATION

This decision to issue a Determination of Non-significance (DNS) rather than to require an EIS may be appealed pursuant to Section 19.07 of the Mercer Island Unified Land Development Code, Environmental procedures.

_____ Any party of record may appeal this determination to the City Clerk at 9611 SE 36th Street Mercer Island, WA 98040 no later than **5pm on N/A** by filing a timely and complete appeal application and paying the appeal fee. You should be prepared to make specific factual objections. Contact the City Clerk to read or ask about the procedures for SEPA appeals. To reverse, modify or remand this decision, the appeal hearing body must find that there has been substantial error, the proceedings were materially affected by irregularities in procedure, the decision was unsupported by material and substantial evidence in view of the entire record, or the decision is in conflict with the city's applicable decision criteria.

_____ There is no agency appeal.

✓
_____ Any person aggrieved by the issuance of this decision may seek review from the Shorelines Hearings Board by filing a petition for review within twenty-one days of the date of filing of the decision as defined in RCW 90.58.140(6).
Within seven days of the filing of any petition for review with the Board, the petitioner shall serve copies of the petition on the Washington State Department of Ecology, the Office of the Attorney General, and the City of Mercer Island.
More information on this process can be found on the Shoreline Hearing Board's website: <http://www.eho.wa.gov/> or by calling (360)664-9160.

Exhibit 6

Ecological No Net Loss Assessment Report

Prepared for

**Aqua Dock
6855 West Mercer Way
Mercer Island, WA 98040**

Prepared by



**Northwest Environmental Consulting, LLC
3639 Palatine Avenue North
Seattle, WA 98103
206-234-2520**

August 2020

Purpose

The purpose of this report is to fulfill the requirements of City of Mercer Island Municipal Code (MICC) 19.07.110 Shoreline Master Program by assessing overall project impacts and proposed mitigation to determine if the project meets the “No Net Loss” General Regulation of the Shoreline Master Program.

No Net Loss is defined as “An ecological concept whereby conservation losses in one geographic or otherwise defined area are equaled by conservation gains in function in another area.”

Location

The subject property is located at 6855 West Mercer Way (King County parcel number 2524049080) in the City of Mercer Island, Washington (see Appendix A – Sheet A1.0). The parcel is on the waterfront of Lake Washington, which contains several endangered fish species listed under the Endangered Species Act and Washington State designated priority fish species. The property is being permitted for a pier repair, extension of the main walkway, and two existing personal watercraft lifts (see Appendix A – Sheets A2.0 and A4.0).

Project Description

The work will repair and extend an existing pier. The work will include removing a 62-foot portion of the existing north pier’s main walkway with 8 6-inch wood piles and replacing it with an 82-foot grated walkway with 18 new 8-inch steel support piles and 9 new 8-inch brace piles. One 10-inch steel mooring pile will also be installed. Additionally, two existing personal watercraft lifts are being permitted.

During construction, a floating boom will surround the work barge and pier.

A shoreline vegetation plan is proposed, adding two western red cedars, one Nootka rose, and two mock orange to provide shade and allow leafy material to enter the lake along the shoreline. (see Appendix A – Sheet A5.0)

Project drawings are included in Attachment A.

Approach

Northwest Environmental Consulting LLC (NVEC) biologist Courtney Straight conducted a site visit on February 28, 2020 to evaluate conditions on site and adjacent to the site. NVEC also consulted the following sources for information on potential critical fish and wildlife habitat along this shoreline:

- Washington Department of Fish and Wildlife (WDFW): Priority Habitats and Species online database (<http://apps.wdfw.wa.gov/phsontheweb/>)
- WDFW SalmonScape online database of fish distribution and ESA listing units (<https://apps.wdfw.wa.gov/salmonscape/>)

Site Description

The subject property is in a residential neighborhood. It has shoreline on its western boundary with single-family homes on all other sides.

The only existing structure on the property is a single-family residence. The property has a shoreline consisting of a poured concrete and rock bulkhead with a sandy beach, planted vegetation, and two piers – the north pier and the south pier. No work will be performed on the south pier (Photo 5). The north pier has 3 boatlifts, 3 moorage covers, and 2 personal watercraft lifts (Photos 1 through 4). The dock has been outfitted with prisms allowing diffused light to reach the lake water (Photos 1 and 3).

The substrate of the lake is sand and cobble. No milfoil was observed during the site visit.

The shoreline on the property has a soft beach cove in front of a poured concrete bulkhead with stairs on the north end of the property and a rock bulkhead on the south end of the property (Photos 6 and 7). The property to the north has a poured concrete bulkhead (Photo 9) and the property to the south has a rock bulkhead (Photo 8). The property contains a grass lawn, stone walkways, a playset, and shoreline plantings. The property line to the north has a metal fence and is planted with white camellia trees, tulips, heavenly bamboo, a shore pine, a sword fern, and common rush and soft-stem bulrush on the sandy shore. The middle of the shoreline has the entrance to the north pier, Japanese maples, and black mondo grass. The south end of the shoreline has dagger-leaf rush, bamboo, rhododendrons, a row of cedar trees, salal, ornamental plantings, and a weeping willow surrounded by the children's playset. The entrance to the south pier is at the south property line.

Species Use

WDFW's PHS mapping and SalmonScape mapping tools show the following salmonid species using Lake Washington for migration and/or rearing: residential coastal cutthroat (*Oncorhynchus clarki*), winter steelhead (*O. mykiss*), Dolly Varden/bull trout (*Salvelinus malma*), sockeye salmon (*O. nerka*), fall Chinook (*O. tshawytscha*), coho salmon (*O. kisutch*), and kokanee (*O. nerka*). The Salmonscape database maps the site as accessible to the Endangered Species Units (ESU) of Threatened Chinook and steelhead. Sockeye are known to spawn along the shoreline of the project area. The nearest spawning streams, the Cedar River and May Creek, 3 miles to the south and southeast respectively, are modeled by Washington Department of Fish and Wildlife (WDFW) for spawning of non-listed coho and listed Fall Chinook. Juveniles may rear in the waters near the project when traveling from spawning sites on other lake tributaries to the lake's outlet at the Locks. The project site is accessible to any fish migrating or rearing in the lake, and specific critical habitat for sockeye salmon is present at the subject parcel.

There is a Freshwater Emergent Wetland mapped on the entire property and adjacent properties to the north, but no other priority habitats are directly associated with the project site for aquatic or terrestrial species. Some *Juncus effusus* was observed growing in a planter bed, but no standing water or other vegetation associated with wetlands was observed during the site visit.

Project Impacts and Conservation Measurements

Direct Impacts:

Sediments: Sediment disturbance will occur below the OHWM and along the shoreline of Lake

Washington. Additionally, the tug and barge propwash may disturb sediments temporarily when making trips to/from the site. Some sedimentation may also be caused during removal of the existing piles and driving of new piles.

Sediments have been shown to be minimally disturbed during pile driving activities. Juvenile salmonids could be temporarily displaced or stressed by increased turbidity. A floating boom will be placed around the pier to contain floating debris to the project site. The project will meet state water quality standards and work is not expected to cause water quality issues.

Shoreline: Planting native vegetation will increase the habitat functions of the shoreline by creating shade along the shoreline that will be an improvement from the existing baseline habitat conditions at the project site. These plants will provide overhanging cover for fish, structural diversity for birds and wildlife, detritus for aquatic invertebrates and long-term recruitment of woody material and other allochthonous food sources. The existing vegetation is currently lawn for most of the shoreline. The proposed planting plan is included (see Appendix A - Sheet A5.0).

Lakebed: The project will remove 8 6-inch piles from the lake and add 27 8-inch piles and one 10-inch mooring pile to the lake. This will add an additional approximately 8.3 square feet of covered lakebed that is currently uncovered.

Noise: Construction equipment and pile driving will create noise audible to neighbors and in-water. Noise disturbance will be short-term and should have negligible effects on fish and wildlife in the area because work will be completed during the in-water work window when juveniles are not likely to be present.

Potential spills: Short-term risks include the potential for petroleum spills that can occur with any equipment operation. The level of impact to the aquatic environment is expected to be minor because of the small amount of petroleum products available for spillage during typical construction activities, and because of spill containment measures that will be employed should a spill occur.

Indirect Impacts:

Shading: The existing north dock and moorage roofs cover approximately 1,902 square feet of the lake surface.

Grated decking allows more light to penetrate the waters below a dock, which can increase productivity in the waters, and reduce the full shade favored by salmonid predators. Salmonid predators are known to use hard shadowing under solid-decked docks to ambush juvenile salmonids. Reducing these hard shadows limits their ability to effectively hunt salmonids.

ThruFlow grated decking has measured performance at 43 percent light penetration (ThruFlow, 2020). Thus, effective coverage of a pier with ThruFlow grating is about 57% of the total area. A summary of how this will affect this project’s shading is shown below:

Existing pier area (1,117 sq. ft. pier + 785 sq. ft. moorage covers)	1,902 sq. ft.
Effective overwater coverage with solid decking and moorage covers (100% of area)	1,902 sq. ft.
Decking and moorage cover area after reconfigurations (1,239 sq. ft. pier + 785 sq. ft. moorage covers)	2,024 sq. ft.

Effective overwater coverage with ThruFlow decking (100% of remaining 745 sq. ft. pier + 57% of repaired 372 sq. ft. pier + 122 sq. ft. pier extension) and moorage covers (100% of 785 sq. ft. moorage covers)

1,812 sq. ft.

Thus, grating the deck surfaces and deck reconfiguration will result in effective shading that is approximately 90 square feet less than that of the existing conditions.

The project supports continued recreational boating, which has been identified as a limiting factor for salmonid populations in Lake Washington. The repair and extension will not introduce additional boating to Lake Washington, as the owners could still access the lake from a public boat launch or private moorage facility.

Other Conservation measures:

Work window: The work will be completed during the prescribed in-water work window for this area of Lake Washington (July 16 to December 31). Operating within this time frame helps protect Chinook salmon, steelhead, bull trout and other salmonid fish species.

Best Management Practices: Applicable BMPs will be used such as a floating boom around the in-water work area will contain any floating debris that may escape during demolition and construction. The barge will have a perimeter containment sock to absorb oil and grease that may wash from the barge during construction.

Hazardous material containment materials such as spill absorbent pads and trained personnel will be required onsite during any phase of construction where machinery is in operation near surface waters.

Conclusion

Juvenile Chinook salmon, and other salmonids, rear and migrate along the Lake Washington shoreline.

The project will have an overall net benefit to the nearshore environment. There will be temporary impacts from noise and disturbed sediments during construction on the pier and pile driving. However, these impacts are offset in the long-term by a 90-square-foot functional reduction of the pier's shading by installing ThruFlow grated decking on the repaired and extended portion. This grating reduces the hard shadows favored by salmonid predators and increases productivity in waters under the pier.

The project will minimize construction effects on the environment by following the prescribed fish window and use applicable BMPs to prevent construction spills and debris from escaping the area.

This project has been designed to meet current residential dock standards and will use Best Management Practices to reduce project impacts. The conservation measures are designed to improve ecological functions or prevent further degradation of habitat **and will result in No Net Loss of ecological functions** at the site.

Document Preparers

Brad Thiele	Biologist	26 years of experience	Northwest Environmental Consulting, LLC. (NWECC)
Courtney Straight	Biologist	1 year of experience	NWECC

NWECC followed standard acceptable field methods and protocols at the time work was performed. These standards include delineation of wetland and stream boundaries, characterization, rating, functional analyses, impact assessments and mitigation of impacts. The conclusions and findings in this report are based on field observations and measurements and represent our best professional judgment and to some extent rely on other professional service firms and available site information. Within the limitations of project scope, budget, and seasonal variations, we believe the information provided herein is accurate and true to the best of our knowledge. Northwest Environmental Consulting does not warrant any assumptions or conclusions not expressly made in this report or based on information or analyses other than what is included herein.

REFERENCES

ThruFlow. 2020. Legacy Series. Online. Accessed February 2020 at <https://thruflow.com/products/legacy/>.

US Army Corps of Engineers (USACE). 2004. Final Biological Evaluation, Regional General Permit: Construction of New or Expansion of Existing Residential Overwater Structures and Driving of Moorage Piling. Lake Washington, Lake Sammamish, the Sammamish River and Lake Union, Including the Lake Washington Ship Canal, in the State of Washington.

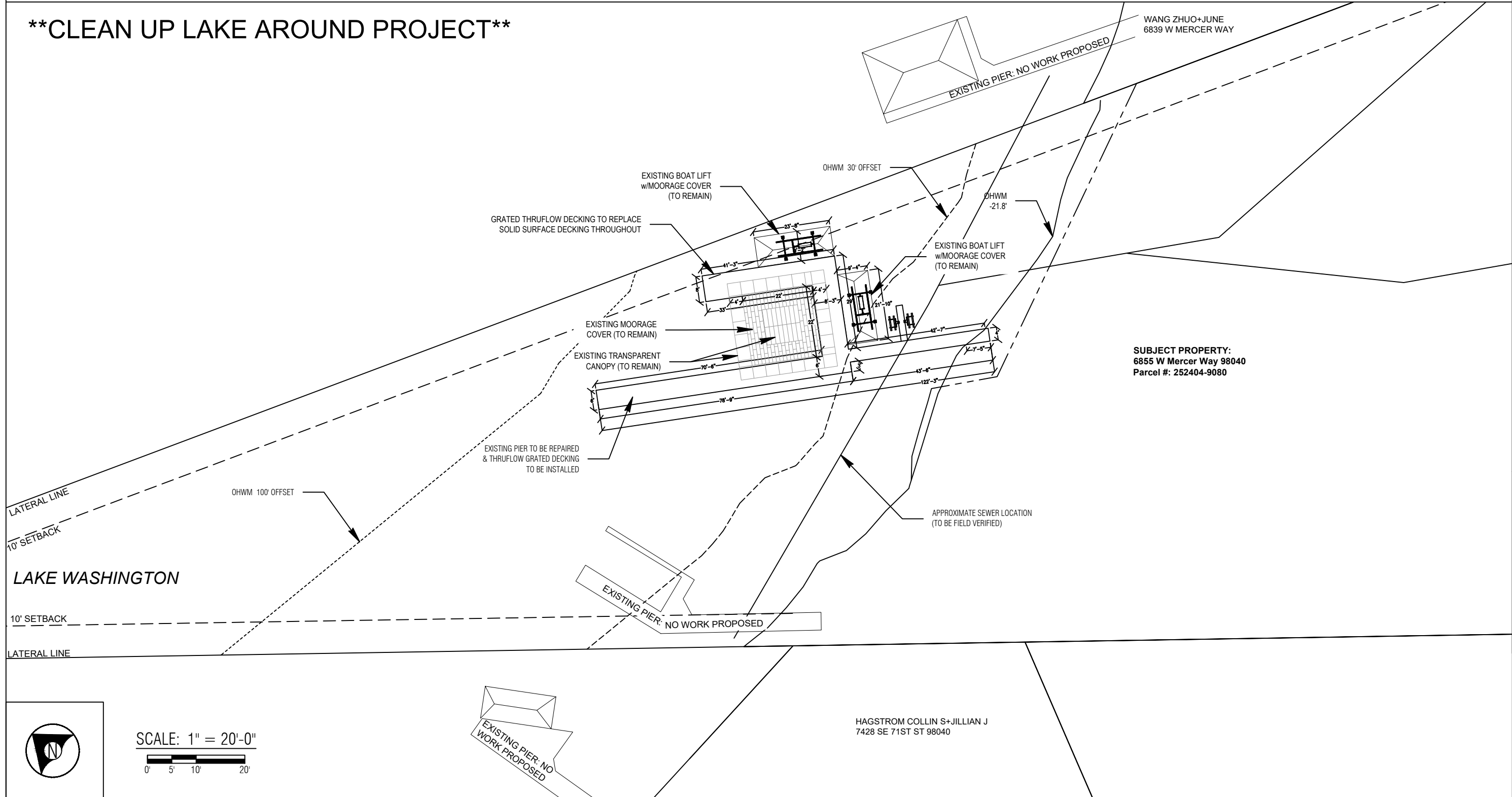
Washington Department of Fish and Wildlife (WDFW). 2020. Priority Habitats and Species. Online database. Accessed February 2020 at <http://apps.wdfw.wa.gov/phsontheweb/>

WDFW. 2020. SalmonScape. Online database. Accessed February 2020 at <http://apps.wdfw.wa.gov/salmonscape/>

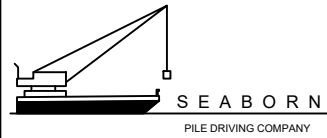
Appendix A: Figures and Project Drawings

EXISTING CONDITIONS

****CLEAN UP LAKE AROUND PROJECT****



SCALE: 1" = 20'-0"
 0' 5' 10' 20'



Prepared By:
 Seaborn Pile Driving
 1080 W Ewing St
 Seattle, WA 98119
 Office: 206-236-1700
 permits@seabornpiledriving.com
 www.seabornpiledriving.com

Purpose: The proposed dock is to provide for safe boat moorage and safe water recreational activities for a single family residence.

Scope of Work: We propose to install (18) new steel support piles, (9) new brace piles, re-deck the last 62' of walkway with ThruFlow decking and add a 20'4" extension to the end of the dock. We will also drive (1) new steel mooring pile.

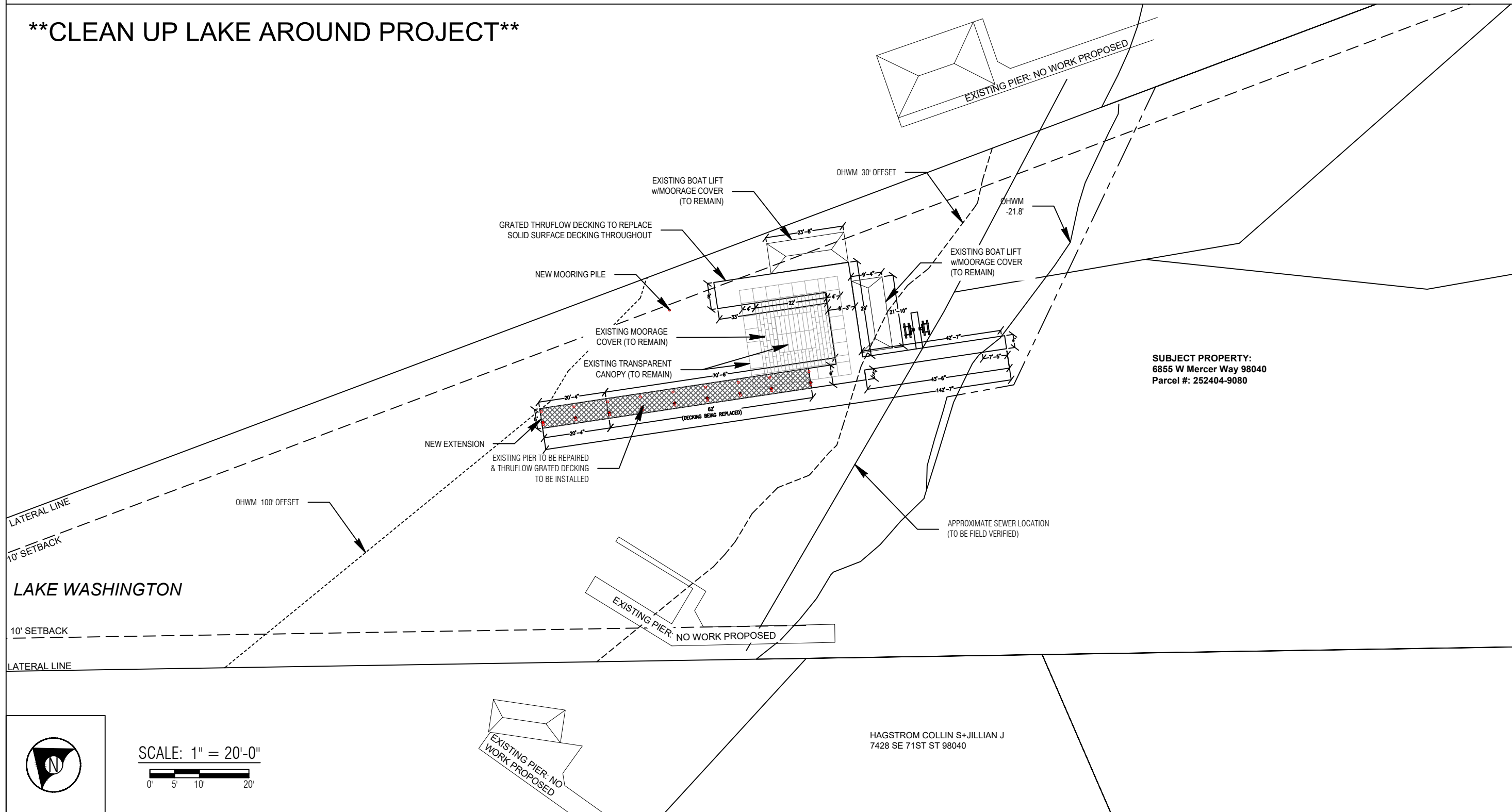
Contractor: Seaborn Pile Driving Company
 1080 W Ewing St
 Seattle, WA 98119
 Applicant: Aqua Dock Project
 6855 W Mercer Way
 Mercer Island, WA 98040
 County: King County
 Location: Lake Washington
 Created: 8/14/2020
 Last Updated: 8/14/2020 1:24 PM Keise


Datum: CORPS OF ENGINEERS 1919
 NW Quarter Of Section 25, Township 24, Range 04
 Adjacent Owners:
 WANG ZHUO+JUNE
 6839 W MERCER WAY
 HAGSTROM COLLIN S+JILLIAN J
 7428 SE 71ST ST 98040

SHEET A2.0
 NWS-2020-XXX
 PAGE 2 OF 9

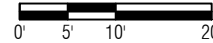
PROPOSED CONDITIONS

****CLEAN UP LAKE AROUND PROJECT****



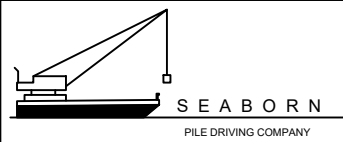


 SCALE: 1" = 20'-0"



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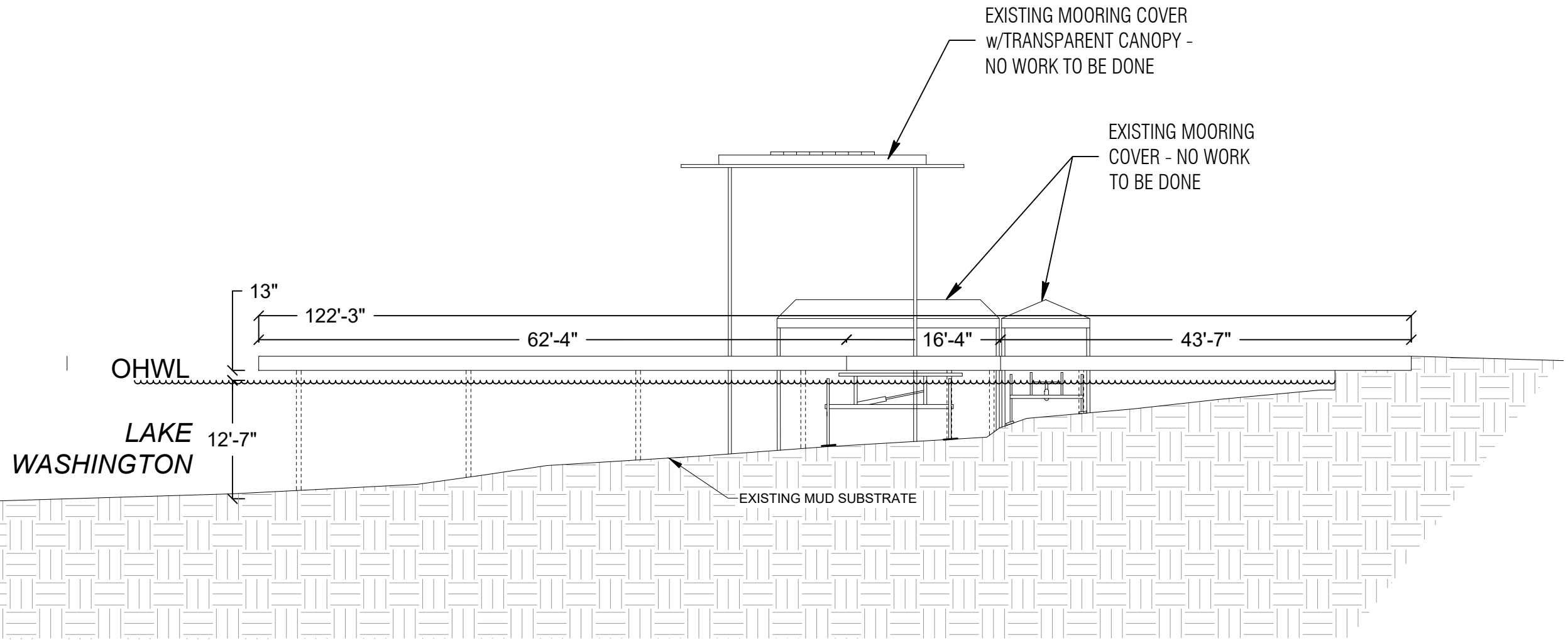
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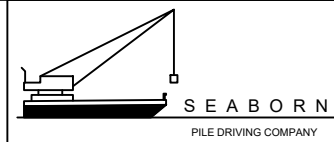
 HAGSTROM COLLIN S+JILLIAN J
 7428 SE 71ST ST 98040

PIER DETAILS



SECTION VIEW

Prepared By:
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 Seattle, WA 98119
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 permits@seabornpiledriving.com
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 County: King County
 Location: Lake Washington

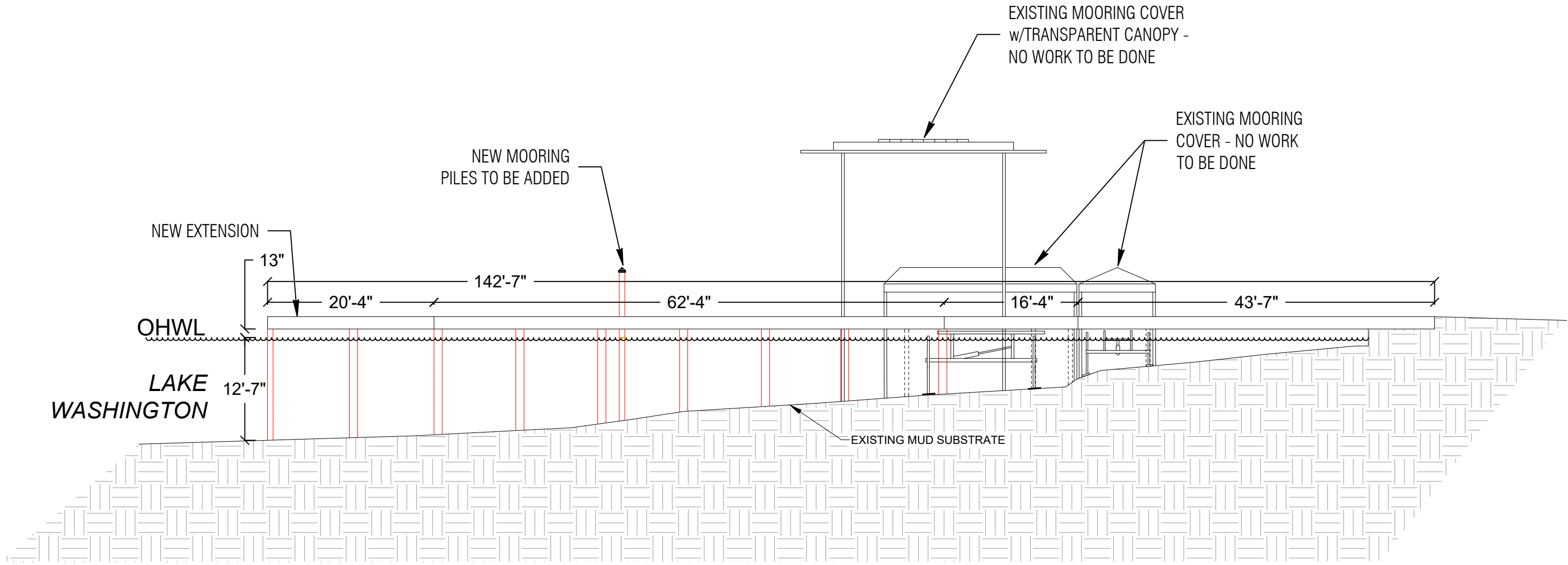
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Datum: CORPS OF ENGINEERS 1919
 NW Quarter Of Section 25, Township 24, Range 04

Adjacent Owners:
 HAGSTROM COLLIN S+JILLIAN J
 7428 SE 71ST ST 98040
 WANG ZHUO+JUNE
 6839 W MERCER WAY

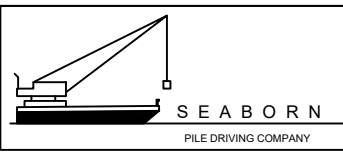
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PIER DETAILS



SECTION VIEW

Prepared By:
 Seaborn Pile Driving
 1080 W Ewing St
 Seattle, WA 98119
 Office: 206-236-1700
 permits@seabornpiledriving.com
 www.seabornpiledriving.com



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 Seattle, WA 98119

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 6855 W Mercer Way
 Mercer Island, WA 98040

County: King County
 Location: Lake Washington

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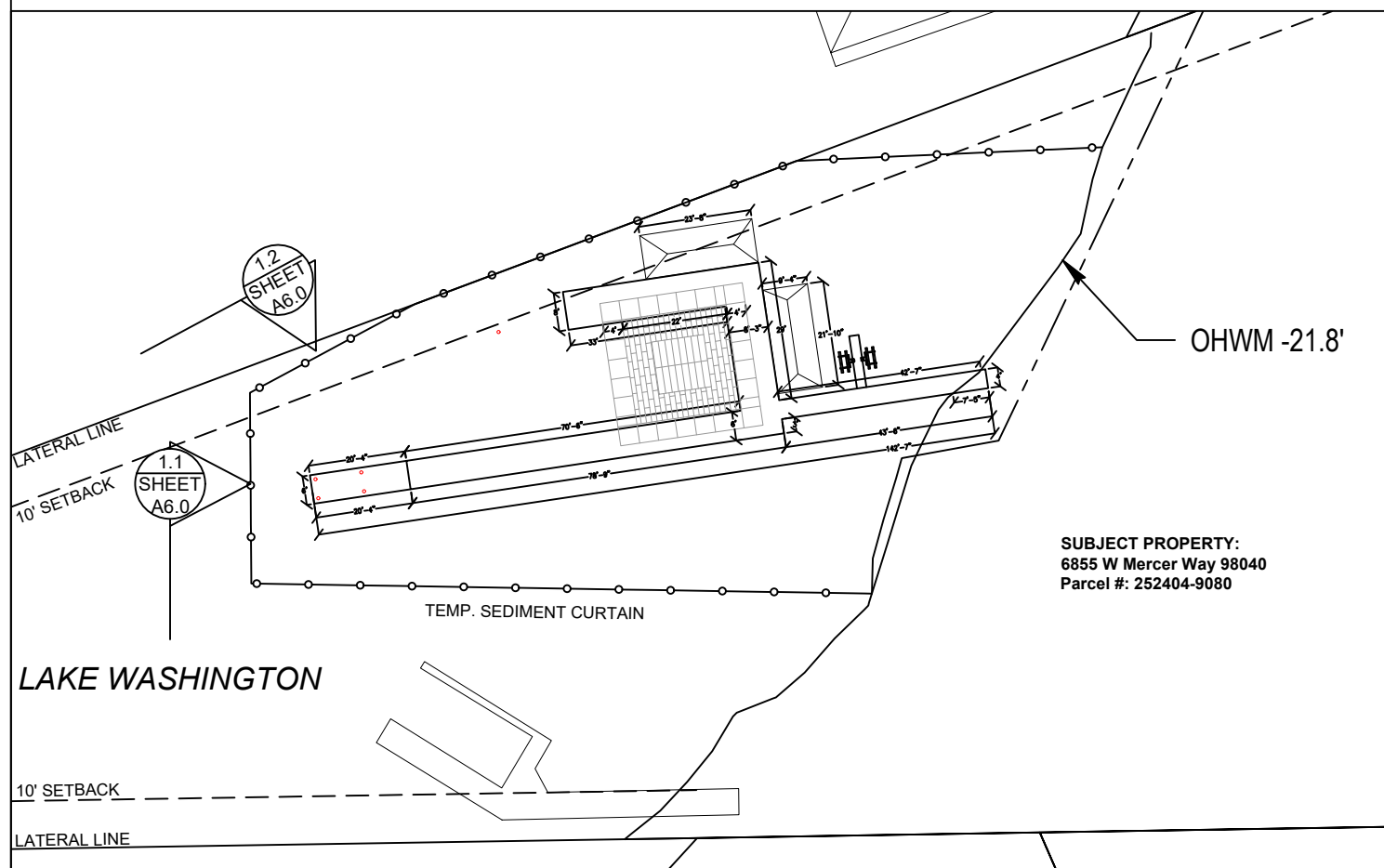
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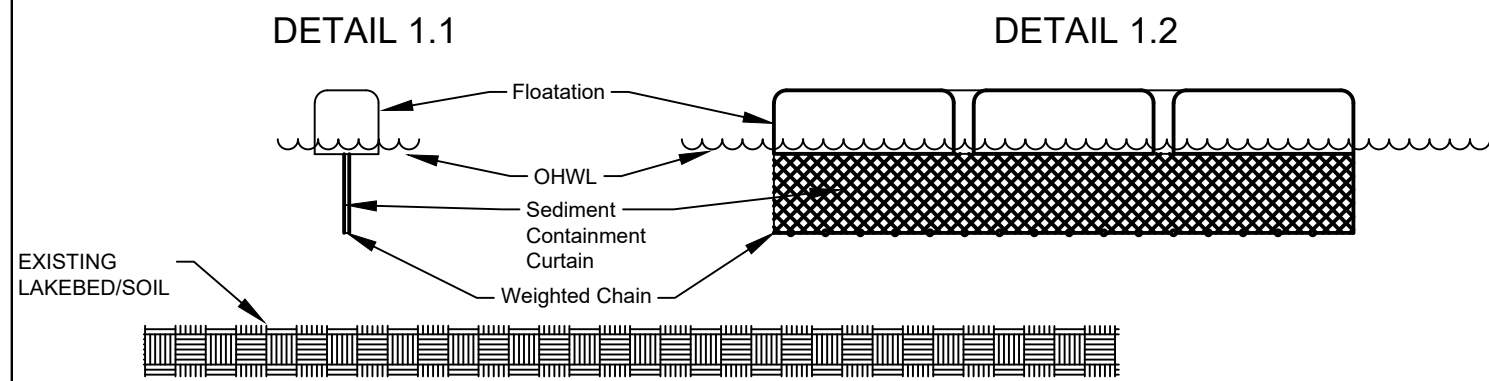
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BMP INFORMATION



BMP NOTES:

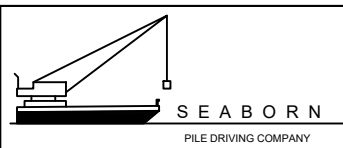
- A. Constant vigilance shall be kept for the presence of protected fish species during all aspects of the proposed action, particularly during in-water activities such as vessel movement, deployment of anchors & spuds, pile driving, dredging, and placement of gravels and other fill.
 1. The project manager shall designate an appropriate number of competent observers to survey the project site and adjacent areas for protected species, including the presence of fish as conditions allow.
 2. Visual surveys shall be made prior to the start of work each day, and prior to resumption of work following any break of more than an hour. Periodic additional visual surveys throughout the work day are strongly recommended.
 3. All in-water work shall be done during the in-water work window for the waterbody. Where there is a difference between the USCOE and WDFW work windows, the overlap of the two shall apply.
 4. All pile driving and extraction shall be postponed or halted when obvious aggregations or schooling of fish are observed within 50 yards of that work, and shall only begin/resume after the animals have voluntarily departed the area.
 5. When piloting vessels, vessel operators shall operate at speeds and power settings to avoid grounding vessels, and minimize substrate scour and mobilization of bottom sediments.
- B. No contamination of the marine environment shall result from project-related activities.
 1. Appropriate materials to contain and clean potential spills shall be stored and readily available at the work site and/or aboard project-related vessels.
 2. The project manager and heavy equipment operators shall perform daily pre-work equipment inspections for cleanliness and leaks. All heavy equipment operations shall be postponed or halted should a leak be detected, and shall not proceed until the leak is repaired and the equipment is cleaned.
 3. To the greatest extent practicable, utilize biodegradable oils for equipment that would be operated in or near water.
 4. Fueling of land-based vehicles and equipment shall take place at least 50 feet away from the water, preferably over an impervious surface. Fueling of vessels shall be done at approved fueling facilities.
 5. Turbidity and siltation from project-related work shall be minimized and contained through the appropriate use of erosion control practices, effective silt containment devices, and the curtailment of work during adverse weather and tidal/flow conditions.
 6. All wastes shall be collected and contained for proper disposal at approved upland disposal sites appropriate for the material(s).
 7. When removing piles and other similarly treated wood, containment booms must fully enclose the work area. Wood debris, oils, and any other materials released into lake waters must be collected, removed, and properly disposed of at approved disposal sites.
 8. All in- and over-water wood cutting would be limited to the minimum required to remove the subject wood component, and all cutting work should be enclosed within floating containment booms.
 9. When removing piles, no actions shall be taken that would cause adhering sediments to return to lake waters.
 10. Above-water containment shall be installed around removed piles to prevent sediment laden waters from returning to lake waters.
 11. Construction staging (including stocking of materials, etc.) will occur on the supply barge.



DETAIL 1.1 & 1.2

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 Seaborn Pile Driving
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 Seattle, WA 98119

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 permits@seabornpiledriving.com
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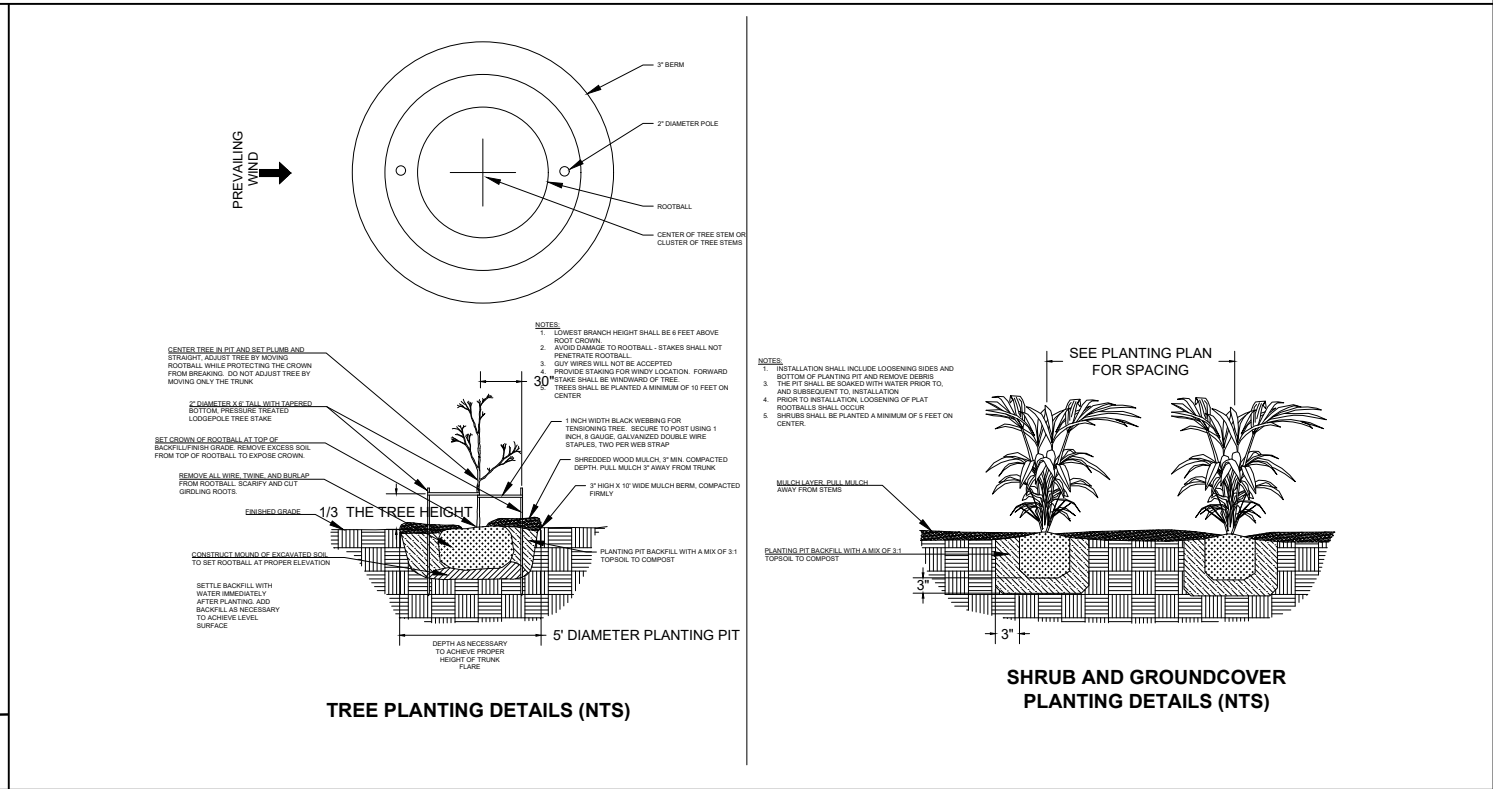
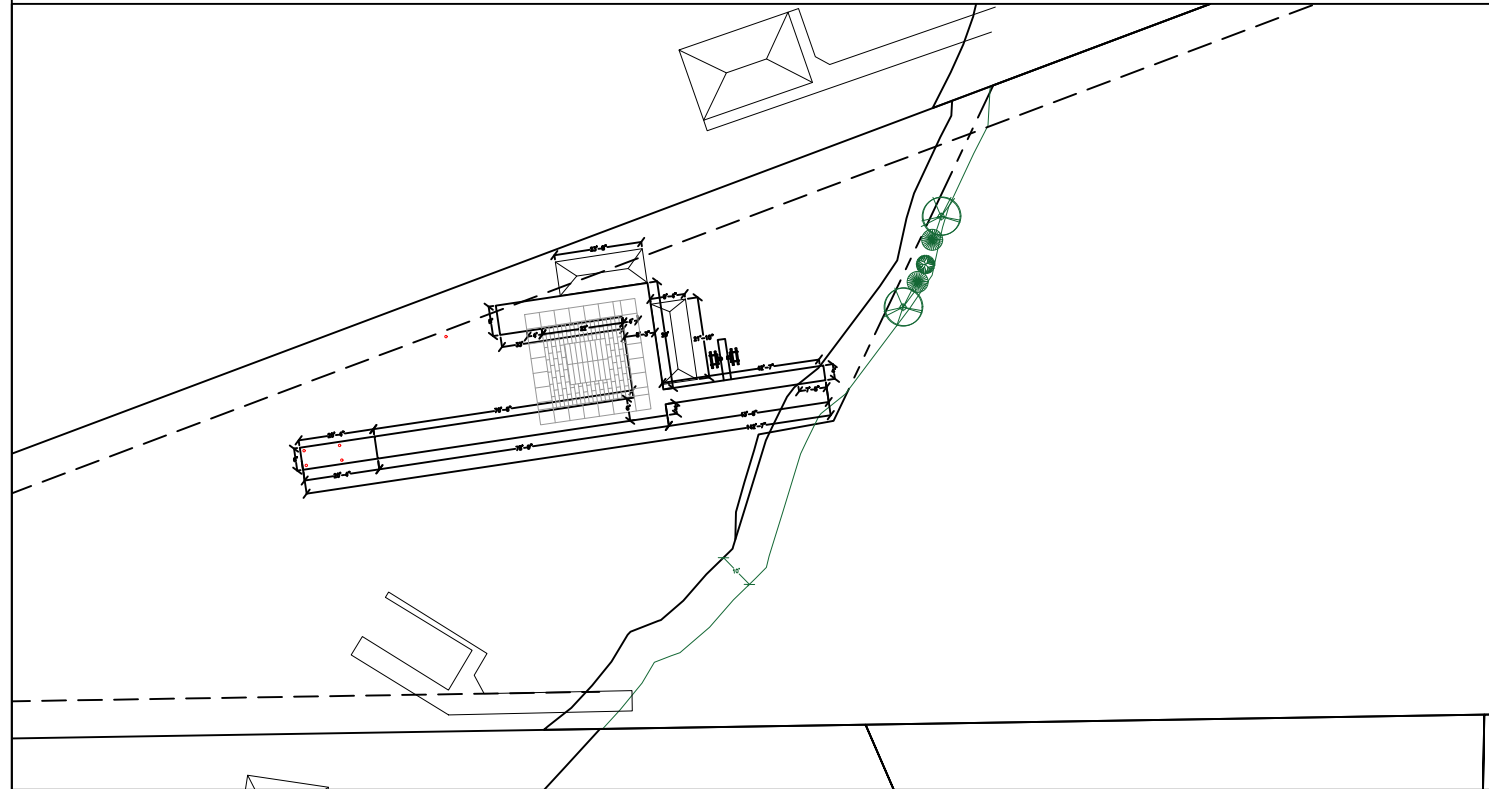


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Contractor: Seaborn Pile Driving Company 1080 W Ewing St Seattle, WA 98119	Applicant: Aqua Dock Project 6855 W Mercer Way Mercer Island, WA 98040 County: King County Location: Lake Washington
Datum: CORPS OF ENGINEERS 1919 NW Quarter Of Section 25, Township 24, Range 04	Adjacent Owners: WANG ZHUO+JUNE 6839 W MERCER WAY
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MITIGATION PLAN



Notes:

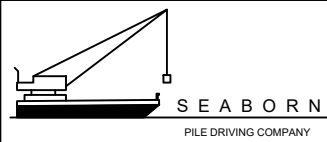
1. Shrubs are show, and shall be planted, at least five feet on center. Trees are show, and shall be planted, at least ten feet to center.
2. The property owner will implement and abide by the shoreline planting plan. The plants shall be installed before or concurrent with the work authorized by this permit. A report, as-built drawing and photographs demonstrating the plants have been installed or a report on the status of project construction will be submitted to the U.S. Army Corps of Engineers, Seattle District, Regulatory Branch, within 12 months from the date of permit issuance. This reporting requirement may be met by completing and submitting a U.S. Army Corps of Engineers approved Report for Mitigation Work Completion form.
3. The property owner will maintain and monitor the survival of installed shoreline plantings for five years after the U.S. Army Corps of Engineers accepts the as-built report. Installed plants shall achieve 100% survival during monitoring Years 1 and 2. Installed plants shall achieve at least 80% survival during monitoring Years 3, 4 and 5. Percent survival is based on the total number of plants installed in accordance with the approved riparian planting plan. Individual plants that die will be replaced with native riparian species in order to meet the survival performance standards.
4. The property owner will provide annual monitoring reports for five years (Monitoring Years 1-5). Each annual monitoring report will include written and photographic documentation on plant mortality and replanting efforts and will document whether the performance standards are being met. Photos will be taken from established points and used repeatedly for each monitoring year. In addition to photos at designated points, photo documentation will include a panoramic view of the entire planting area. Submitted photos will be formatted on standard 8 1/2 x 11" paper, dated with the date the photo was taken, and clearly labeled with the direction from which the photo was taken. The photo location points will be identified on an appropriate drawing. Annual shoreline planting monitoring reports will be submitted to the U.S. Army Corps of Engineers, Seattle District, Regulatory Branch, by November 31 of each monitoring year. This reporting requirement may be met by completing and submitting a U.S. Army Corps of Engineers approved Mitigation Planting Monitoring Report form.

PROPOSED PLANTING SPECIES/QUANTITIES

SYMBOL	LATIN NAME	COMMON NAME	QTY	SIZE
	Thuja picatta	Western Redcedar	2	3 ft
	Rosa nutkana	Nootka Rose	1	1 Gallon
	Philadelphus lewisii	Mock Orange	2	1 Gallon

PLANTS: Shrubs to be installed 5ft on center and trees to be installed 10ft on center.

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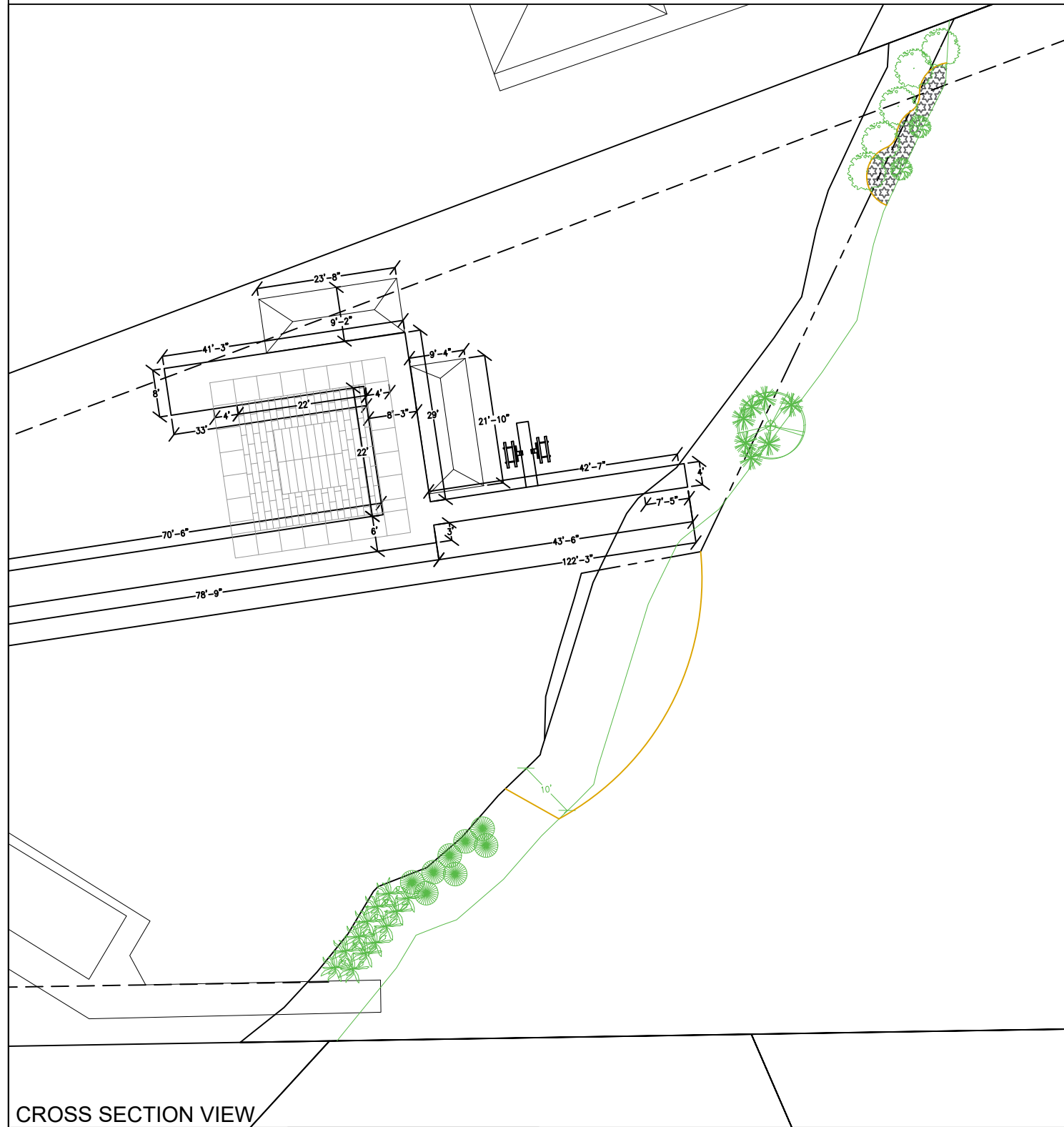
HAGSTROM COLLIN S+JILLIAN J
 7428 SE 71ST ST 98040

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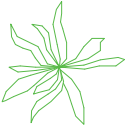
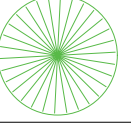
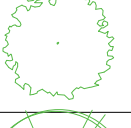
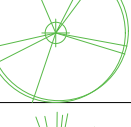
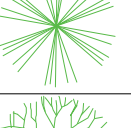


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 PAGE 8 OF 9

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EXISTING PLANT PLAN



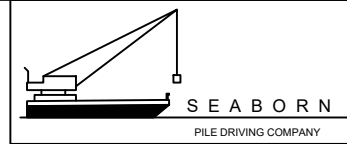
EXISTING PLANTING SPECIES/QUANTITIES

SYMBOL	SCIENTIFIC NAME	COMMON NAME	QTY	SIZE
	<i>Phyllostachys aurea</i>	Bamboo	N/A	~3'x15'x12'
	<i>Phormium tenax</i>	Flax	1	~2ft
	<i>Ficus mcrocarpa</i>	Fig tree	5	~ 3ft
	<i>Acer circinatum</i>	Vine Maple	1	~8ft
	<i>Cenchrus setaceus</i>	Rose fountain grass	N/A	N/A
	<i>Pseudognaphalium microcephalum</i>	Rabbit tobacco	N/A	N/A
	<i>Impatiens hawkeri</i>	Rabbit tobacco	N/A	N/A

EXISTING PLANTS TABLE

CROSS SECTION VIEW

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**SHEET
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Appendix B: Site Photographs



Photo 1. View of north pier from shore looking west.



Photo 2. View of pier from southwest corner looking east.



Photo 3. View of pier from northwest corner looking east.



Photo 4. View of moorage cover from northwest corner.



Photo 5. View of south dock from north dock looking southeast.



Photo 6. View of south end of shoreline from south dock looking east.



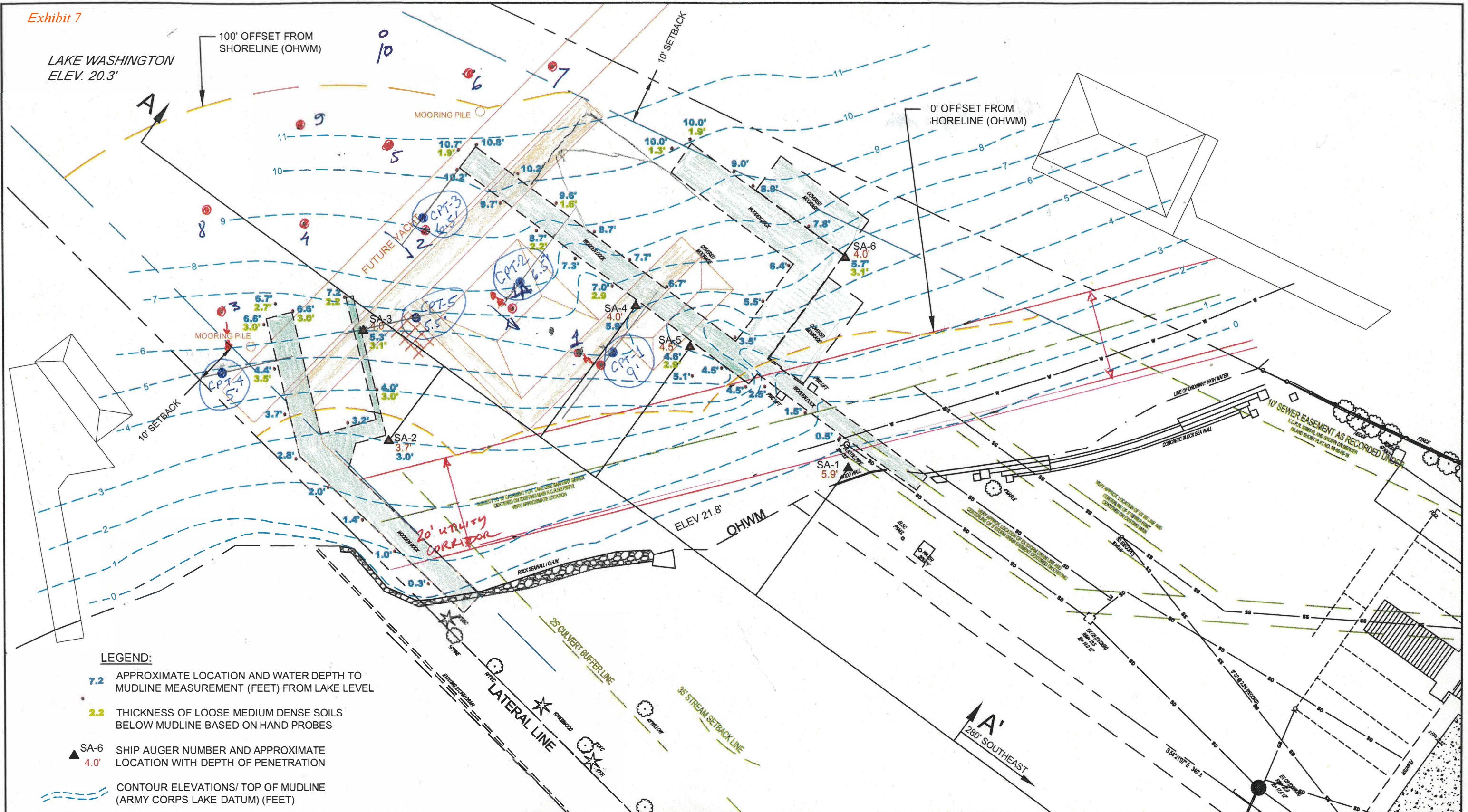
Photo 7. View of shoreline from north property line looking south.



Photo 8. View of adjacent shoreline to the south.



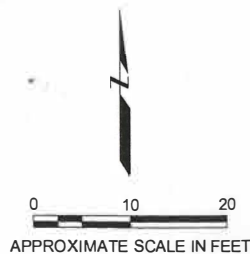
Photo 9. View of adjacent shoreline to the north.



LEGEND:

- 7.2 APPROXIMATE LOCATION AND WATER DEPTH TO MUDLINE MEASUREMENT (FEET) FROM LAKE LEVEL
- 2.2 THICKNESS OF LOOSE MEDIUM DENSE SOILS BELOW MUDLINE BASED ON HAND PROBES
- ▲ SA-6 SHIP AUGER NUMBER AND APPROXIMATE LOCATION WITH DEPTH OF PENETRATION
4.0'
- CONTOUR ELEVATIONS/ TOP OF MUDLINE (ARMY CORPS LAKE DATUM) (FEET)

DRAWN BY: APS CHECKED BY: HB



CLIENT

SEABORN PILE DRIVING

Wood Environment & Infrastructure Solutions, Inc.
4020 Lake Washington Blvd, Suite 210
Kirkland, Washington 98033



PROJECT

AQUA DOCK
6855 W MERCER WAY
MERCER ISLAND, WASHINGTON

TITLE

SITE VICINITY MAP
WATER DEPTH CONTOURS

DATE

NOVEMBER 2018

SCALE

AS SHOWN

PROJECT NO.

PS18-20168-0

FIGURE

3