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January 7, 2025

Ruji Ding, P.E.  
City of Mercer Island  
9611 SE 36<sup>th</sup> Street  
Mercer Island, WA 98040

Subject: Covenant Living Lodge Redevelopment  
Modification of Existing Public Easements

Dear Ruji:

Covenant Living is seeking to redevelop their current Lodge building located at 9150 Fortuna Drive, a 14.8-acre property with multiple senior housing buildings located at the north end of Mercer Island. The existing Lodge building has exceeded its useful economic life and does not meet the needs of the residents of this senior living development. Covenant Living proposes to replace the building with a new Commons building, which will consist of new dining, fitness, activity, and common areas for residents, as well as several new apartment units.

The proposed location of the new building conflicts with existing, on-site public storm drainage piping and the associated public storm easement. The City of Mercer Island will not allow a new building to be constructed over the top of an existing easement per MICC 19.02.020(H). Therefore, Covenant Living seeks to work with the City of Mercer Island to relocate the existing public storm drainage pipes and associated easement out of the proposed building footprint to allow the planned development to move forward.

Additionally, a portion of the existing public water main easement that encompasses the existing water meter for the Lodge building, as well as an existing fire hydrant, is in conflict with the proposed building and site improvements. A portion of the existing water easement will need to be extinguished since the existing water meter and fire hydrant will be removed and replaced with new infrastructure that works with the proposed building and site improvements.

Covenant Living is proposing modifications to the existing, on-site public storm drainage and water systems and their associated easements to allow the proposed building and site improvements to be constructed. This effort will include constructing a new public storm drainage main in a new 20-foot public storm drainage easement located within or adjacent to new paved access drives. An approximately 150-foot section of the existing water easement will be relinquished while new water easements will be established to encompass two new domestic water meter locations along Fortuna

Drive. These improvements will benefit the public by improving access to public utilities by City personnel, increasing the capacity of the storm drainage system, and providing new, long-lasting infrastructure at no cost to the public. Please see below for a more detailed discussion of the proposed improvements.

## Existing Utilities and Easements

There are two public utility easements on the Covenant Living property requiring revision: a public storm drainage easement and a public water easement, as depicted in the attached Exhibits 1A and 1B, respectively, and as described further below.

### Storm Drainage

The Covenant Living property is bisected by two public storm drainage lines that enter the site from North Mercer Way to the south of the subject site and generally head north to public discharge outfalls to Lake Washington. The associated public storm drainage easements are a minimum of 20 feet wide and converge into a single easement with varying width in approximately the middle third of the site before separating back into separate 20-foot-wide easements as they continue north to the public drainage outfalls.

The westernmost public storm drainage line enters the project site from North Mercer Way as an 18-inch pipe and expands to a 24-inch pipe further downstream where it eventually discharges to an existing at-grade drainage swale, which constitutes one of the two on-site public drainage outfalls to Lake Washington.

The easternmost public storm drain line enters the project site from North Mercer Way as a 24-inch pipe and eventually discharges to an existing 18-inch pipe, which constitutes the second on-site public drainage outfall to Lake Washington.

The existing public storm drainage easement was recorded on August 9, 2006, under Recording Number 20060809001964 and was associated with the development of Building 7, which is located along North Mercer Way at 9105 Fortuna Drive. The two branches of the easement begin on the western and eastern sides of the 9105 building, each conveying stormwater runoff from North Mercer Way. The easternmost storm drainage line also conveys runoff from a wooded area south of North Mercer Way.

The public storm drainage lines within the public easement area vary in size and material from south to north. Per the 2004 design plans for Building 7, the westernmost public storm drainage line enters the site from the south as an 18-inch ductile iron pipe and continues for approximately 180 feet. The pipe continues as 18-inch corrugated polyethylene pipe (CPEP) for 160 feet, where it then increases to a 24-inch PVC pipe for the next 295 feet before discharging to the existing at-grade drainage swale located near the middle of the site. A short culvert with two 18-inch PVC pipes conveys runoff from the at-grade drainage swale below an onsite hill. The existing drainage swale continues just north of the hill to Lake

Washington, approximately 75 feet away. Based on site as-builts and a recent project survey, the most restrictive element of this westernmost pipe alignment is a stretch of 18-inch pipe at a slope of 0.89%.

According to the 2002 Building 6 design plans, the easternmost storm drainage line begins as a 24-inch ductile iron pipe for the first 360 feet, and then changes to a 24-inch pipe of either ductile iron or CPEP for approximately 225 feet, where it connects to the existing 18-inch pipe. The 18-inch pipe is a concrete pipe that runs for approximately 416 feet before discharging runoff to Lake Washington. Based on site as-builts and a recent project survey, the most restrictive element of this easternmost pipe alignment is a stretch of 24-inch pipe at a slope of 2.66%.

Several private, on-site storm drainage lines conveying runoff from the Covenant Living property connect into each public storm drainage line.

## Water

An 8-inch public water main serves the Covenant Living property and is generally located below the main access drive on site. At the east end of the site, the water main tees off of the City main located in North Mercer Way and enters the site below the main access road. On site, the water main extends north and then west below the asphalt-paved drive aisle. At the west end of the property, the main turns south through a wooded slope and reconnects to the City water main in North Mercer Way. Near the existing Lodge building, a water line extends from the on-site main to an existing fire hydrant, as well as the existing domestic water meter for the Lodge building.

The existing public water main easement is 20 feet wide and generally follows the water main routing on site. The existing water main easement was recorded on October 30, 1985 under Recording Number 8510300965. The existing easement is shown in plan in Exhibit 1B. The existing easement allows the City the right to access, maintain, and repair the existing water main and associated water meters.

## Proposed Drainage Revisions

The project proposes to intercept and reroute the existing public storm drainage lines around the new Commons building. The project will utilize one new 36-inch pipe with 7 manholes located within a dedicated 20-foot wide public storm drainage easement. The new storm drainage line will run parallel to the proposed building and is located adjacent to and within the new drive aisle. The new storm drainage line will discharge upstream of the lake to a new level spreader outfall. Refer to Exhibit 2A for the new storm drainage line routing and associated easement. Exhibit 2C shows the proposed storm drainage and water easements together.

## Proposed Public Water System Revisions

The project proposes to remove the existing water line, fire hydrant, and water meter currently serving the existing Lodge building. This infrastructure is located within an existing 20-foot-wide water easement that extends approximately 150 feet to the north of the water main located within Fortuna Drive. This easement extension is proposed to be relinquished and replaced with a new water easement over a new

water meter located in a planter area adjacent to Fortuna Drive that will serve the new Commons building.

Additionally, the Building 8 water meter is currently located inside the garage, which does not allow 24/7 access by City personnel. This water meter would be relocated to a location outside the building adjacent to Fortuna Drive and a new easement would be placed around this meter. Refer to Exhibit 2B for the proposed water easement revisions. Exhibit 2C shows the proposed storm drainage and water easements together.

## Benefits to the City for Storm Drainage Improvements

The proposed storm drainage reroute provides several benefits to the City compared to existing conditions.

### **Improved Access**

The existing storm drainage easement is located over existing landscaping and lawn areas where City maintenance vehicles have limited access. The proposed, rerouted storm drainage line will be located below or directly adjacent to paved surfaces, providing for improved 24/7 vehicular maintenance access to the public storm drainage infrastructure.

### **Improved Lifespan**

The existing Lodge building located at the north end of the property adjacent to the existing public storm drainage lines was constructed in 1949, indicating that the associated drainage pipes are approximately 75 years old. The new storm pipe is proposed to be a combination of ductile iron and PVC pipe and will be long-lasting. These pipes will be installed at the project's expense, providing the public with new, long-lasting infrastructure at no cost to the public.

### **Improved Capacity**

The new storm drainage main will consist of a new 36-inch pipe sloped at a minimum of 1.95%, which provides a maximum flow capacity of 80.94 CFS. The most restrictive elements of the existing public storm drainage system are a 24-inch pipe sloped at 2.66% and an 18-inch pipe sloped at 0.89%, which provide a combined maximum capacity of 40.57 CFS. Therefore, the new storm drainage system provides almost double the flow capacity as compared to the existing storm drainage system.

## Benefits to the City for Water Service Improvements

The existing water meter for Building 8 is located inside the building garage, which does not allow for 24/7 access for City personnel. The project proposes to relocate the water meter outside of the building in a new easement to allow 24/7 access to City personnel.

## Conclusion

The proposed Covenant Living Commons building cannot be constructed on top of the existing public storm drainage and water easements. Therefore, Covenant Living proposes to reroute the existing storm

drainage and water lines and their associated easements outside the proposed building footprint. Additionally, Covenant Living proposes to relocate an existing water meter from inside the Building 8 parking garage to provide 24/7 access to City personnel.

The proposed storm drainage improvements provide benefits for both Covenant Living and the City of Mercer Island. Covenant Living will be able to replace the outdated Lodge building with a new, modern Commons building that will benefit residents, allow Covenant Living to upgrade their property and stay competitive within the senior housing market, and provide new living spaces for residents. The proposed rerouted storm drainage system will provide the City with new infrastructure with better access and improved capacity at no cost to the public.

The proposed water service revisions will provide 24/7 access to the Building 8 water meter, replacing a meter that is currently located inside the building parking garage that does not allow 24/7 access.

We hope the City finds these improvements mutually beneficial. Covenant Living appreciates being a part of the wonderful Mercer Island community and looks forward to collaborating with the City for many years to come.

Thank you for the opportunity to present the proposed public utility and easement modifications for your review and consideration. Please call me at 425-458-7900 if you have any questions or need any additional information.

Sincerely,

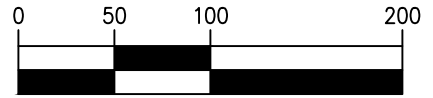
**Navix Engineering, Inc.**

A handwritten signature in blue ink, appearing to read "Joe Taflin".

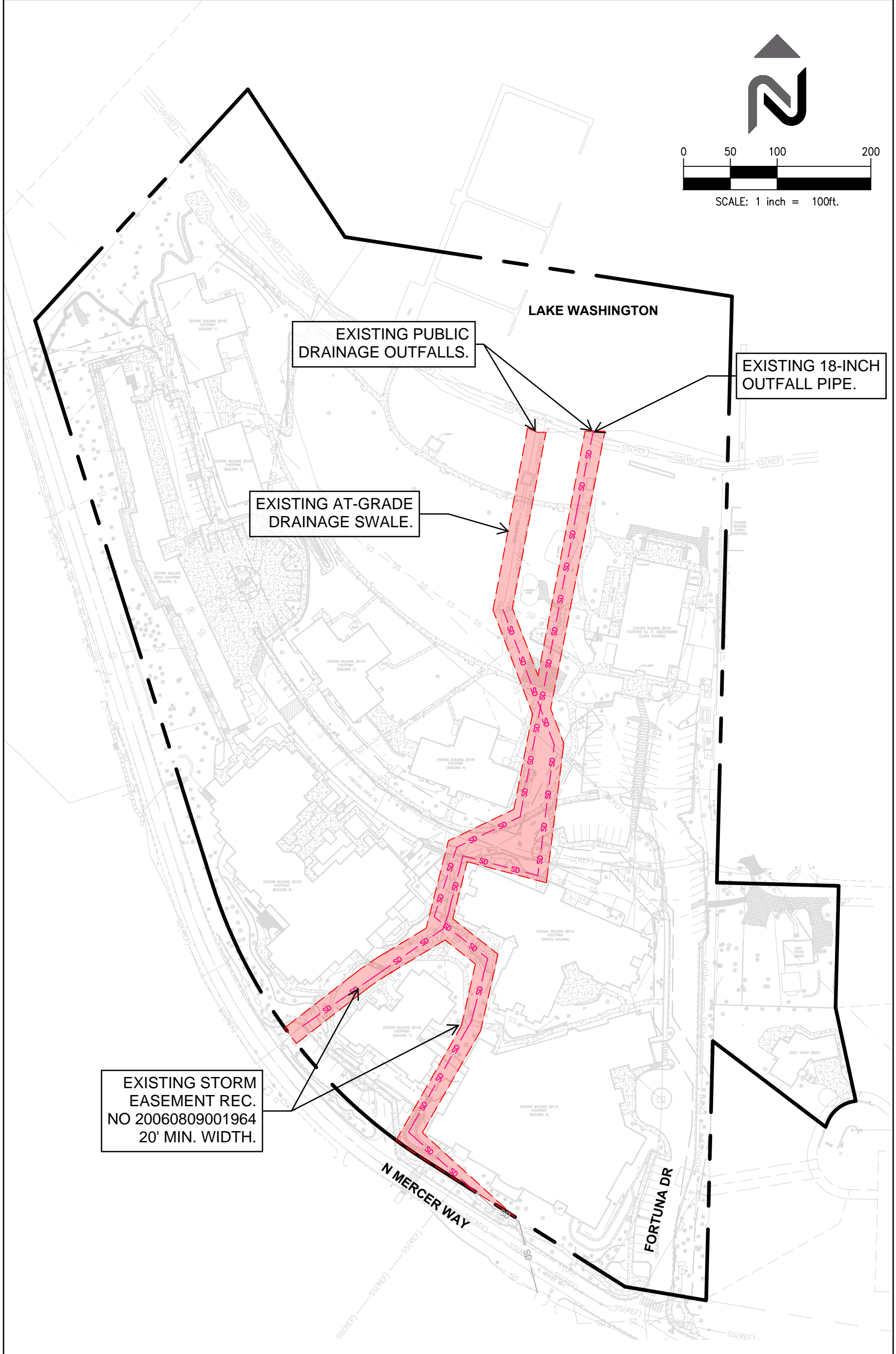
Joe Taflin, P.E., LEED AP

Principal

[joe@navixeng.com](mailto:joe@navixeng.com)



SCALE: 1 inch = 100ft.

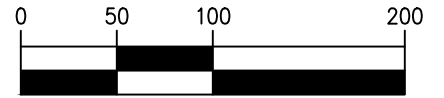


EXISTING PUBLIC DRAINAGE OUTFALLS.

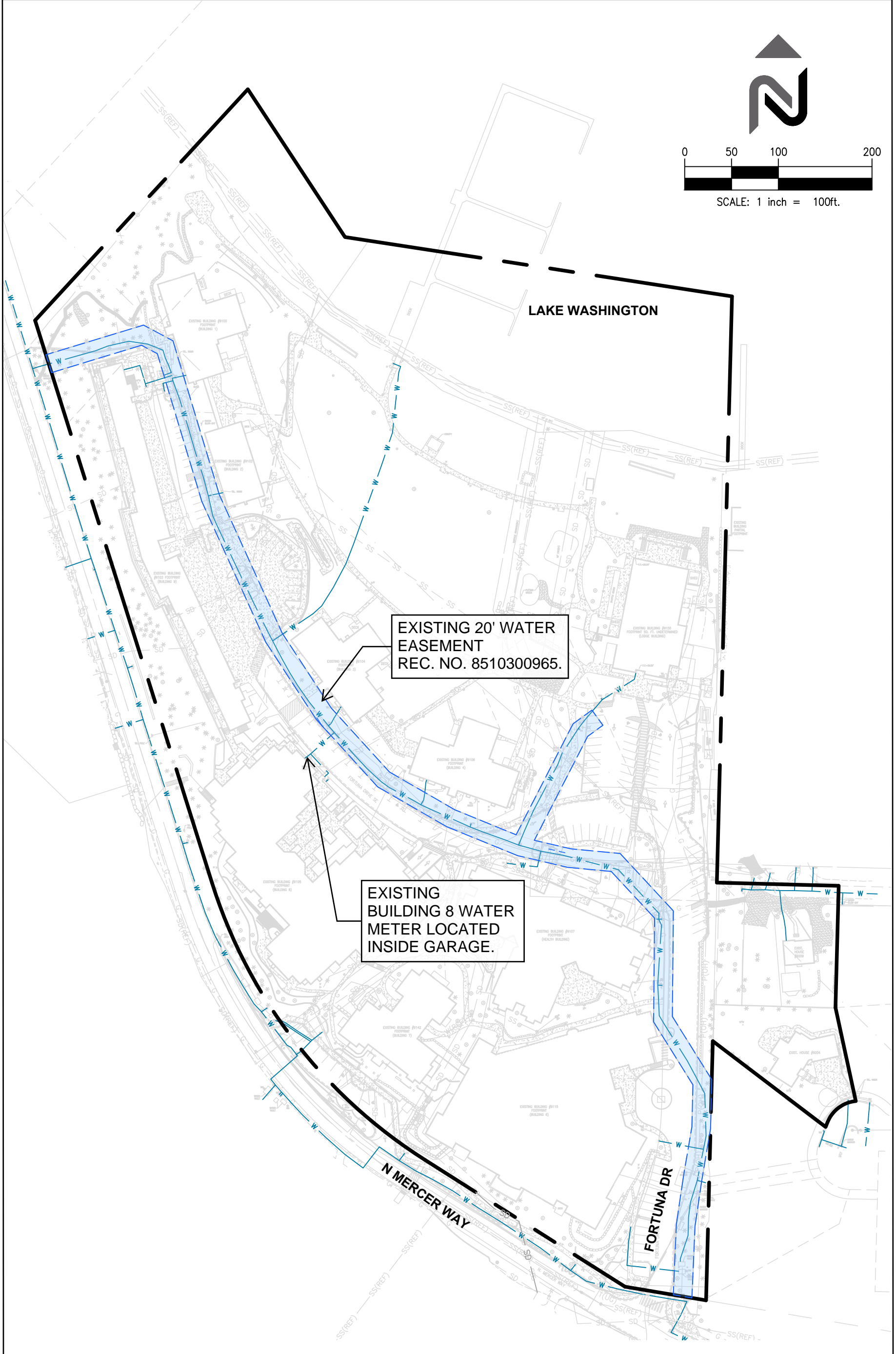
EXISTING 18-INCH OUTFALL PIPE.

EXISTING AT-GRADE DRAINAGE SWALE.

EXISTING STORM EASEMENT REC. NO 20060809001964 20' MIN. WIDTH.



SCALE: 1 inch = 100ft.



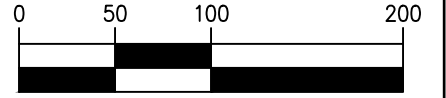
EXISTING 20' WATER EASEMENT REC. NO. 8510300965.

EXISTING BUILDING 8 WATER METER LOCATED INSIDE GARAGE.

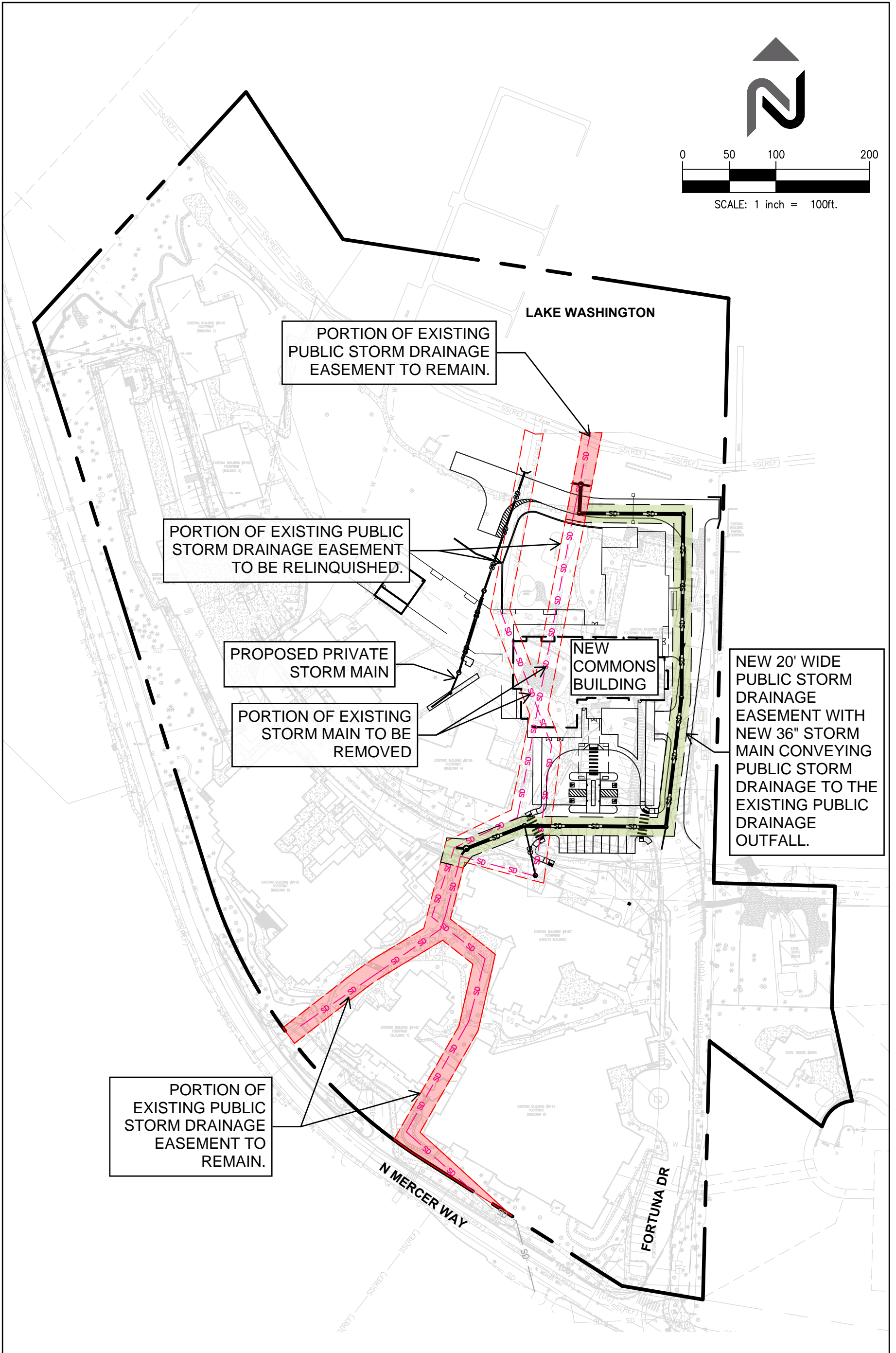
**NAVIX**  
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**COVENANT LIVING  
 MERCER ISLAND, WA  
 EXISTING WATER EASEMENT**

**EXHIBIT 1B  
 1/7/2025  
 SCALE: 1" = 100'**



SCALE: 1 inch = 100ft.



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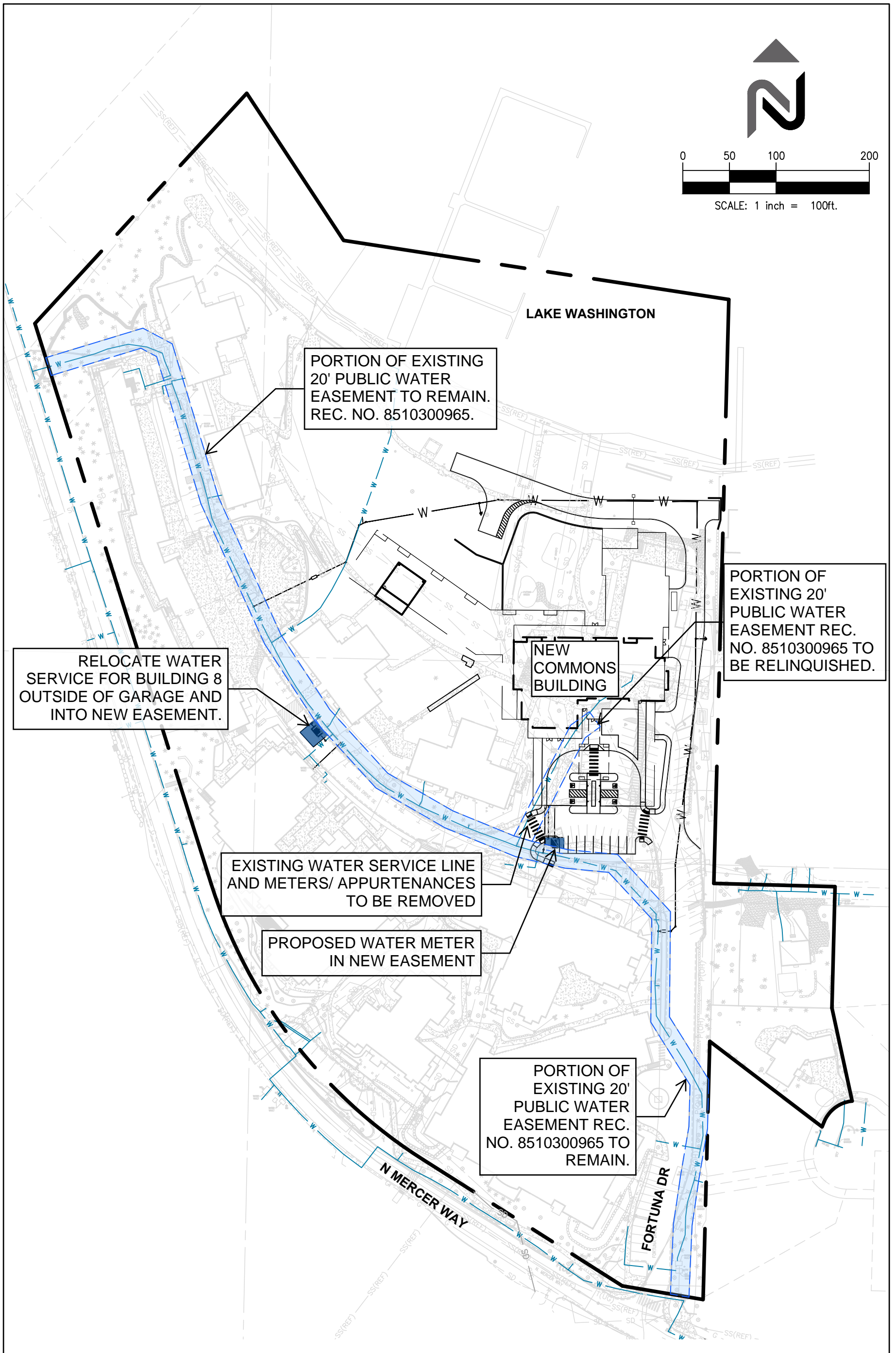
**COVENANT LIVING  
MERCER ISLAND, WA  
PROPOSED STORM EASEMENT MODIFICATION**

**EXHIBIT 2A  
1/7/2025**

**SCALE: 1" = 100'**



SCALE: 1 inch = 100ft.



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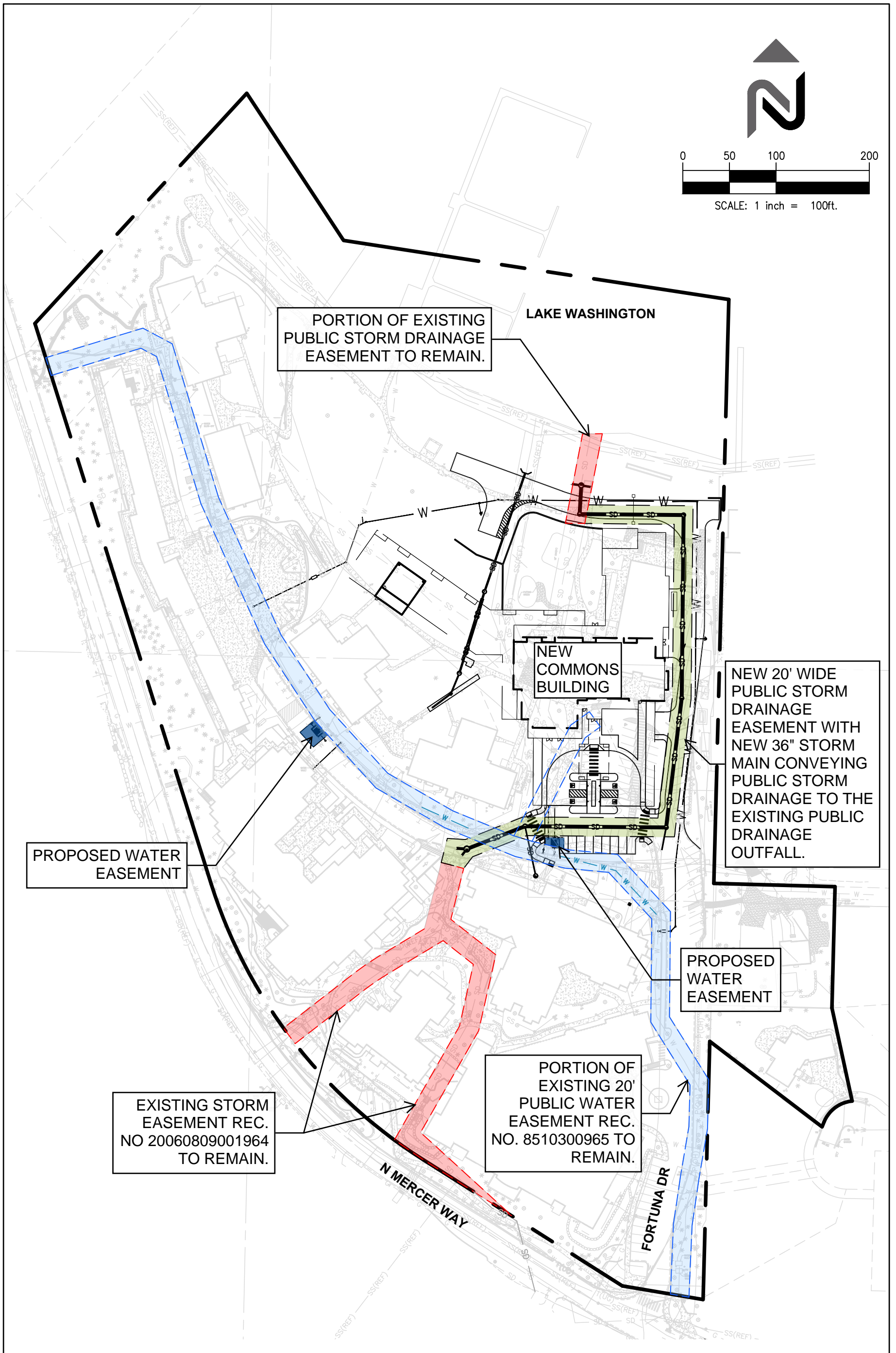
**COVENANT LIVING  
MERCER ISLAND, WA  
PROPOSED WATER EASEMENT**

**EXHIBIT 2B  
1/7/2025**

**SCALE: 1" = 100'**



SCALE: 1 inch = 100ft.



PORCION OF EXISTING PUBLIC STORM DRAINAGE EASEMENT TO REMAIN.

LAKE WASHINGTON

NEW COMMONS BUILDING

NEW 20' WIDE PUBLIC STORM DRAINAGE EASEMENT WITH NEW 36" STORM MAIN CONVEYING PUBLIC STORM DRAINAGE TO THE EXISTING PUBLIC DRAINAGE OUTFALL.

PROPOSED WATER EASEMENT

PROPOSED WATER EASEMENT

EXISTING STORM EASEMENT REC. NO 20060809001964 TO REMAIN.

PORCION OF EXISTING 20' PUBLIC WATER EASEMENT REC. NO. 8510300965 TO REMAIN.

N MERCER WAY

FORTUNA DR



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**COVENANT LIVING  
MERCER ISLAND, WA  
PROPOSED WATER & STORM EASEMENT**

**EXHIBIT 2C  
1/7/2025  
SCALE: 1" = 100'**