

Ecological No Net Loss Assessment Report

Prepared for

Peter Holden
5008 E Mercer Way
Mercer Island, WA 98040

Prepared by



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Purpose

The purpose of this report is to fulfill the requirements of City of Mercer Island Municipal Code 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.”

Permits are being applied for a boat lift installation.

Location

The subject property is located at 5008 E Mercer Way, Mercer Island, Washington (see Appendix A – Sheet A1.0). The parcel is on the waterfront of Lake Washington that contains several endangered fish species listed under the Endangered Species Act and Washington State designated priority fish species.

Project Description

The proposed work includes retroactively permitting a free standing boat lift. No new overwater coverage is proposed.

A planting plan will be completed that includes native shrubs.

Project drawings are included in Attachment A sheets 1 of 4 to 4 of 4.

Approach

Northwest Environmental Consulting LLC (NVEC) biologist Brad Thiele conducted a site visit on January 9, 2026, 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 a shoreline tract in a residential neighborhood. It has shoreline on its eastern boundary with single-family homes on all other sides.

The only existing structures on the property are the house and the existing pier.

The property is a part of a narrow tract connecting the main property with the shoreline. The area is maintained as lawn and a paver patio is present about 20 feet landward. A laurel hedge is present on the north side of the lot and a cedar fence on the south property line. The lawn terminates at a rock bulkhead with some overhanging ivy. Substrates along the bulkhead are comprised of gravels and cobbles and shifting to a sandy bottom about 5 feet from the bulkhead. Eurasian milfoil was present starting at the end of the dock.

The dock has wood decking and a boat lift and several jet-ski lifts.

The properties to the north and south are similar with armored shorelines and docks. See Photos 1 through 6 in Appendix B.

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 clarkii*), 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. 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.

The shoreline is not mapped as a Sockeye spawning area by WDFW.

An open space area is mapped more than 1,300 feet to the southwest of the site. No priority habitats are directly associated with the project site except for Lake Washington.

The Mercer Island GIS portal maps watercourses about 100 feet north of the site and 200 feet south of the site. The project site is not within the mapped buffers for the watercourses.

Project Impacts and Conservation Measurements

Impacts are discussed based on project effects during installation of the boat lift.

Direct Impacts:

Sediments: Sediment disturbance will occur below the OHWM and along the shoreline of Lake Washington during installation of the lift. Additionally, the tug and barge propwash may disturb sediments temporarily when making trips to/from the site.

The project will meet state water quality standards.

Placing the boat lift more than 60 feet from the shoreline in the deepest water possible will help reduce propwash in the nearshore environment from moored watercraft at the site over the life of the project.

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. The plantings will provide overhanging cover for fish, structural diversity for birds and wildlife, detritus for aquatic invertebrates and long-term source of allochthonous food sources. The proposed planting plan is included (see Appendix A - Sheet 4 of 4).

Noise: Construction equipment will create noise audible to neighbors. Noise disturbance will be short-term and should not affect fish and wildlife in the area. Work will be completed during the in-water work window when juvenile fish are not expected to be present.

Potential spills: Short-term risks include the potential for petroleum spills that can occur with any equipment operation. The potential level of impact to the aquatic environment is minimized because of spill containment measures and a crew trained in the use of BMPs should a spill occur.

Indirect Impacts:

Shading: The boat lifts is not considered a significant source of shading. The owner can currently moor a boat at the site. The boat lift will simply lift the boat out of the water and will allow more light under the boat when it is lifted than if floating in the water. Storing the boat above the water also reduces maintenance of the boat which can reduce cleaning materials and other hull maintenance materials from entering the water.

Recreational Boating: The project supports continued recreational boating, which has been identified as a limiting factor for salmonid populations in Lake Washington. The lift will not introduce additional boating to Lake Washington, as the owners could still moor boats at the pier without the lifts.

Other Conservation measures:

In-lieu Fee: The shoreline on the subject property will be planted with native, overhanging vegetation. The project requires approval from the National Marine Fisheries Service (NMFS). NMFS has developed a calculator to determine appropriate mitigation costs for proposed in-water structures in Lake Washington. This calculator has established a fund that owners can pay into if they are not willing or cannot find mitigation to offset impacts from the project. If the owner cannot complete the required mitigation at the subject property required by NMFS and the property owners will pay into the in-lieu fee program to mitigate project impacts. An in-lieu fee program is defined as follows:

“A program involving the restoration, establishment, enhancement, and/or preservation of aquatic resources through funds paid to a governmental or non-profit natural resources management entity to satisfy compensatory mitigation requirements... Similar to a mitigation bank, an in-lieu fee program sells compensatory mitigation credits to permittees whose obligation to provide compensatory mitigation is then transferred to the in-lieu program sponsor.” (Fed. Reg. 40 CFR Part 230)

The fee has been determined using the Restoration And Permitting (RAP) Calculator for Lake Washington and will be paid to King County Water & Land Resources Division. The RAP program has funded restoration projects through the King County Conservation District. Project elements include removal of overwater structures, derelict pilings, including creosote, and restoration of Taylor Creek. <https://kingcounty.gov/en/dept/dnrp/nature-recreation/environment-ecology-conservation/wetlands/mitigation-reserves-program/restoration-and-permitting-program>

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 by doing work when juvenile fish are not expected to be present.

Best Management Practices: Applicable BMPs will be used, such as a floating boom around

the in-water work area, to contain any floating debris that may escape during construction. The barge will have a perimeter containment sock to absorb oil and grease that might inadvertently wash from the barge during construction.

Hazardous material containment supplies, 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.

There will be minor, temporary noise disturbance during installation of the lift and negligible sediment disturbance during construction. No change in overwater coverage is proposed, and the new boat lift will be placed in the deepest water possible about 60 feet from shore. Juvenile salmon tend to stay in shallower water, so this configuration will help minimize impacts to the aquatic environment.

The project will minimize construction effects on the aquatic environment by following the prescribed fish window and using applicable BMPs to prevent construction spills and debris from entering Lake Washington and allow for quick clean up if debris enter the lake or a spill occurs.

A shoreline planting plan will be implemented that will add 5 native shrubs that will improve natural shading, allochthonous food sources and will improve shoreline conditions at the site in the long-term.

The owner proposed mitigation is ample to meet the requirements of the RAP program administered by NMFS. The owners are able to mitigate all effects on site.

This project has been designed to meet current residential moorage 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.**

Document Preparers

Brad Thiele

Biologist

31 years of experience

Northwest Environmental Consulting, LLC. (NVEC)

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

- Kitsap Conservation District (Kitsap). 2024. Kitsap Conservation District Native Plant Sale <https://kitsapcd.org/plant-sale> accessed 2024.
- ThruFlow. 2020. Legacy Series. Online 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). 2026. Priority Habitats and Species. Online database. Accessed January 2026 at <http://apps.wdfw.wa.gov/phsontheweb/>
- WDFW. 2025. SalmonScape. Online database. Accessed January 2026 at <http://apps.wdfw.wa.gov/salmonscape/>

Appendix A: Project Drawings

PROJECT INFORMATION

APPLICANT:
PETER HOLDEN

DRAWINGS BY:
ECCO DESIGN INC.
7413 GREENWOOD AVE N
SEATTLE, WA 98103
206-706-3937

SITE ADDRESS:
5008 E MERCER WAY
MERCER ISLAND, WA 98040

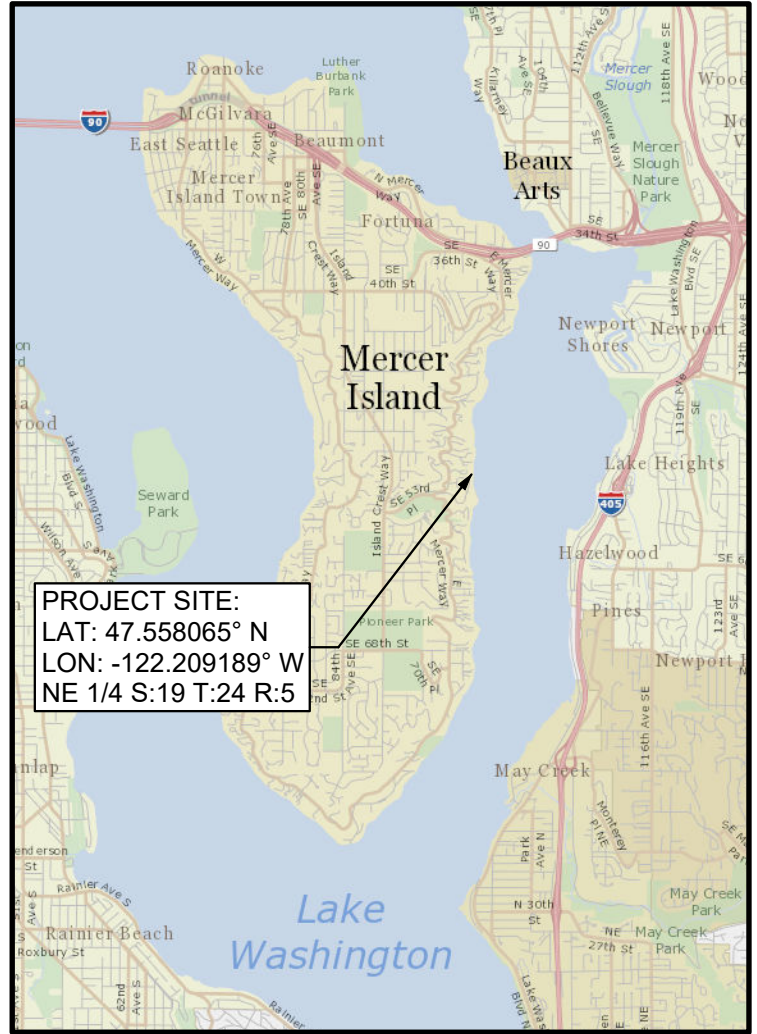
PARCEL NUMBER:
192405-9247

BODY OF WATER:
LAKE WASHINGTON

LEGAL DESCRIPTION:
BAAP ON S LN OF GL 1 IN NE 1/4 AKA NXN NLY
PROD OF C/L OF BUTTERWORTH RD WITH SD S
LN SD PT LOC S 1295.08 FT & W 72.58 FT FR MDR
COR ON N LN OF SD GL TH NLY ALG CURVE LFT
CTR OF WCH LIES N 68-03-39 W 542.30 FT ARC
DIST 96.42 FT TH N 11-45-07 E 367.31 FT TH N
88-03-30 W 130.44 FT TH N 36-25-12 W 151.36 FT
TO TPOB TH N 88-24-56 W ALG N LN OF S 580.00
FT OF SD GL 84.06 FT TH N 13-28-01 E 122.60 FT
TH S 88-44-44 E ALG N LN OF S 700.00 FT OF SD
GL 173.51 FT TH S 02-38-45 E 91.21 FT TH S
88-24-56 E ALG N LN OF S 610.00 FT OF SD GL TO
SH LN TH SLY TAP S 88-24-56 E OF TPOB TH N
88-24-56 W TO TPOB LESS S 15.00 FT IN WIDTH &
SH LDS ADJ ON E

PROJECT DESCRIPTION:
PERMIT AN EXISTING BOAT LIFT.

VICINITY MAP



PROJECT SITE:
LAT: 47.558065° N
LON: -122.209189° W
NE 1/4 S:19 T:24 R:5

REFERENCE:

DATUM: C.O.E. Locks Datum

ADJACENT PROPERTY OWNERS:

1. Rod Zorotovich
2. Kasey & Kristin Keller

APPLICANT: Peter Holden

LOCATION: 5008 E Mercer Way
Mercer Island, WA 98040

LAT/LONG: 47.558065°/-122.209189°

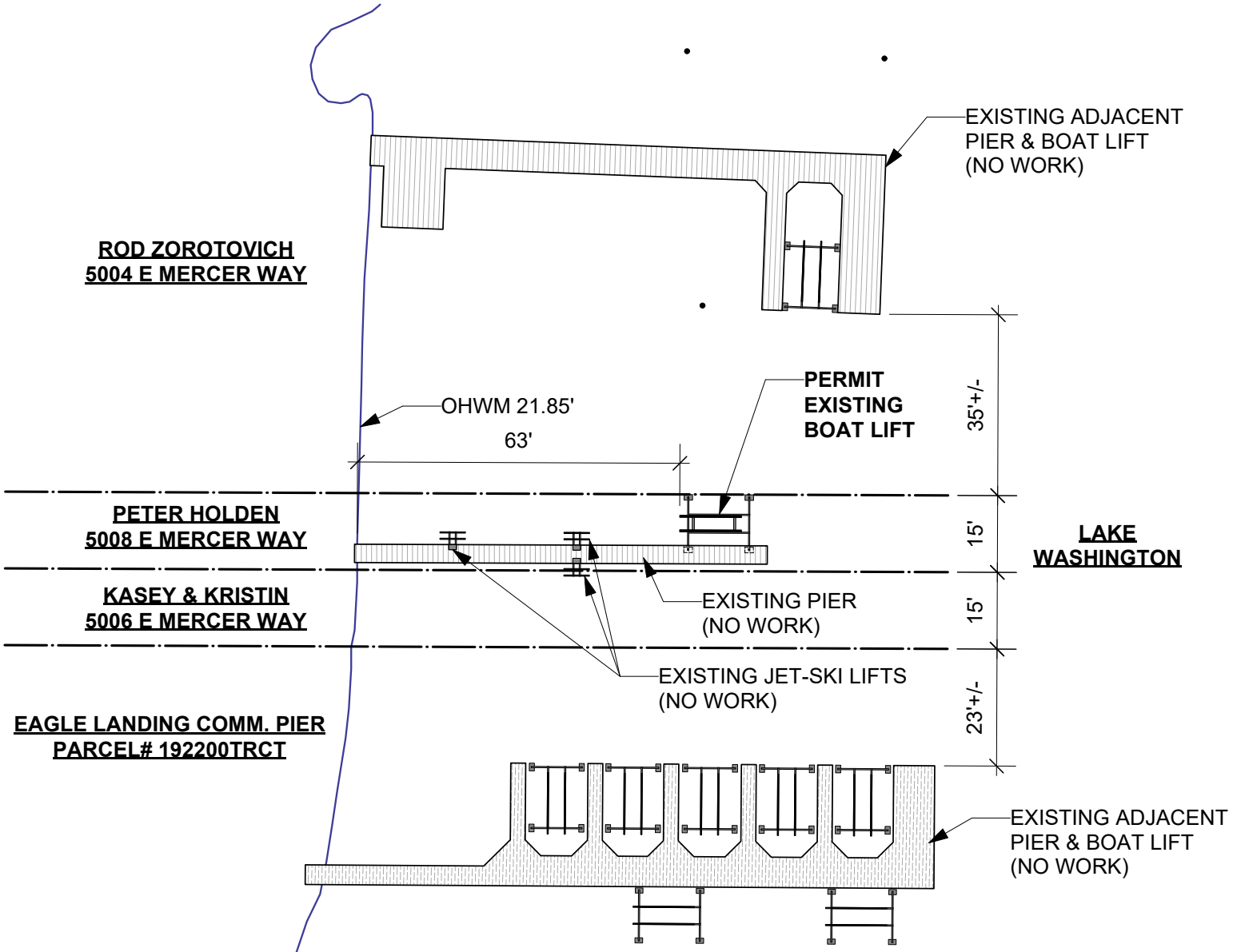
PROPOSED PROJECT:

Boat Lift
IN: Lake Washington
NEAR/AT: Mercer Island
COUNTY: King **STATE:** WA

SHEET 1 of 4

DATE: February 5, 2026

PLEASE NOTE THAT THE SHORELINE CONFIGURATION AND PROPERTY LINE LOCATIONS ARE APPROXIMATE ONLY. PROPERTY LINES ARE BASED ON KING COUNTY GIS.



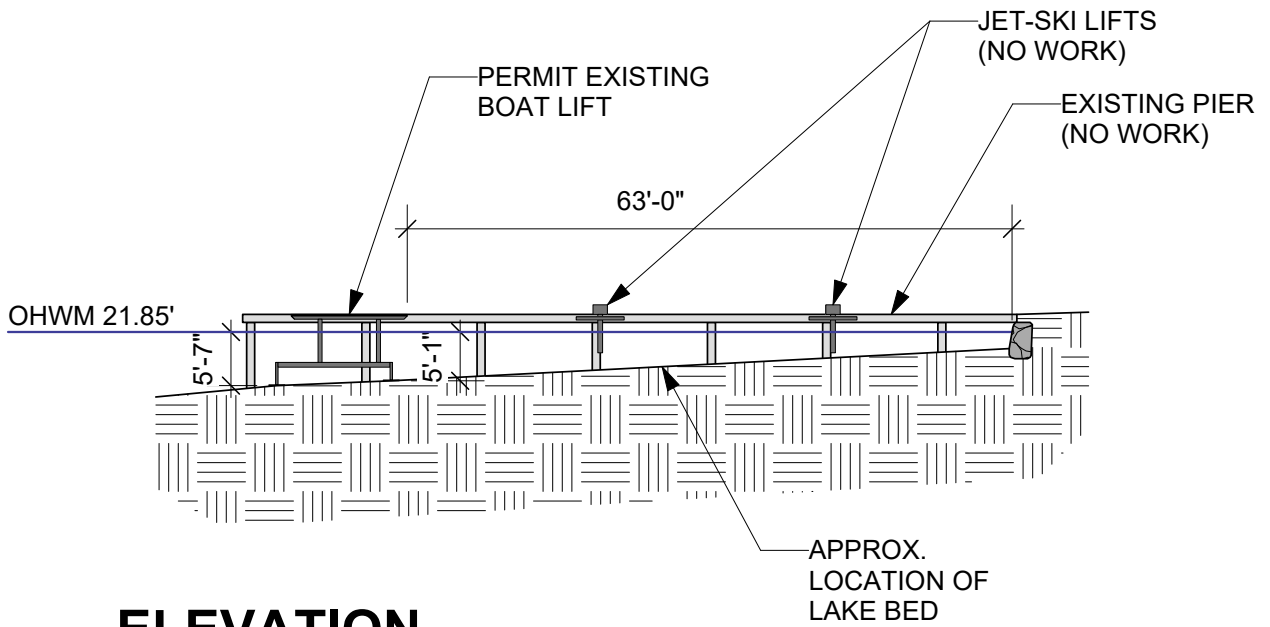
SITE PLAN

SCALE 1" = 30'-0"



Reference:
Applicant: Peter Holden

Proposed: Boat Lift
Location: Mercer Island, WA



ELEVATION



SCALE 1" = 20'-0"

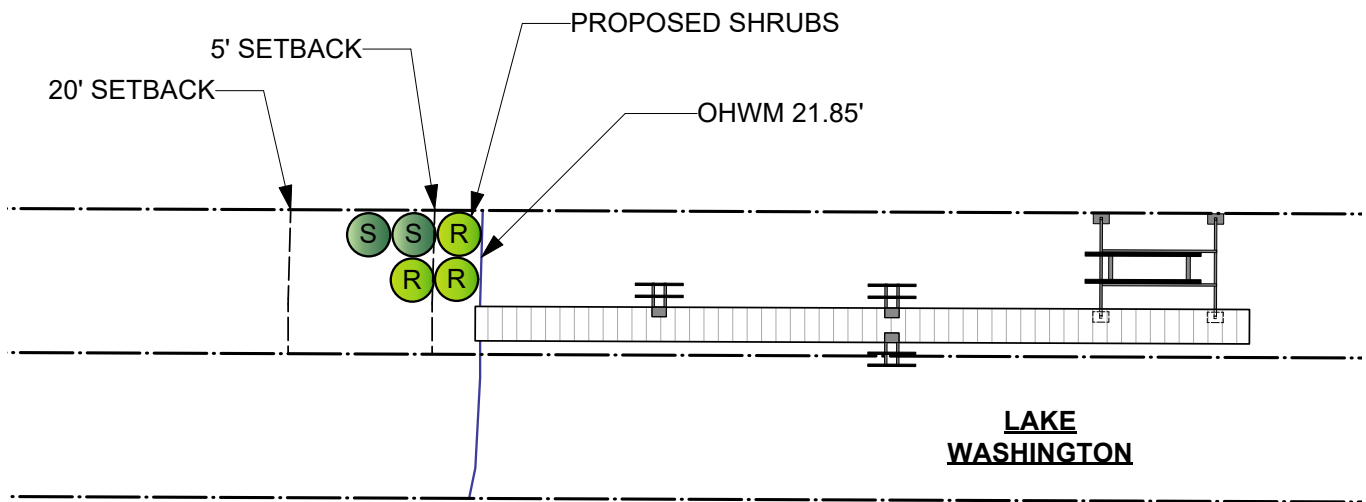


Reference:
Applicant: Peter Holden

Proposed: Boat Lift
Location: Mercer Island, WA

PLANTING LEGEND

-  SNOWBERRY (2 TOTAL)
-  RED-FLOWERING CURRANT (3 TOTAL)



PLANTING COVERAGE CALCULATIONS

NATIVE PLANT COVERAGE WITHIN THE 5' SETBACK = 45%

PLANT COVERAGE WITHIN THE 20' SETBACK = 27%



PLANTING PLAN

SCALE 1" = 20'-0"



Reference:
Applicant: Peter Holden

Proposed: Boat Lift
Location: Mercer Island, WA

Sheet 4 of 4 **Date:** 2/5/2026

Appendix B: Site Photographs



Photo 1 - Existing dock looking waterward.



Photo 2 - Existing dock looking landward.



Photo 3- Existing shoreline north of the dock.



Photo 4 - Existing shoreline south of the dock.



Photo 5 - Existing conditions north of the site.



Photo 6 - Existing conditions south of the site.