



SEDIMENT INVESTIGATION FOR LUTHER BURBANK PARK WATERFRONT IMPROVEMENTS SHORELINE EXEMPTION – PROJECT NARRATIVE

The Applicant seeks a shoreline exemption to conduct a sediment investigation in Lake Washington adjacent to Luther Burbank Park as part of the Luther Burbank Park Waterfront Improvements Project (Project), currently being reviewed for Building Permit #2509-100. Refer to that submittal for additional materials related to shoreline exemption application.

Project Overview

The Applicant proposes to complete a sediment investigation within Lake Washington adjacent to the historic boiler building located at Luther Burbank Park in Mercer Island, Washington. The investigation is being conducted at the request of the Washington Department of Ecology (Ecology) following enrollment in their Expedited Voluntary Cleanup Program (EVCP) to address contaminants related to historical operation of the Boiler Building and associated underground storage tanks (USTs). Ecology's request was made following their review of the Remedial Investigation, Feasibility Study, and Cleanup Action Plan (RI/FS/CAP) for the site that summarized upland soil and groundwater data and recommended a cleanup alternative that relies on removal of accessible petroleum-impacted soil. Ecology has requested sediment data to evaluate whether historical releases at the boiler building resulted in impacts to Lake Washington sediment.

Plan for Sediment Investigation

The City of Mercer Island (City) completed phase one renovations to the boiler building and plans to complete improvements to the waterfront and dock structures. Contamination was discovered during activities for the Boiler Building renovation, and the City has decided to clean up the contamination in accordance with Washington State's Model Toxics Control Act (MTCA) guidance in pursuit of a No Further Action (NFA) determination. Ecology has indicated that the sediment investigation is required before the NFA determination can be issued for the upland area of the site following successful implementation of the planned upland cleanup.

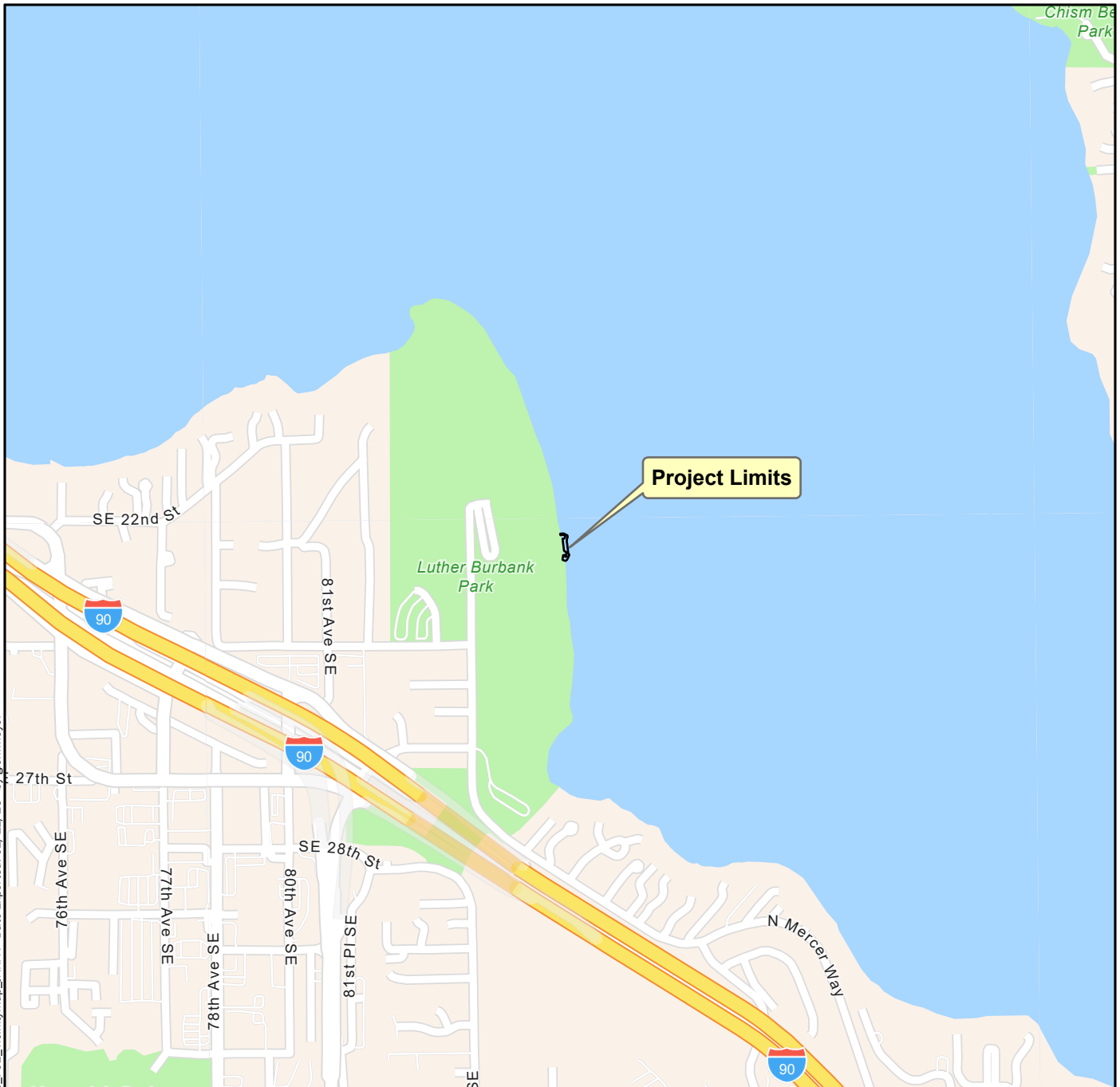
See Figure 1 – Vicinity Map and Figure 2 – Sampling Plan for the details.

Sediment sampling will include collecting 15 surface sediment (top 10 centimeters) samples using a power grab sampler deployed from a vessel over two (2) working days. The project will require Aquatic Use Authorization from the Washington Department of Natural Resources (DNR) as the sampling area is located on Washington State owned aquatic lands.

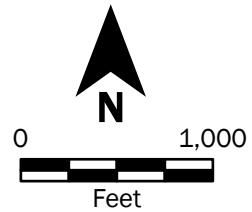
Ecology provided concurrence with the Applicant's sampling plan on February 17, 2026. The Applicant has also applied for the following agency approvals:

- Washington State Department of Fish and Wildlife (WDFW) Hydraulic Project Approval (HPA) – Submitted February 20, 2026
- Authorization from Department of Natural Resources (DNR) – Submitted February 23, 2026
- United States Army Corps of Engineers (USACE) Nationwide 6 permit for sediment sampling – Submitted February 25, 2026

Sampling is tentatively scheduled for March 2026, pending permitting approvals.



Project Limits



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Source(s):
• ESRI









Coordinate System: NAD 1983 UTM Zone 10N

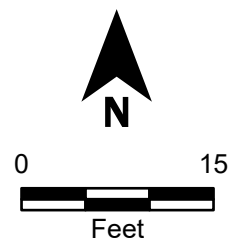
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Vicinity Map	
Reference Number:	Project Location (Address):
Applicant:	LUTHER BURBANK PARK
CITY OF MERCER ISLAND	
SARAH BLUVAS	SHEET 1 OF 2 DATE: 2/6/26



Legend

-  Proposed Surface Sediment Grab Sample
-  Proposed Surface Sediment Grab Contingency Sample
-  Project Limits
-  Approximate Location of Boundary with Washington State Department of Natural Resources Owned Shorelands
-  Minor Contour
-  Major Contour
-  Ordinary High Water Mark (OHWM)
-  Property Boundary and Parcel Number



Source(s):
 • King County GIS, Aerial Imagery 2023
 Coordinate System: NAD 1983 StatePlane Washington North FIPS 4601 Feet
 Vertical Datum: NAVD88
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Sampling Plan	
Reference Number:	Project Location (Address):
Applicant:	LUTHER BURBANK PARK
CITY OF MERCER ISLAND	SHEET 2 OF 2 DATE: 2/6/26
SARAH BLUVAS	