

**Hana Nguyen & Shane Katsoolis**  
**6202 SE 22ND ST MERCER ISLAND 98040**  
MARCH 22, 2024

**PROJECT NARRATIVE - PERMIT APPLICATION # 2308-092**

Update and addition to an existing single-family residence. We want to improve this dilapidated, mid-century home and elevate it to the surrounding area. We propose a small extension on the east end of approximately 300 sf and adding a primary suite and play/work space on the second level.

We propose minimal impact and change to the site and meet all the criteria as set out in the Critical Review 1 requirements for sites located in the landslide zone.

We have responded directly to the Geotechnical study and report carried out specifically for this site. Together with our structural engineers, we have designed the project to meet or exceed the recommendations in the report. Utilizing pin piles for the foundations we will be disturbing almost no soil (10SF) for the building footprint. As recommended by the geotechnical report, our design uses site slopes, low retaining walls, and drainage systems, along with planting to reduce soil erosion and to direct stormwater off-site. We have redesigned the entry steps incorporating a planter to create a compost/recycle/trash container storage area that is hidden from the street view.

Please see the Geotechnical plan review letter that states: *“ the development has been designed so that the risk to the lot and adjacent properties is eliminated or mitigated such that the site is determined to be safe, meeting the requirements stated in Mercer Island City Code 19.07.160.B.3.b.”*

Our design approach is simple “Northwest New Century Modern”. It is a blend of a Mid-century Modern approach to light, openness, bringing nature in, and a Northwest look in materials and forms while keeping to the human scale of this neighborhood.

We have minimal additions to impervious surfaces and stay within all of the City’s height and setback requirements. We are not requesting variances for this project. Following the Arborist’s report and the City’s guidelines, we are proposing the addition of multiple trees, shrubs, and ground cover as part of the landscaping. This project has no detrimental impact on the site or neighboring properties.

The site is protected from the wind by the neighboring property trees and the very high I90 Lid retaining wall directly in front of our home. This dramatically affects the amount of natural light that enters the home. Through the use of glass and overhangs, we increase the natural light and maintain thermal control and quality of life.



**SHANE KATSOOLIS**  
PROPERTY OWNER



**HANA NGUYEN**  
PROPERTY OWNER

03/22/2024

**DATE**