



PARKS & RECREATION COMMISSION STAFF REPORT

Item 2
February 3, 2022
Regular Business

AGENDA ITEM INFORMATION

TITLE:	Luther Burbank Docks 30% Design – Second Reading and recommendation	<input type="checkbox"/> Discussion Only
RECOMMENDED ACTION:	Discuss outstanding issues on the 30% design, review hand-off memo, and make a recommendation to City Council.	<input checked="" type="checkbox"/> Action Needed: <input checked="" type="checkbox"/> Motion <input type="checkbox"/> Ordinance <input type="checkbox"/> Resolution

STAFF:	Paul West	
COUNCIL LIAISON:	Craig Reynolds	
EXHIBITS:	<ol style="list-style-type: none"> 1. Luther Burbank Dock and Adjacent Waterfront 30% Plans 2. Draft hand-off memo to City Council 	

SUMMARY

At its January 6, 2022 meeting, the Parks and Recreation Commission (PRC) conducted a first reading of the Luther Burbank Docks and Adjacent Waterfront thirty percent design (Exhibit 1) developed by the Luther Burbank Docks subcommittee. Commissioners asked questions and offered perspectives about the design. The Commission returns to this discussion at this meeting to determine if there is sufficient consensus among the commissioners to move forward with a recommendation to Mercer Island City Council.

Discussion Review

Commissioners asked a range of questions about 30% design. Below is a summary of those questions along with responses that were provided and are elaborated on by the design team for this staff report. Of particular note are persistent safety concerns with regard to the overwater stairs. The design team has discussed the concerns raised by the commissioners and others. With the PRC’s approval, the design team proposes to add additional safety analysis of the stairs by a specialist with relevant expertise into the scope of work for the 60% design.

Element	Question	Response
Overwater Stairs	Did the design team consider how wheelchairs could be accommodated on the overwater stairs?	Wheelchairs are accommodated at the first landing beyond the Handsome Bollards. Further accommodations are problematic because of the need for railings or other barriers. The Design Team will review potential for additional access in 60% design.
Overwater Stairs	If people swim off the stairs, what are the risks this presents?	Swimming will be prohibited and signs to that effect will be provided. The water depth is waist deep in the summer, so most older kids and adults could stand up if they

		entered the water. If someone surfaced under the stairs they could breath and see sufficiently to find their way out. Additional safety review will be part of 60% design.
Element	Question	Response
Outer Dock	Will the anchoring method interfere with fishing off the outboard side of the outer dock.	The outer dock is anchored to vertical pilings that do not extend past the outboard edge of the dock. There should be little entanglement risk for fishing.
Outer Dock/Overwater Stairs	Will the wave attenuation provided by the outer dock protect the overwater stairs? Concerned that waves from the lake could knock a child off the bottom step, like what happens at Clarke Beach	No, the outer dock only protects the inner dock for small craft. The maximum water level will only just reach the bottom step. This is different than Clarke Beach where the steps extend below the water level.
Inner (small craft) Dock	Would someone walking on the inner dock get splashed through the grating? There will be a variety of users, not just boaters using this dock and they might not be aware of this potential.	The outer dock should protect the inner dock from waves that would splash through in most circumstances. This is most likely on the low freeboard float which is 9" above the water. There are unusual conditions when this might happen.
Bathroom	Will the bathrooms be renovated?	Yes
Boiler Building	Will the boiler building be renovated?	It will be stabilized as a separate project in roughly the same timeframe as the docks project. There is a future plan for it to be renovated for a small craft center.
Concession	The project will draw more people to sit and gather socially. It would be nice have a cup of coffee there.	The concession stand is primarily to support boating programs. Food vending would be an operational decision.
Cobble Beach	What boats are intended to use the cobble beach?	Hand-carried and non-motorized boats are the primary intended use.
Cobble Beach	Is there a bulkhead or step down to the beach?	No, there is no barrier to walking out onto the beach.
North Pier	The north pier is being renovated for use by large powerboats. Are other uses going to be prohibited or limited?	The pier will remain available for other uses such as fishing or sunbathing as it is now.

Further discussion is welcome at this meeting. It is important that every commissioner be familiar with and supportive of the overall direction of the project.

Hand-off Memo

The Parks and Recreation Commission is scheduled to “hand-off” 30% design to the City Council at the March 1, 2022 meeting. It is customary to prepare a memo providing an overview of the design process and

summarizing the key recommendations. Staff and Vice Chair Struck have drafted a hand-off memo to City Council for your consideration (Exhibit 2). If the Commission decides to move forward, this would be the main communication to City Council. Staff would also request that the PRC introduce its recommendation to City Council at the March 1 Council meeting through either the Chair, the Vice Chair or another commissioner if neither officer is available.

RECOMMENDATION

- 1) Approve the Luther Burbank Docks and Adjacent Waterfront 30% design (as presented/ revised)
- 2) Recommend the 30% design to Mercer Island City Council via the hand-off memo (as presented/ revised)