

118 W. MERCER

SDCI #3036517-LU

DESIGN REVIEW BOARD RECOMMENDATIONS #2

05/04/2022

R RUNBERG
ARCHITECTURE
GROUP

SRM
DEVELOPMENT




PURPOSE OF THE SECOND RECOMMENDATION MEETING

THERE WERE SEVERAL ISSUES AND CONTRADICTIONS THAT AROSE IN THE RECOMMENDATION MEETING THAT SDCI IS ABLE TO RESOLVE OR RECONCILE:

1.
- The Uptown LURC design guidelines that we had worked with them closely on through the design process was not acknowledged by DRB, neither was their letter dated 2021.07.30.
2.
- The Uptown LURC attended the 2021.08.04 DRB meeting however their mic was cut off and they were not allowed testimony.
3.
- A follow up letter from Uptown LURC clarifying their position dated 2021.09.12 has also not been acknowledged by SDCI.
4.
- There is conflicting, and unclear information cited in the recommendation meeting specifically about the brick on the lower levels.
5.
- In the essence of time to resolve these issues, the team elected to apply brick to the lower levels around the blind side of the building in the exact same “tectonic sensibilities” as the west and south facade. Though the proposed approach had logical consistency for the design team, it was rejected by SDCI.

LETTERS FROM UPTOWN ALLIANCE - 2021.07.30 / 2021.09.12




Uptown is a vibrant and dynamic neighborhood. Uptown businesses, restaurants, shops, parks, arts and cultural activities remain open during construction of the New Arena at Seattle Center.

UPTOWN LAND USE REVIEW COMMENTS
3036517-LU 118 W. Mercer

	CONTEXT + SITE
CS1	TOPOGRAPHY AND PLANTS & HABITAT LURC is very supportive of the Residential Uses on 2 nd W and the proposed design along Mercer. 2 nd W is a quiet residential street. Mercer is an intense vehicular street. Including planters in front of the commercial provides a good buffer between the street & the building.
CS2	SENSE OF PLACE & PLACEMAKING
CS3	Incorporating art at the Mercer St. grade level is supported & encouraged. We support the art at the plaza, the large mural facing east, the textured fiber cement panels, and deep landscaping. We support the Sun Room use of the ground floor & will create. LURC supports the visual activity it creates. This is not a strong retail location.
PL	PUBLIC LIFE - CONNECTIVITY
PL1	ENHANCE OPEN SPACE & STREET-LEVEL INTERACTION
PL3	Garage entry & enclosed trash area locations are supported by LURC members.
PL4	2 nd W RESIDENTIAL ENTRIES LURC requested the Developer's team incorporate both a residential feel to these units AND a visually safe and attractive transitions into these units with a need provide residents with visual privacy. LURC requested a wide planting buffer between the residences & the sidewalk, elevated stoops, and visual barriers between units.
DC	ARCHITECTURAL DESIGN CONCEPT
DC2	ARCHITECTURAL CONTEXT <u>LURC members emphasized human scale and quality detailing as more important than consistency with a particular period or style.</u> The current design does this well. 2 nd W exterior façade – LURC did not feel this façade needed breaking up. But supports the added depth & width to the gaskets.
DC4	EXTERIOR ELEMENTS + FINISHES BUILDING MATERIALS Uptown's evolving and dynamic architectural context embraces a range of modern innovative design that reflects the Uptown Arts District. The proposed cladding materials fit in well with good design features proposed. The combination of small amounts of brick, 3 different fiber

	cement panels: smooth, textured & engraved, and the black windows does a good job of providing visual diversity to the façade.
	EXTERIOR LIGHTING The proposed lighting does a good job of adding visual interest for both pedestrians and drivers and providing safe wayfinding on dark days..
	DEPARTURES Driveway Width: LURC supports this departure



Uptown is a vibrant and dynamic neighborhood. Uptown businesses, restaurants, shops, parks, arts and cultural activities remain open during construction of the New Arena at Seattle Center.

UPTOWN LAND USE REVIEW COMMITTEE

September 12, 2021
UP-LURC COMMITTEE PROJECT REVIEW: 118 W Mercer St
MUP Project Number #3030906-LU

LURC Members met with the project Applicant's design team to review some items flagged by the Design Review Board at the Recommendation Meeting

Exterior Cladding Materials

- Brick Cladding: LURC members were unanimous in their comments and did not support extending any of the brick beyond what was shown in the DRB presentation. LURC members reviewed several design options presented by the design team and ultimately felt extending the brick on the north side did not add any design value and more importantly any value to pedestrians and community members. LURC encouraged the design team to terminate the brick at the northwest corner of the building.
- Same comment on extending cladding to the east and south side walls. South side faces parking lot and is mostly covered by retaining wall and landscaping. Future development will cover this façade.
- Phenolic Panels on façade: LURC members were unanimous in their support for the phenolic panels, especially on the east facing facade near lobby.

Roof mechanical screens
LURC members were unanimous in their support of incorporating black into the penthouse/mechanical screen design to provide more color context with the colors on the rooftop amenity space.

Copy to UP LURC Members: Maria Barrientos, Deb Frausto, Nancy Silberg, Rick Hooper, Robert Cardona, Cyrus Despres, Donald Kunz, Don Miles, Melanie Corey-Ferrini, Elaine Chung, Pike Oliver,



RECOMMENDATION OF THE
WEST DESIGN REVIEW BOARD

Record Number:	3036517-LU
Address:	118 W Mercer St
Applicant:	Runberg Architecture Group
Date of Meeting:	Wednesday, August 04, 2021
Board Members Present:	John Morefield, Chair Janell Eckrich Allan Farkas Jen Montessoro Tiffany Rattray
SDCI Staff Present:	Greg Johnson, Senior Land Use Planner

SITE & VICINITY

Site Zone:	Midrise [MR (M)] & Seattle Mixed – Uptown 85 [SM-UP 85 (M1)]
Nearby Zones:	(North) MR (M) (South) SM-UP 85 (M1) (East) SM-UP 85 (M1) (West) MR (M) & SM-UP 65
Lot Area:	19,219 sq. ft.
Overlays:	Uptown Urban Center Uptown Design Review Guideline Area



DRB REC REPORT 2021.09.16 | CONDITION

The recommendation summarized above was based on the design review packet dated Wednesday, August 04, 2021, and the materials shown and verbally described by the applicant at the Wednesday, August 04, 2021 Design Recommendation meeting. After considering the site and context, hearing public comment, reconsidering the previously identified design priorities and reviewing the materials, the five Design Review Board members recommended APPROVAL of the subject design and the departure with the following conditions:

1. Replace the dark-colored fiber cement panel material proposed on the first two-levels of the non-street-facing facades with the brick material proposed for the two-story base of the street-facing façades (DC2-B-1. Façade Composition, DC4-A-1. Exterior Finish Materials, *Uptown* DC4-1-b. Quality Materials).

SITE ANALYSIS - IMMEDIATE CONTEXT



FUTURE DEVELOPMENT BY SAME OWNER

CHANDLER HALL APARTMENT BUILDING

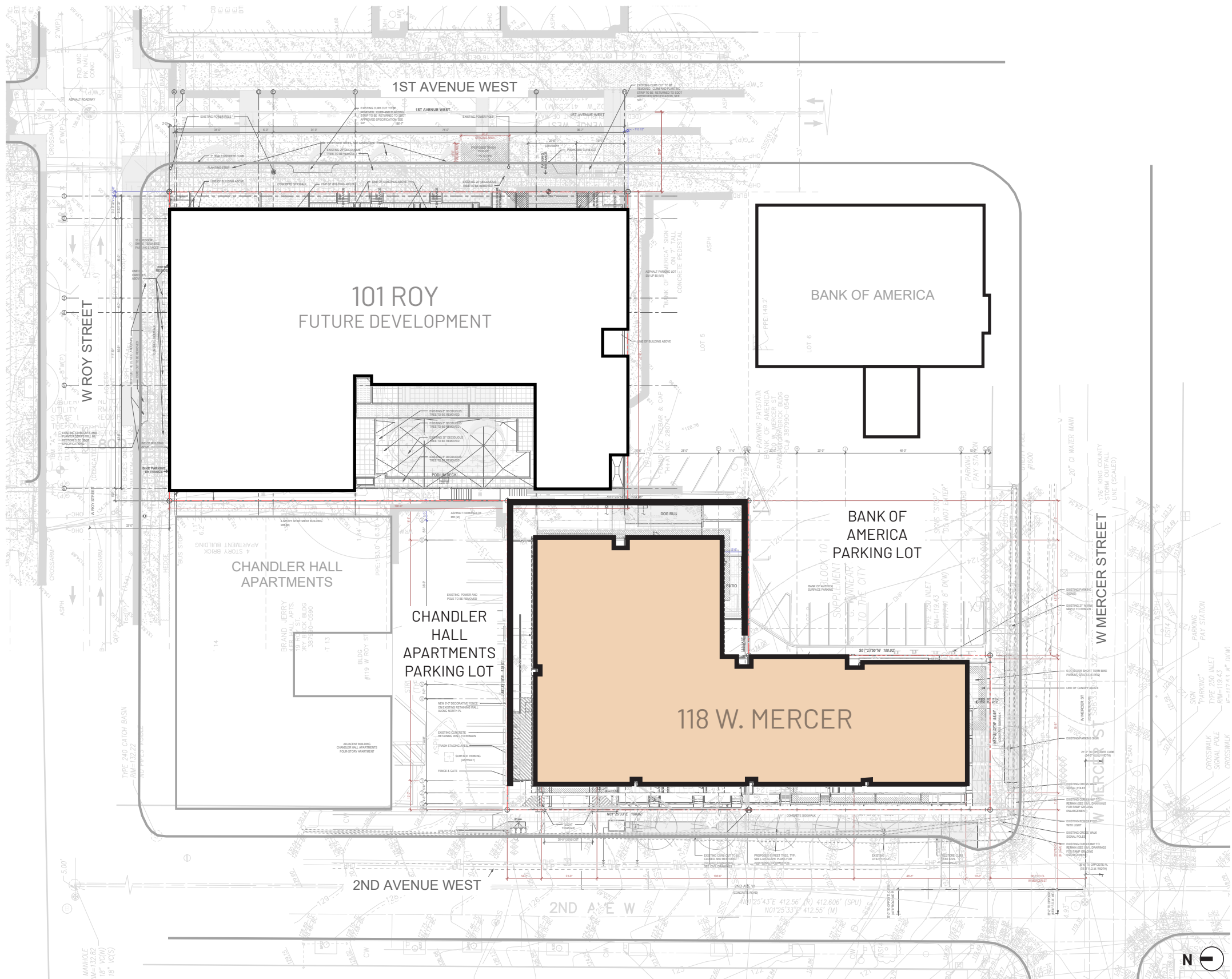
DRIVE-THRU COMMERCIAL BUILDING

PARKING LOT

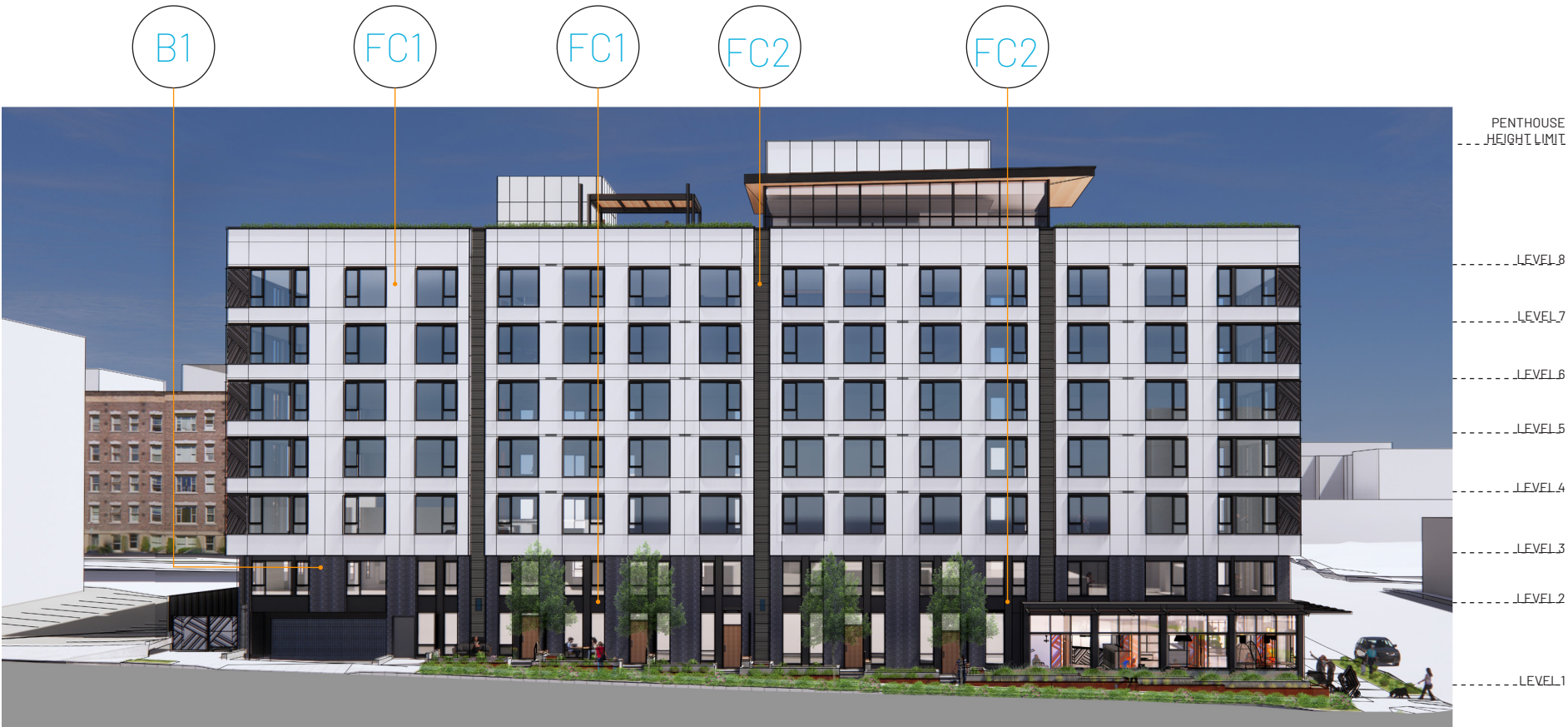
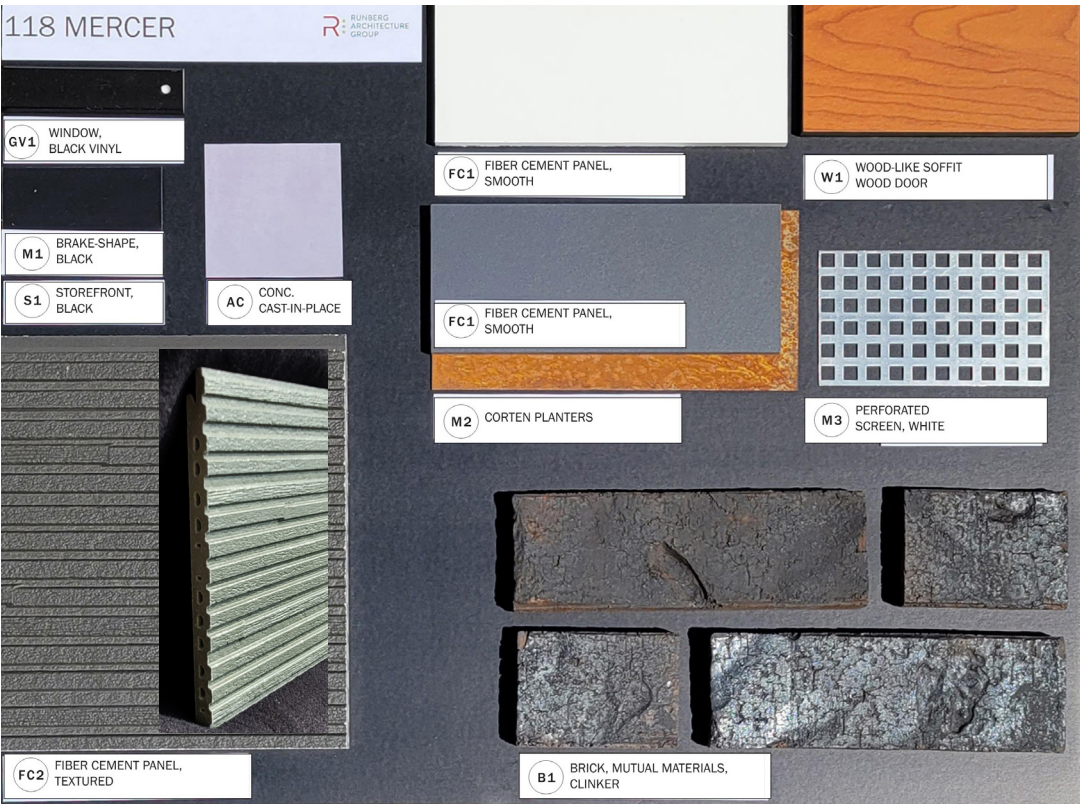
CONSULATE GENERAL OF THE REPUBLIC OF KOREA

QUEEN ANNE SQUARE OFFICE BUILDING

DRIVE-THRU COMMERCIAL BUILDING



BUILDING ELEVATION - DRB REC MEETING #1(2021.08.04)

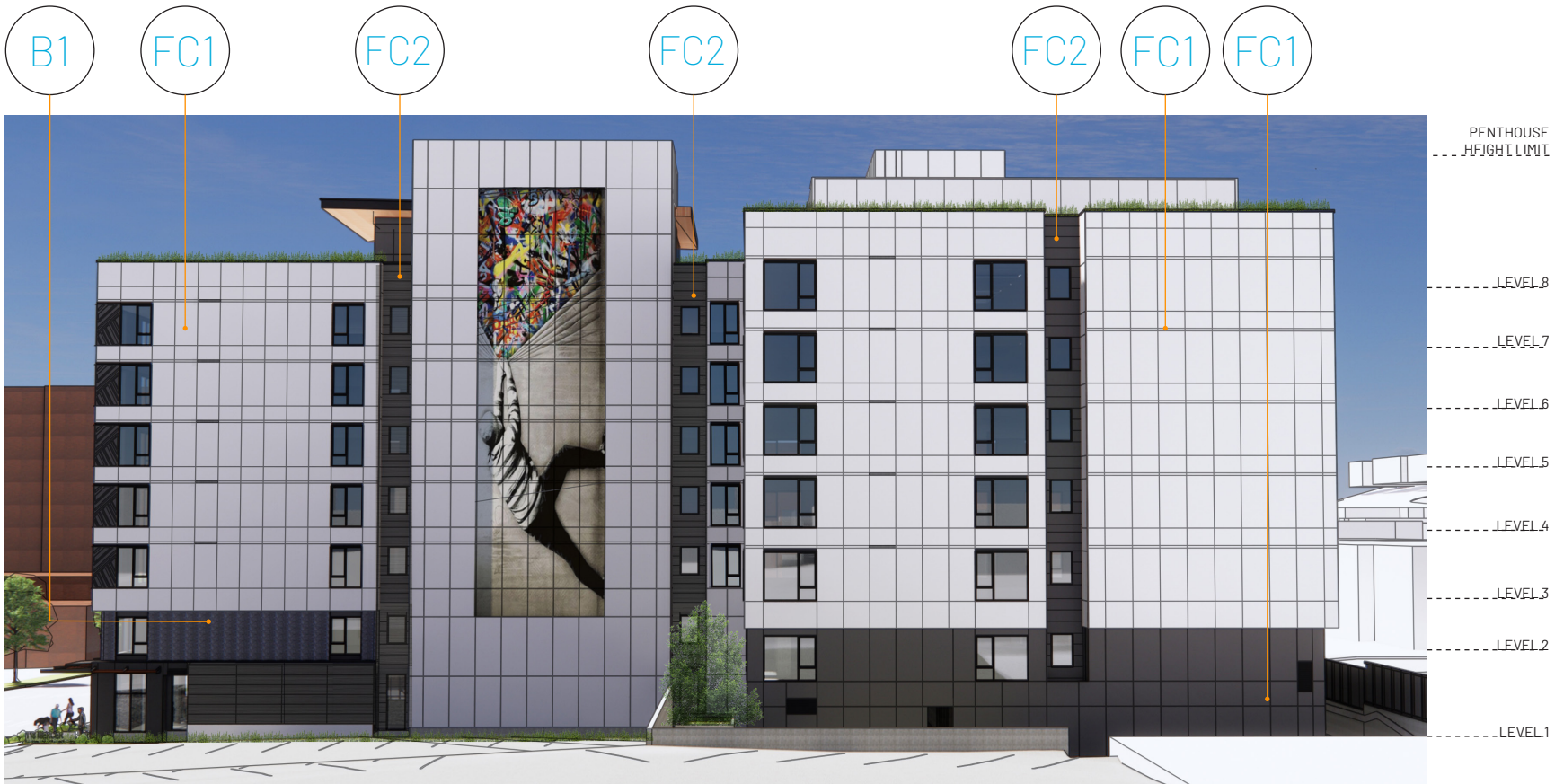


WEST ELEVATION



SOUTH ELEVATION

BUILDING ELEVATION - DRB REC MEETING #1(2021.08.04)



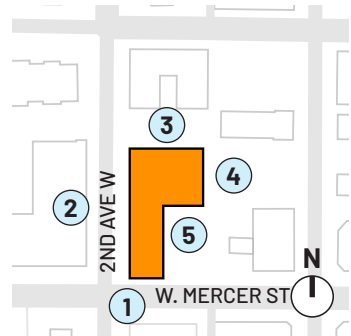
EAST ELEVATION



NORTH ELEVATION

THIS PAGE IS INTENTIONALLY LEFT BLANK

BUILDING ELEVATIONS SOUTH & WEST STREET FACING FACADES



1. STREET FACING FACADE (W MERCER ST) - NO CHANGE

BRICK TYPICAL (B1)

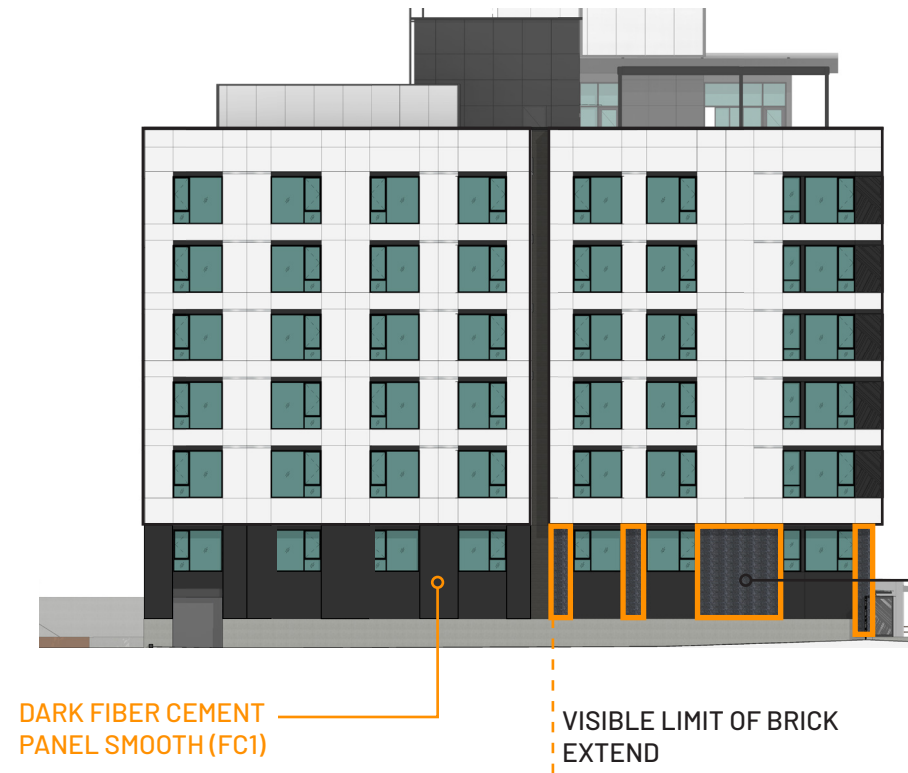


2. STREET FACING FACADE (2ND AVE W) - NO CHANGE



PERSPECTIVE VIEW ALONG 2ND AVE W

BUILDING ELEVATIONS - NON-STREET FACING FACADE - OPTION 1



ADDED COLUMNS
OF BRICK (B1)

3. NON-STREET FACING FACADE (NORTH)



DARK FIBER CEMENT
PANEL SMOOTH (FC1)

4. NON-STREET FACING FACADE (EAST)



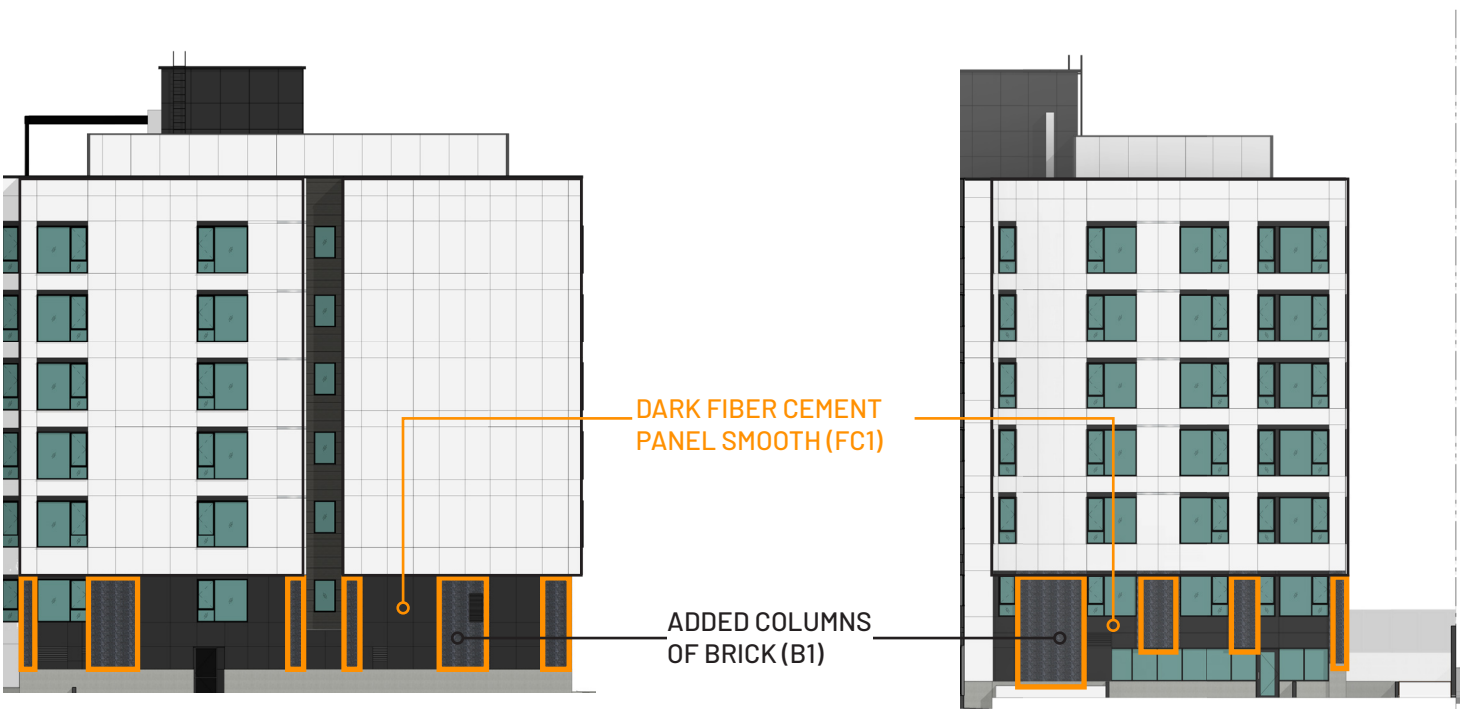
5. NON-STREET FACING FACADE (SOUTH)



PERSPECTIVE VIEW ALONG 2ND AVE W

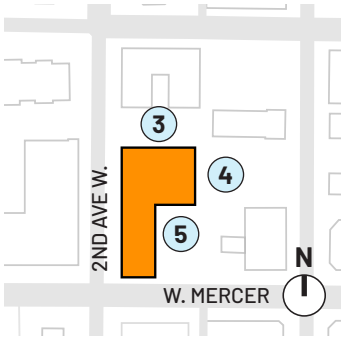


3. NON-STREET FACING FACADE (NORTH)



4. NON-STREET FACING FACADE (EAST)

5. NON-STREET FACING FACADE (SOUTH)



PERSPECTIVE VIEWS - OPTION 1



PERSPECTIVE 1. 2ND AVE W LOOKING EAST - DARK FIBER CEMENT PANEL SMOOTH (FC1) & BRICK (B1)



PERSPECTIVE 1. 2ND AVE W LOOKING EAST - BRICK (B1)

PERSPECTIVE VIEWS - OPTION 1



PERSPECTIVE 2. CHANDLER HALL PARKING LOT LOOKING WEST - DARK FIBER CEMENT PANEL SMOOTH (FC1) & BRICK (B1)



PERSPECTIVE 2. CHANDLER HALL PARKING LOT LOOKING WEST - BRICK (B1)

PERSPECTIVE VIEWS - OPTION 1



PERSPECTIVE 3. 1ST AVE W LOOKING WEST - DARK FIBER CEMENT PANEL SMOOTH (FC1)



PERSPECTIVE 3. 1ST AVE W LOOKING WEST - BRICK (B1)

PERSPECTIVE VIEWS - OPTION 1

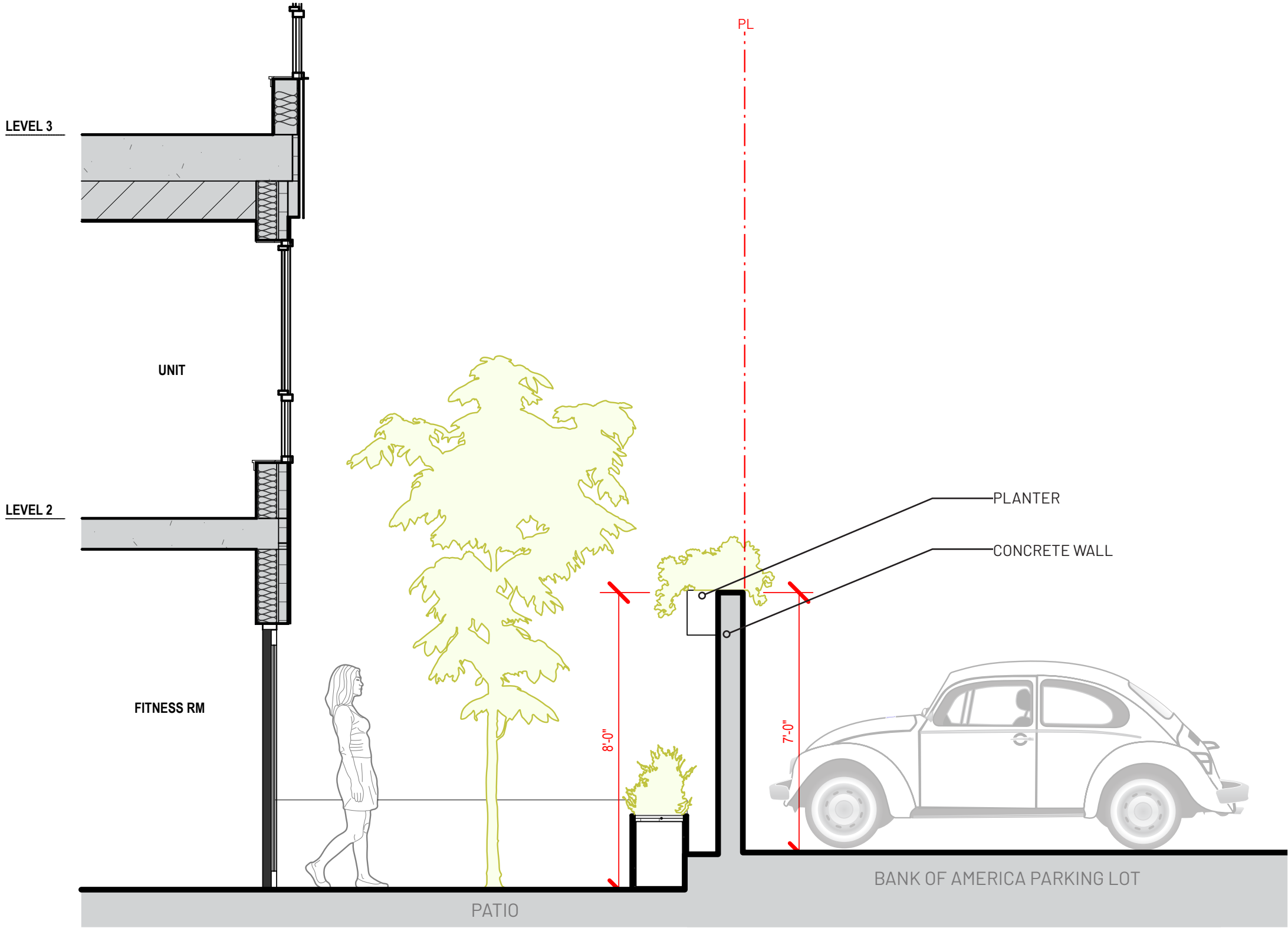


PERSPECTIVE 4. BANK OF AMERICA PARKING LOT LOOKING NORTH-WEST - DARK FIBER CEMENT PANEL SMOOTH(FC1)

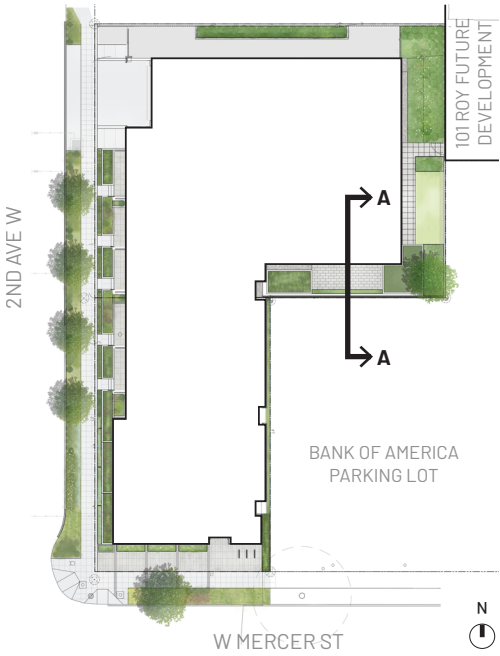


PERSPECTIVE 4. BANK OF AMERICA PARKING LOT LOOKING NORTH-WEST - BRICK (B1)

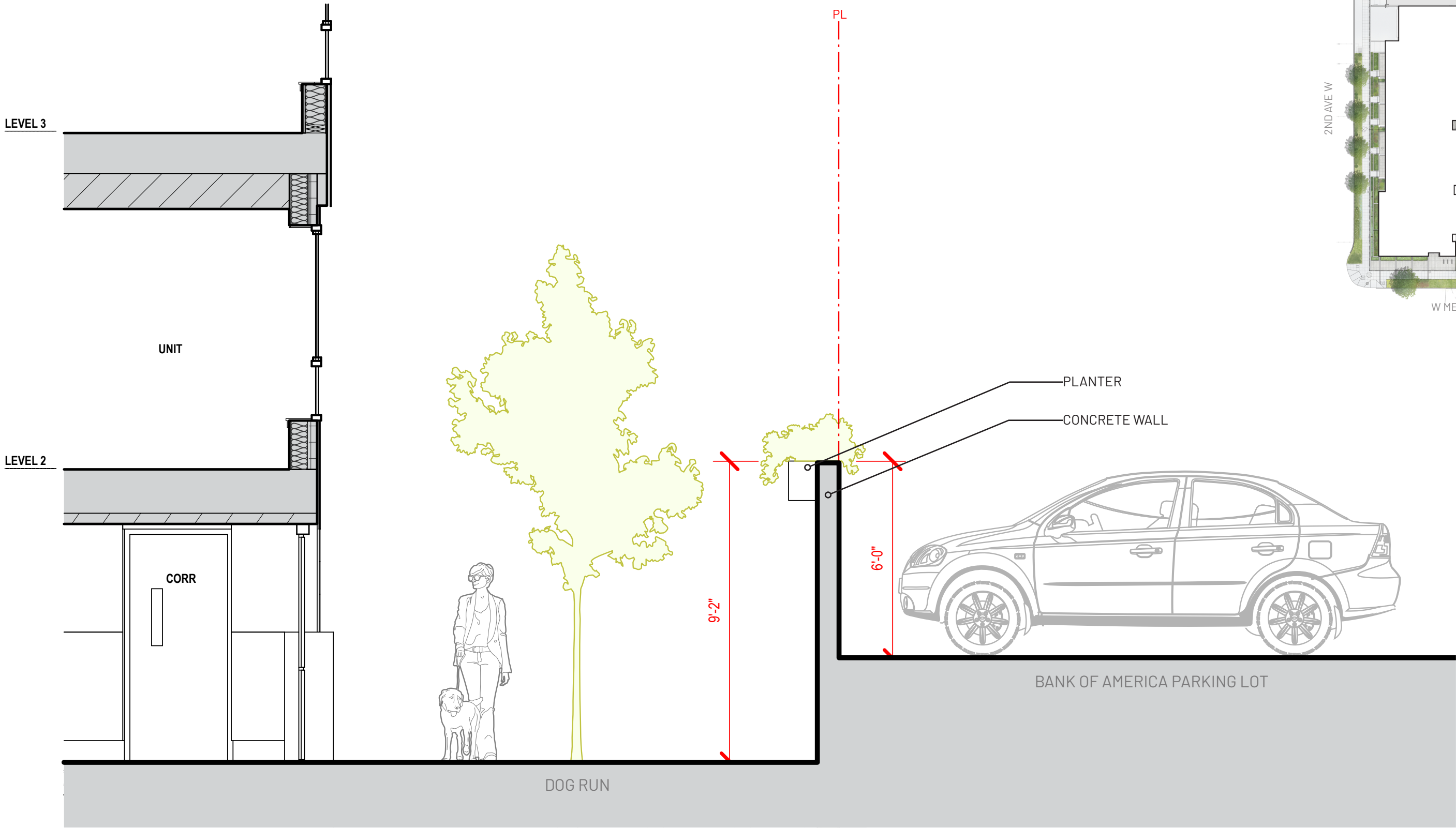
BUILDING SECTION



SECTION A

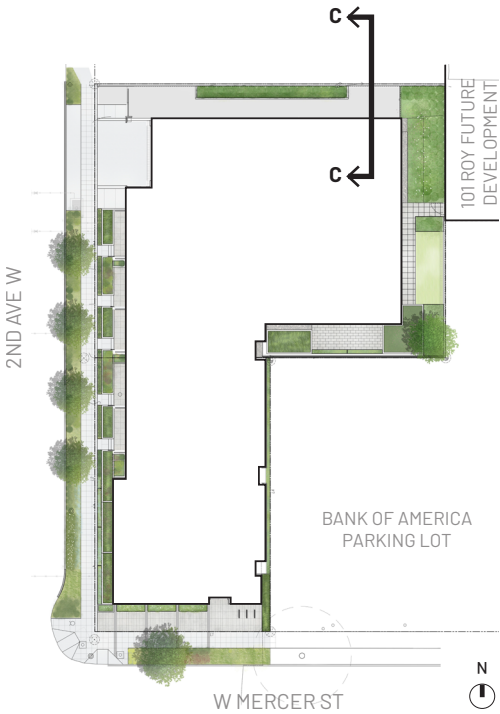
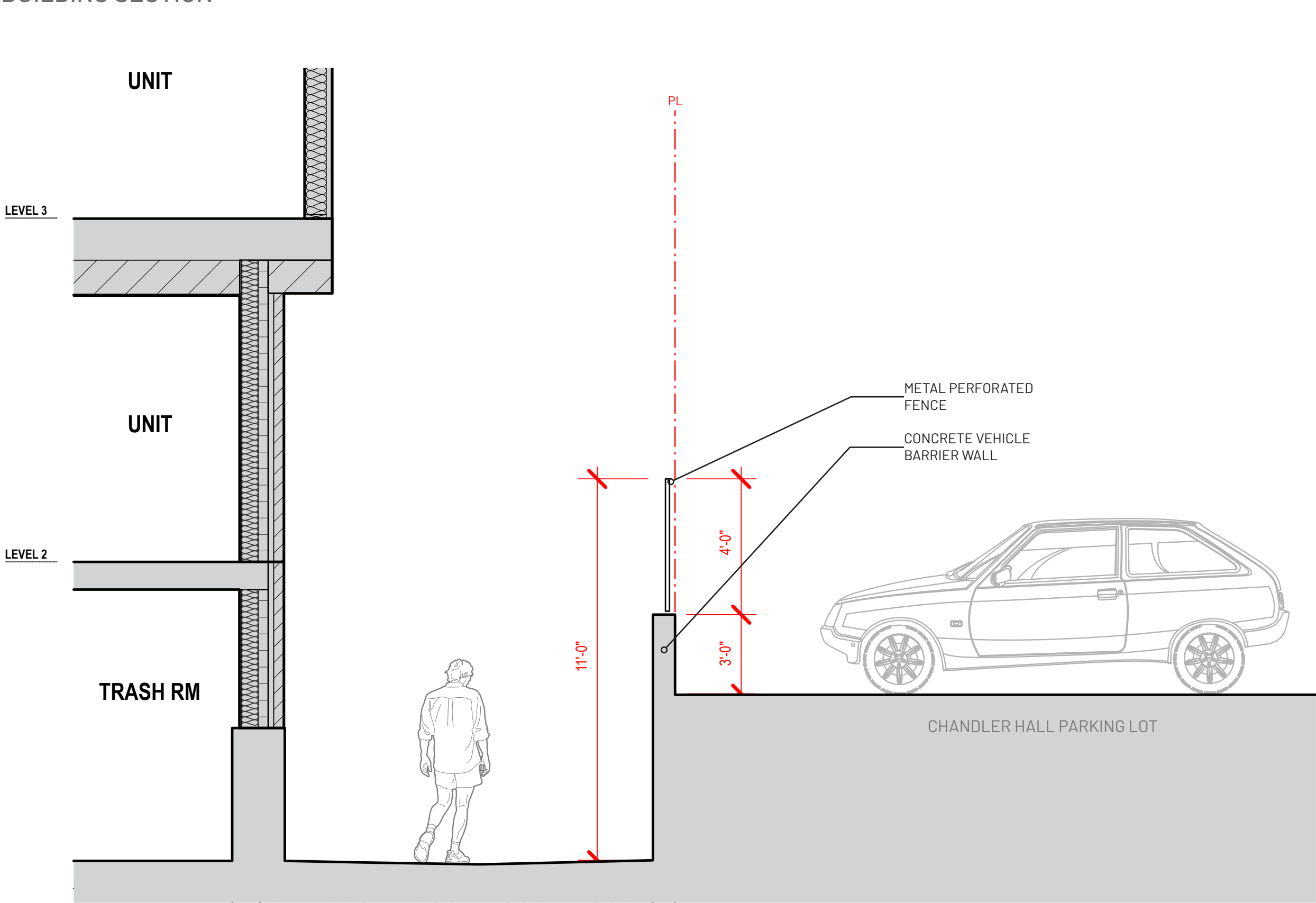


BUILDING SECTION



SECTION B

BUILDING SECTION



SECTION C

EXISTING SITE CONDITIONS



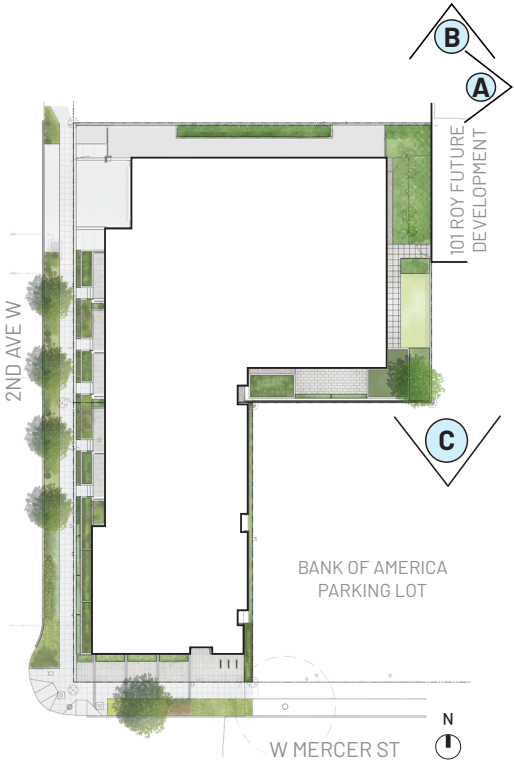
A. CHANDLER HALL PARKING LOT LOOKING WEST



B. CHANDLER HALL PARKING LOT LOOKING SOUTH



C. BANK OF AMERICA PARKING LOT LOOKING NORTH



THANK YOU!



APPENDIX

MATERIAL BOARD

