

September 27, 2024

Ruji Ding, P.E.
City of Mercer Island
9611 SE 36th 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. Therefore, Covenant Living seeks to work with the City of Mercer Island to relocate the existing storm drainage pipes and associated easement out of the proposed building footprint to allow the planned development to move forward. Additionally, the existing public water easement that encompasses the existing water meter for the Lodge building need to be revised since the existing water meter will be removed as part of the planned development and replaced with a new meter in a new location that fits with the proposed building and site improvements.

Covenant Living is proposing modifications to the existing, on-site public storm drainage and water system and associated easements to allow the proposed building to be constructed. This effort will include placing the realigned public storm drainage piping into a new 20-foot public storm drainage easement to be located within or adjacent to new paved access drives. These improvements will benefit the public by improving access to these public utilities by City personnel 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 Easements

There are two public utility easements located on the Covenant Living property: a public storm drainage easement and a public water easement, as depicted in the attached Exhibits 1A and 1B 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-built 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 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-built 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.

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 1. 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 two new 24-inch pipe with 13 manholes located within a dedicated 20-foot wide public storm drainage easement. The two new storm drainage lines will run parallel to each other within the easement. Matching the existing condition, the westernmost storm drainage line will continue to discharge to the existing at-grade swale outfall, while the easternmost storm drainage line will continue to discharge to the existing 18-inch pipe outfall.

The rerouted portion of the westernmost storm drainage line will consist of new 24-inch pipe sloped a minimum of 2.0%, which is greater than the most restrictive element of that pipe alignment in the existing condition, noted earlier to be an 18-inch stretch of pipe at 0.89%.

The rerouted portion of the easternmost storm drainage line will consist of new 24-inch pipe sloped a minimum of 3.0%, which is greater than the most restrictive element of that pipe alignment in the existing condition, noted earlier to be a 24-inch stretch of pipe at 2.66%.

The new storm drainage lines should, therefore, have sufficient capacity to convey the anticipated flows. The existing at-grade drainage swale will be improved with rock outfall protection for energy dissipation and the swale downstream of the rock outfall will be improved with natural landscaping and native vegetation.



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 easy City access to the meter. The project proposes to relocate the water meter outside of the building to provide 24/7 access to the City. Additionally, the new Commons building water meter will be located inside the existing easement or in a new easement, which is standard practice.



Benefits to the City for Storm Drainage Improvements

The proposed storm drainage reroute provides several improvements for 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 may have limited access due to soil and site conditions. The proposed, rerouted storm drainage lines will be located below or directly adjacent to paved surfaces, providing for improved 24/7 vehicular maintenance access to the storm drainage infrastructure.

Improved Lifespan

The existing Covenant buildings located at the north end of the property adjacent to the public storm drainage lines were constructed in 1949, indicating that the associated drainage pipes are approximately 75 years old. The proposed new pipes are proposed to be a combination of ductile iron and PVC pipe and will effectively last indefinitely. These pipes will be installed at the project's expense, providing the public with new infrastructure at no cost to the public.

Improved Capacity

The rerouted segments of the west and east drainage lines will provide more capacity than the most restrictive segment of pipe upstream in the respective pipe runs. Therefore, the new storm drainage lines provide more capacity to convey the anticipated flows than the existing condition.

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 lines to allow construction of the new buildings, and will move an existing water meter located inside an existing building parking garage to outside the building.

The proposed storm drainage revisions 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 to 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.

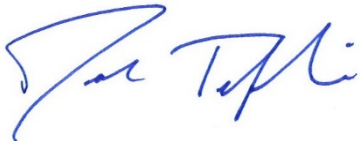
The proposed water service revisions will provide 24/7 access to the Building 8 water meter, replacing a meter that is currently located inside the building parking garage and that does not allow 24/7 access.

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.

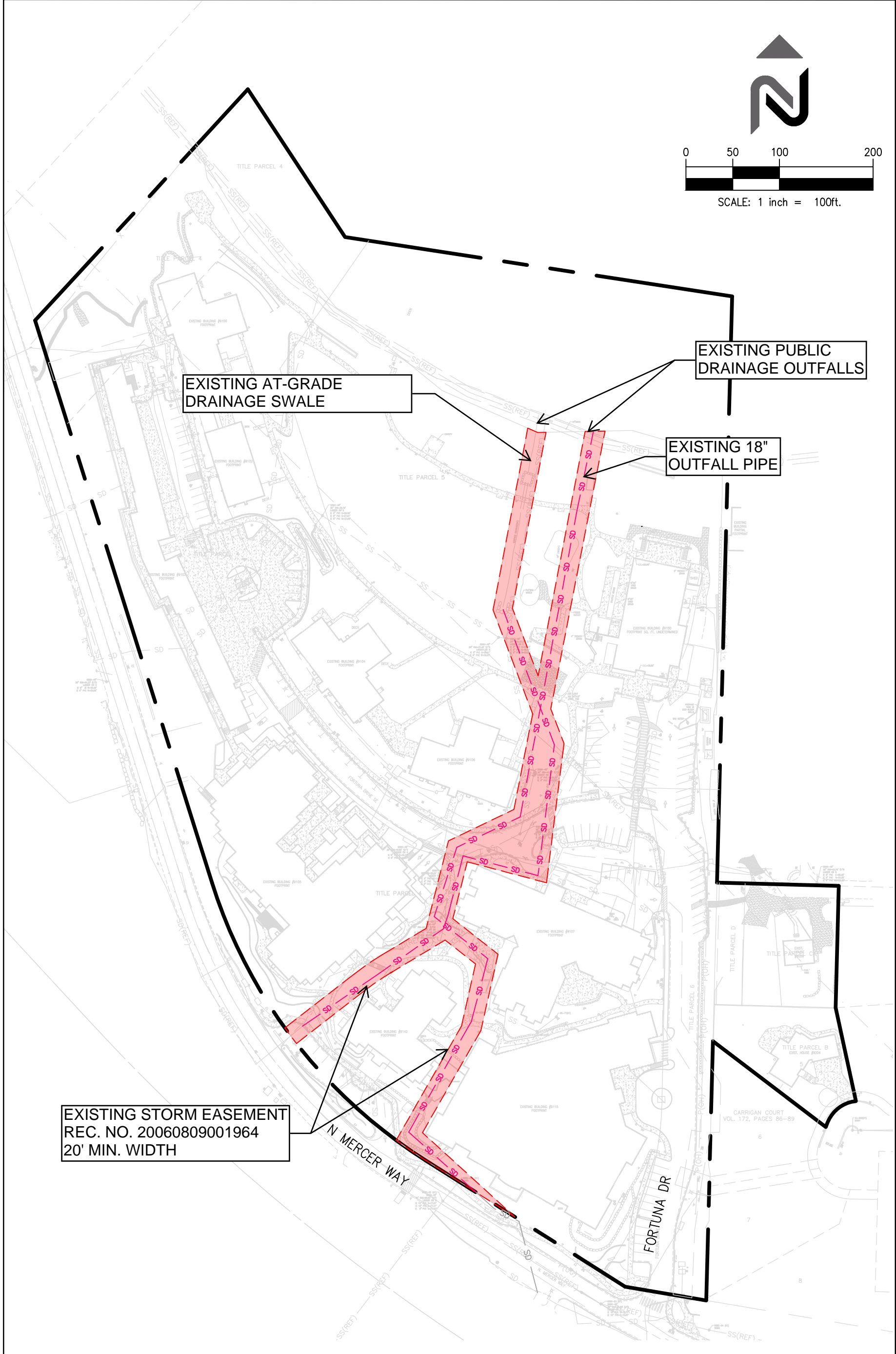
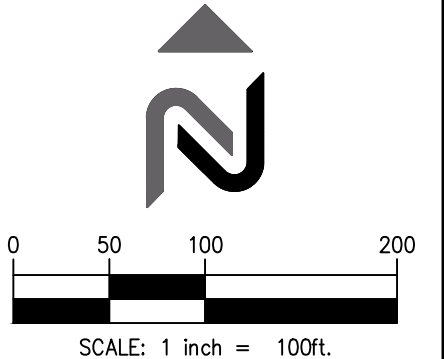
Thank you for the opportunity to present the proposed public easement and system modifications for your review and consideration. Please call me at 425-458-7900 if you have any questions or need any additional information.

Sincerely,

Navix Engineering, Inc.



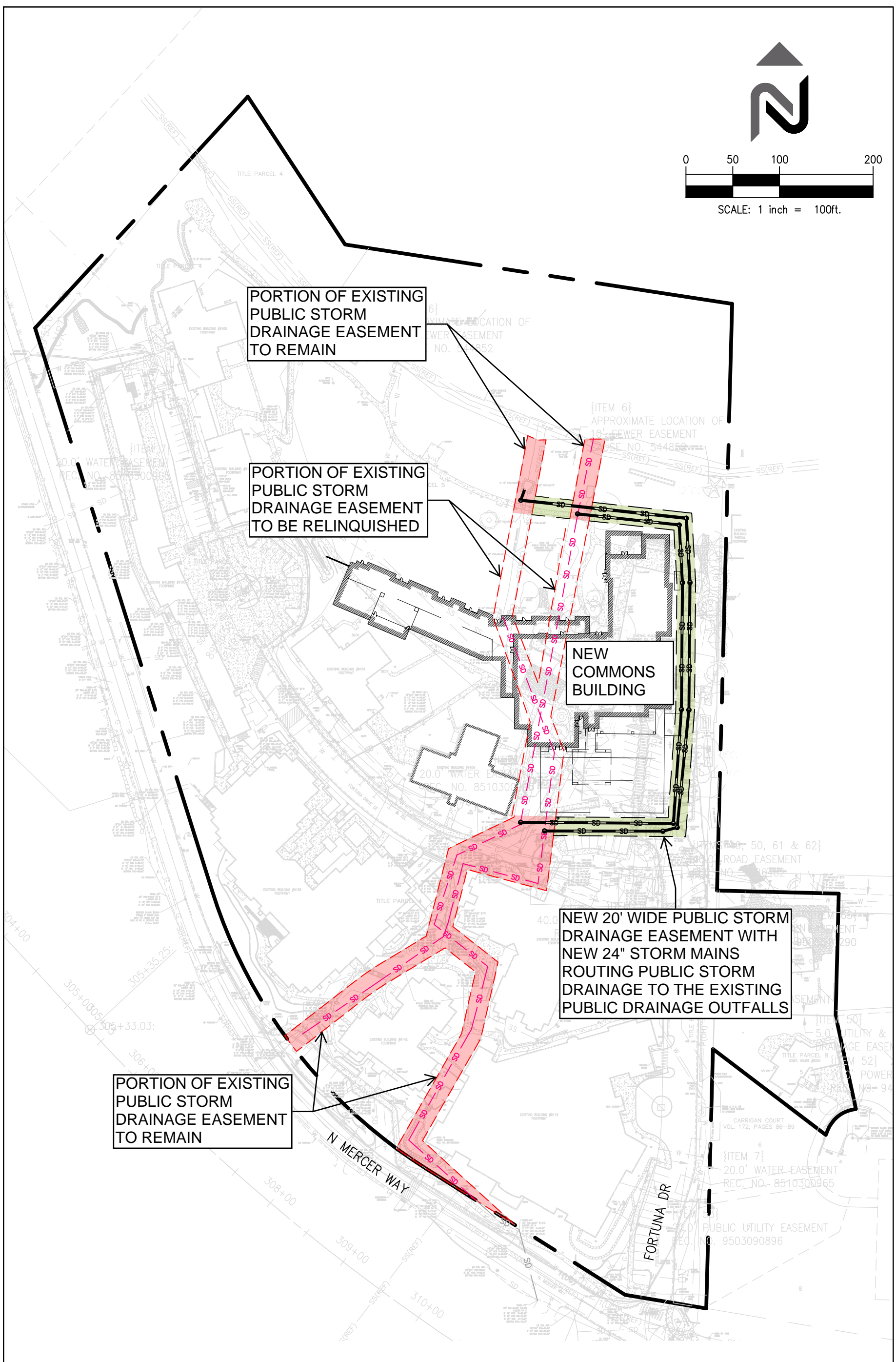
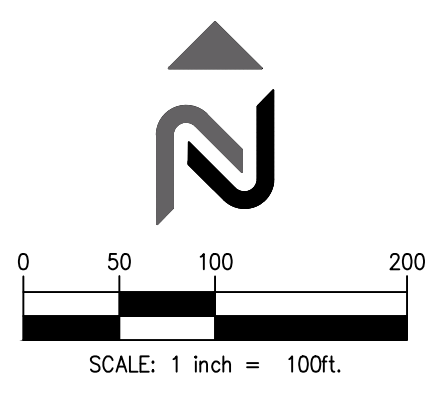
Joe Taflin, P.E., LEED AP
Principal
joe@navixeng.com



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

EXISTING PUBLIC
 DRAINAGE OUTFALLS

EXISTING 18"
 OUTFALL PIPE



PORCION OF EXISTING PUBLIC STORM DRAINAGE EASEMENT TO REMAIN

PORCION OF EXISTING PUBLIC STORM DRAINAGE EASEMENT TO BE RELINQUISHED

NEW COMMONS BUILDING

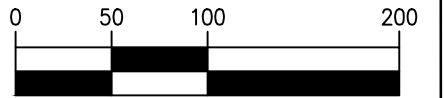
NEW 20' WIDE PUBLIC STORM DRAINAGE EASEMENT WITH NEW 24" STORM MAINS ROUTING PUBLIC STORM DRAINAGE TO THE EXISTING PUBLIC DRAINAGE OUTFALLS

PORCION OF EXISTING PUBLIC STORM DRAINAGE EASEMENT TO REMAIN

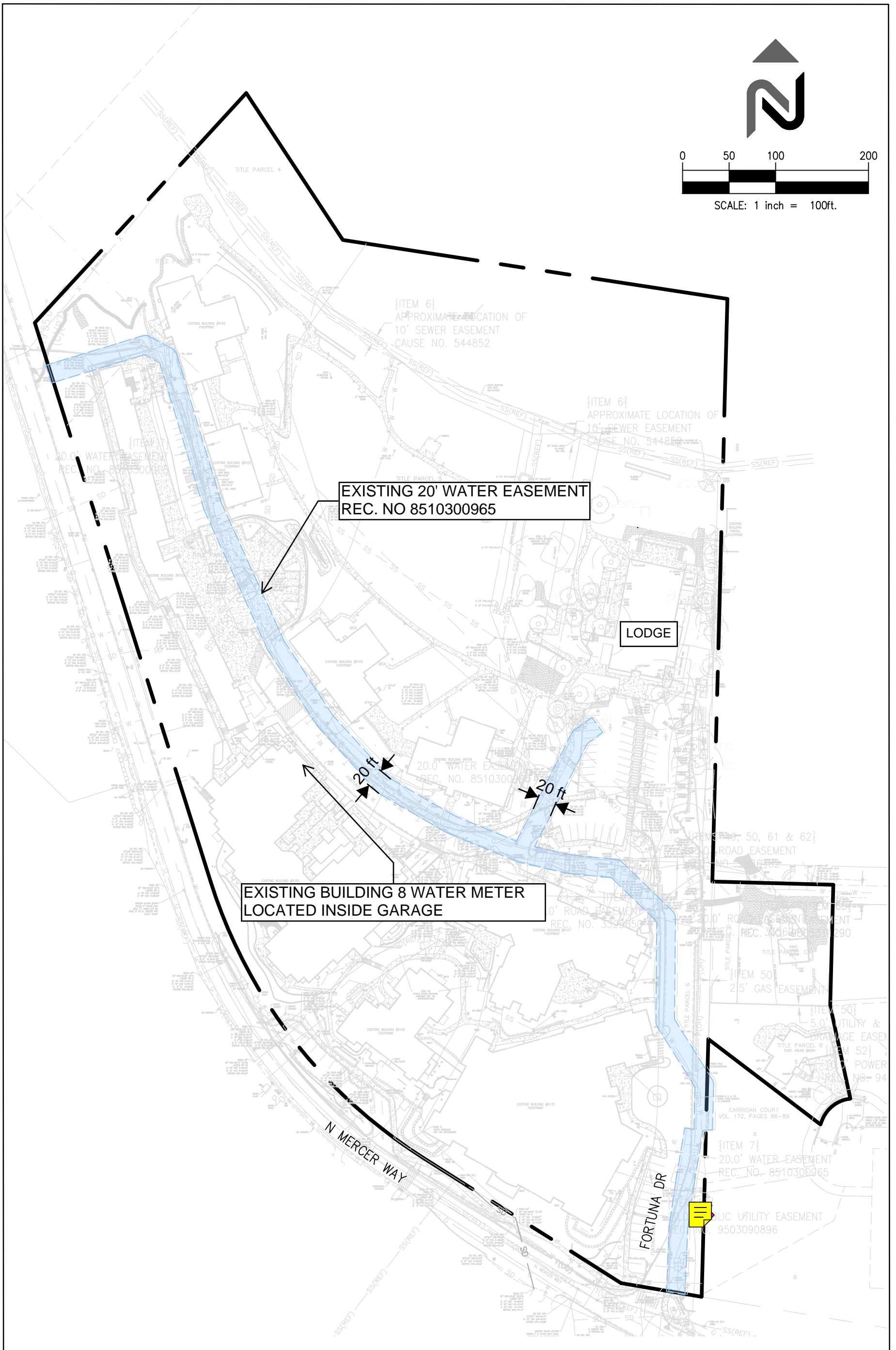
NAVIX
SITE | CIVIL
11235 s.e. 6th street
suite 150
bellevue, wa 98004
t: 425.453.9501
f: 425.453.8208
www.navixeng.com

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

**EXHIBIT 1B
9/27/2024
SCALE: 1" = 100'**



SCALE: 1 inch = 100ft.



EXISTING 20' WATER EASEMENT
REC. NO 8510300965

EXISTING BUILDING 8 WATER METER
LOCATED INSIDE GARAGE

LODGE

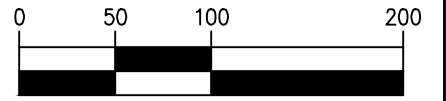
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FORTUNA DR

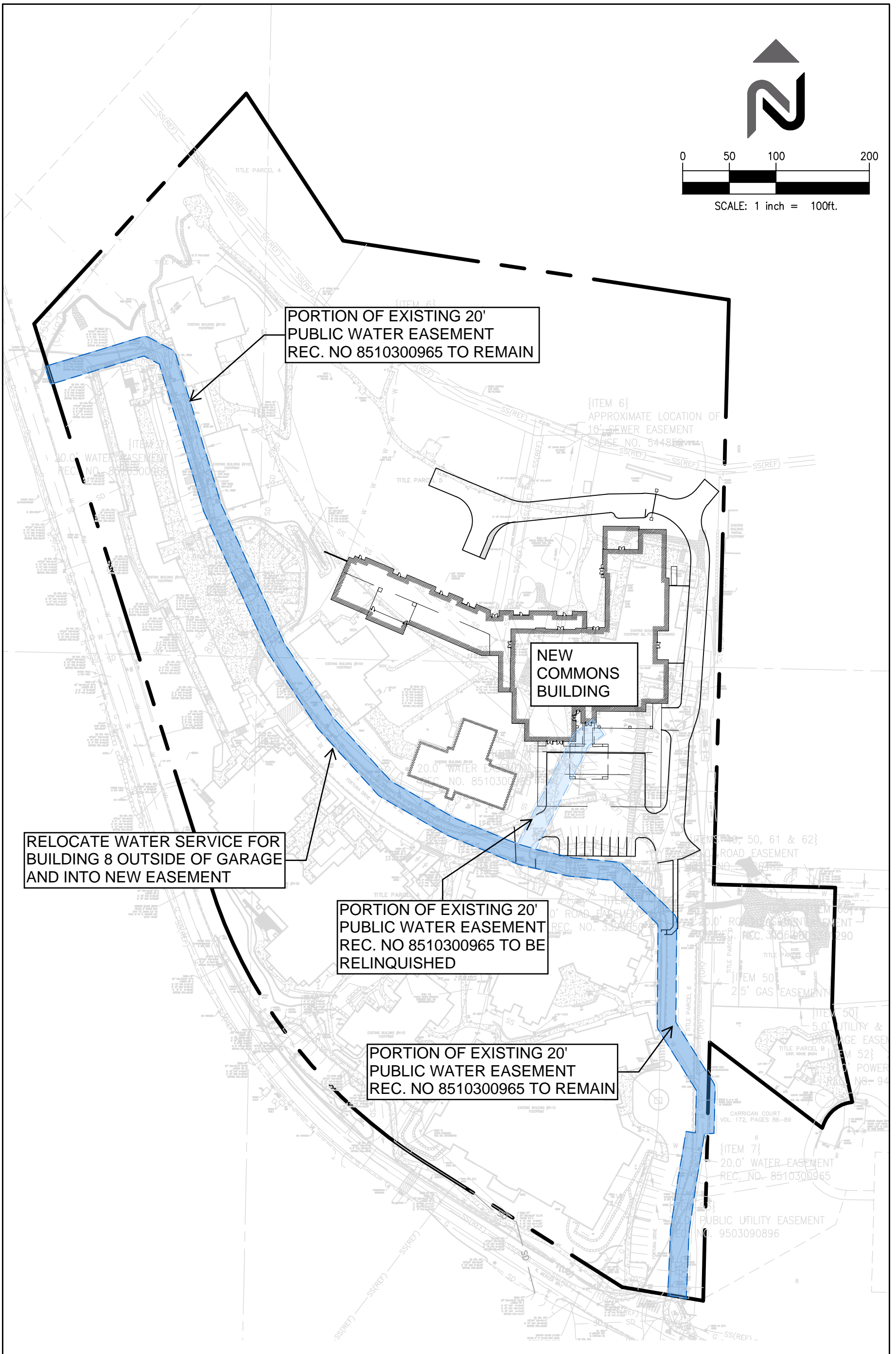
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11235 s.e. 6th street t: 425.453.9501
suite 150 f: 425.453.8208
bellevue, wa 98004 www.navixeng.com

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

**EXHIBIT 2A
9/27/2024
SCALE: 1" = 100'**



SCALE: 1 inch = 100ft.



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

{ITEM 6}
APPROXIMATE LOCATION OF
16" SEWER EASEMENT
CAUSE NO. 54485

NEW
COMMONS
BUILDING

RELOCATE WATER SERVICE FOR
BUILDING 8 OUTSIDE OF GARAGE
AND INTO NEW EASEMENT

PORTION OF EXISTING 20'
PUBLIC WATER EASEMENT
REC. NO 8510300965 TO BE
RELINQUISHED

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



11235 s.e. 6th street t: 425.453.9501
suite 150 f: 425.453.8208
bellevue, wa 98004 www.navixeng.com

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

**EXHIBIT 2B
9/27/2024**

SCALE: 1" = 100'

COVENANT LIVING AT THE SHORES

9150 FORTUNA DRIVE
MERCER ISLAND, WA

**EXHIBIT 3
EXISTING SITE**

