NEIMAN TABER
ARCHITECTURE FOR THE NORTHWEST
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2024-05-09

Title	**Project narrative**
Pre-application number	PRE23-064
Project address	5995 SE 30th St
Project description	Trellis replacement / addition and terrace addition

Property

- Address: 5995 SE 30th St
- Parcel: 217450-0100 and 217450-0095, consolidation under review
- Zoning: R-15
- Lot area: 33,140 sf
- Existing structures: Single-family residence with attached garage (5,830 sf), cabana (190 sf)
- Access: Via asphalt driveways off SE 30th St and 60th Ave SE
- Environmentally critical areas: Shoreline, Landslide Hazard, Erosion Hazard, Seismic Hazard

Team

- Owners: Deborah and Doug Rosen
- Architect: Neiman Taber Architects
- Structural: Harriott Valentine Engineers
- General contractor: Miovic Reinhardt Associates
- Geotechnical engineer: Geotech Consultants
- Arborist: Ohashi Landscape Services

Site

The site is a waterfront property on the northwest side of Mercer Island. The topography slopes down from east to west to the Lake Washington shoreline. Two existing structures occupy the site: a two-story single-family residence with an attached garage near the top of the site and a small cabana near the shoreline. Attached to the west side of the residence are an original wood trellis (approximately 1,300 sf footprint) and concrete paver terrace (approximately 1,700 sf). The trellis is in a severe state of disrepair. Landscaping and trees throughout the site are mature. A prominent feature of the landscaping is a wisteria vine, which has grown across the trellis and lead, in part, to its state of disrepair.

There are multiple environmentally critical areas on the site. A geotechnical report and critical area study have been completed for the project. The geotechnical engineer and an arborist have been consulted throughout the

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design to review plans and design intent. A primary goal of the project team is to avoid interventions that would degrade the site and landscaping.

Building

The intent of the proposed development is to replace and marginally expand the trellis with minimal impact to the site and its landscaping. The existing trellis will be demolished. The wisteria and adjacent trees will be supported and protected. A new trellis with largely the same footprint will be constructed in its place.

The new trellis will have steel structural columns and beams, a change from the concrete and steel columns and wood beams of the existing trellis. The overall footprint of the trellis will largely remain unchanged, save for approximately 250 sf of addition to the south. Below, the terrace will largely remain untouched, save for approximately 200 sf of addition. The addition to the terrace will include new retaining walls and a concrete fireplace. Some excavations within the footprint of the existing terrace will also be made for footings to support new columns. Approximately 500 sf of the new trellis will be solid roof. Stormwater accumulation from this roof will be captured in gutters and discharged through downspouts.

Landscape

The proposed development will largely leave the existing, mature vegetation untouched. Impacts will be limited to the area at the terrace addition. Excavation is expected to be beyond the critical root zones of existing trees. The wisteria and trees will be monitored by the arborist and protected as needed. The site's natural stormwater situation will be minimally impacted.

A 14" fir tree is located within the footprint of the terrace addition and will be removed. As the core soil of the site is very stiff silt and the new retaining walls will provide additional stability, the removal of this tree is expected to have no negative impact on the overall stability of the site.

Environmentally critical areas

The western half of the property is mapped as Potential Landslide Hazard Area. The central and western portions are mapped as Erosion Hazard Area. The western edge of the property is mapped as Potential Seismic Hazard Area. Additionally, the western edge of the property is Lake Washington shoreline. In the opinion of the geotechnical engineer, the proposed work will render the development as safe as if it were not located in a geologically hazardous area and will not adversely impact adjacent properties.

Potential Landslide Hazard Area

The core of the site is comprised of very stiff silt soil. This soil has a very low potential for deep seated landslides in the moderate slopes of the site. In the opinion of the geotechnical engineer there is no potential for a landslide affecting the proposed terrace or the nearby area.

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Seismic Hazard Area

The existing residence and proposed terrace are located outside of this area. Based on explorations and test borings, the site soils are not subject to seismic issues such as liquefaction. In the opinion of the geotechnical engineer, no mitigation is needed.

Erosion Hazard Area

As the proposed terrace is in only a gently- to moderately-sloped area and excavations will be insubstantial, typical erosion control measures will adequately mitigate erosion risk. Among other measures, bare soil will be immediately covered to prevent accumulated water from becoming silty. A wire-backed silt fence will also be erected near the western and southern edges of the work area.

Shoreline

The existing residence and terrace are located outside the shoreline setback. The proposed work will leave the footprint of the terrace and trellis largely unchanged. As the addition will expand those to the south, the overall proximity of structures to the shoreline will remain unchanged.

Environmental reviews

This application aims to demonstrate compliance with the Critical Area Review 2 and obtain exemptions from Shoreline Substantial Development Permit review and SEPA reviews.