

Broadway project facades for review today.

The architects and developers presented siteline views to illustrate that most of the buildings are minimally visible from the views along Aliceanna, Fleet and Broadway. The designers are exploring the use of corrugated aluminum paneling (Durallure) and an EIFS-like (STO) material with a stucco appearance to add visual interest to buildings. Two different colors of EIFS-like materials are proposed. DRC members asked about the longevity of both materials - particularly the STO material. They would like the developer to supply this information. There was some concern about where and how the panels of both materials meet - will it be seamless?

The DRC members preferred the redesigned Bethel Street and Broadway elevations. Recommendations for the Bethel Street elevation were made to limit the corrugated metal to the upper floors and make the windows less narrow. The recommendation for the Broadway facade was to also limit the corrugated metal to the upper floor. The DRC members had a difficult time distinguishing the foreground and distance facades from the supplied "straight on" elevation. It was suggested that a perspective drawing with some shading would make the placement of some elements clearer.

DRC members asked for a redesign of the Aliceanna Street and Fleet elevations. Some of the comments were: "not enough fenestration", "redesign the windows", "keep the corrugated metal to the top floor of the building" "too much blank wall space" "many levels going on."

Dave Holmes stated that they are hoping to go to CHAP again on Feb. 12th.

Decision: Concept design - Resubmit