



June 8, 2020

RE: MERCER PARK BUILDING – EXTERIOR WORK SUPPLEMENTAL SCOPE DESCRIPTION
3003 77th Ave SE
PIN: 531510-1015

To the Design Commission for the
City of Mercer Island

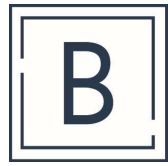
We are pleased to submit this proposed scope of work for the Mercer Park Building located at 3003 77th Avenue and will include the following:

East Façade

- Cutting in new windows at the Lower Level and lowering the existing landscape berm work in conjunction to provide an increased transparency at the ground level to provide better engagement with the public right-of-way and reduces the perceived mass of the building from the street.
- Painting the existing wood screen wall to break up the monotone of the building giving a dynamic look to update the elements.
- Adding hardscaped areas are added to the landscaped areas to provide for pedestrian interaction adjacent to sidewalks and can be used for vendor tent locations during Saturday's Farmers Market.
- Providing low level lighting will be added to hardscaped areas at benches for pedestrian illumination around each area.
- Removing 4 existing trees (10-24" dia.) to allow the street trees to grow and obtain natural canopy and figure. Also the existing trees pose a possible detriment to the existing retention pipe (72" dia. X 72'-0" in length) which lie underneath the existing trees.
- Replace these existing trees with 8 new trees in the main plaza area per the 2:1 ratio indicated in MICC 19.10.0702
- Add multiple paver hardscaped areas that can be used for Farmers Market and day to day pedestrian interaction.
- Landscaped areas will be provided with massing's of ornamental/native plantings.

Main Entry

- Painting the existing wood screen wall to break up the monotone of the building giving a dynamic look to update the elements.
- Modifications to the Main Entry block provide a new fresh updated look and include:
 - Removal of the Screen and Change of Color to the Main Entry block provides a distinction from the remainder of the building to define the entry.
 - New Curtain Wall glazing system at existing two story open area to provide a new lobby experience with transparency to the exterior to enjoy the visual enhancements of the plaza area.
 - Overhead Door at new curtain wall provides for interaction between Lobby and Plaza area for events and good weather days.
 - New landscaping and bench seating areas are added to provide collaborative areas outdoors for pedestrians to interact or enjoy while outdoors.
 - Providing (8) new trees in the plaza area to replace the (4) trees removed from the east façade area per the 2:1 ration indicated in MICC 19.10.0702.
 - Relocating Art Work from plaza area adjacent to the right-of-way sidewalk to provide better interaction and visual awareness with pedestrians.



Roof Deck

- Remove existing screen which appears to way heavy visually on the proposed deck enhancements.
- The removal of the screen which partially obscures the window will provide a better visually interaction between the interior and exterior spaces.
- Add a new deck paver system at the 4th Floor level over a portion of the existing 3rd floor roof which was originally design as a deck area.
- Add a new stair penthouse over the existing stair to accommodate the added occupant load for the 4th floor.

Sincerely,

Randy Morgan | Principal
Burgess Design, Inc.