

Erin Osberg, RA  
Associate  
+1 206.654.2115 Direct  
+1 206.654.2100 Main

**Gensler**  
1200 Sixth Avenue  
Suite 500  
Seattle, Washington 98101

## Allister Restaurant Improvements- DSR23-016

2737 78<sup>th</sup> AVE SE, Mercer Island, WA 98040

### Project Narrative

This is a minor exterior modification being done for Allister, a new restaurant moving into suite 100 of 2737 78<sup>th</sup> Ave SE, Mercer Island. The design is aimed at transforming an existing outdoor patio used by the previous tenant as an outdoor dining space, into an all-weather outdoor dining patio.

The new patio welcomes guests into an urban garden oasis, guests will enter under an arbor with live vines growing up it, into a covered patio space, bringing the ambiance of the restaurant out to the street. A new glass canopy will shelter the main building entry, while allowing sunlight to wash the new arched wood and glass door. The building façade at the patio will have a new vertical wood slat applied over the existing building façade and will start at the eastern edge of the arbor, and wrap inside the patio along the curved building front. The wood slat wall serves multiple functions, as a design gesture that will welcome and pull people from the street into the space, as a buffer to prevailing SW winter winds, as a backdrop for restaurant signage, and as an exterior menu board. The space opens to the west to the dining area that will be protected by a pergola structure that can adapt to the changing weather. The pergola will have louvers that open and close depending on weather conditions, lighting, fans and heaters have been incorporated to ensure the space can be used year-round. The dining area will be surrounded by new linear planter boxes and banquette seating, this will create a small buffer from the sidewalk to the dining area, but still allow for visibility and activation of the street, and facilitate the neighborhood feel of Mercer Island, allowing diners to engage with friends walking past.

The design is intended to compliment and embellish the existing atmosphere created in the town center. The material palette has been selected to tie into the existing building colors and surrounding architecture, while also carrying the character of the new restaurant out to the street, creating an identity for Allister visible from the sidewalk. The design will maintain existing street frontages along 27<sup>th</sup> St. maintaining current visibility and increasing activation through the addition of year-round dining. The

Arbor and pergola structure have been designed in a proportion that will compliment the surrounding buildings and create an inviting space for patrons to enjoy.

The work will be done with multiple permits, and will be phased as necessary for construction, however there will be no noticeable breaks between phases. The interior TI work is happening under a separate permit and is not undergoing design review. Three permits are involved in the exterior work. The patio permit work will happen first and will address settling that has occurred in the current patio to improve upon drainage and create a more consistent surface for dining. Foundations for the arbor and pergola will be incorporated at this stage. After the concrete work is complete, work on the pergola by StruXure PNW will begin, other exterior work will occur shortly after the pergola has been completed.