



PROPOSAL

Change previously approved metal siding vertical "fin" color "Cool Metallic Champagne" to match metal siding body color "Vintage".

During the construction phase, a full scale mock-up using various colors and gauges was created and inspected by the design and owner teams. It was found that the approved metal siding body color "Vintage" had quite a bit of color variation depending on how it was oriented to the light source. This effect, when combined with the 90 degree orientation of the fin from the building, seemed to provide the level of contrast desired in the original concept.

RECOMMENDATION MEETING DECISION

(January 14, 2015)

The Board was pleased with the massing and design of the development. The Board commended the development team for working with the owners of the development to the north.

Materials: The Board discussed the thickness and contrasting colors of the metal panel system with vertical fins. There was some concern that the vertical fins won't work as a design element, but the Board agreed the fins are providing interest to a building that would otherwise be flat. (DC2.B.1, DC2.D.1, DC4.A.1)

The Board and design team agreed that the exterior metal panels shall be of a thick gauge to avoid oil-canning. (DC4.A.1)

Design the exterior metal panels and the vertical fins to read as elegant vertical pin-stripes. (DC2.B.1, DC2.D.1)

The Board noted that the 4' deep balconies are a good contrast to the vertical elements of the exterior skin. (DC2.C.1, DC2.C.2)

DESIGN GUIDELINES RESPONSE

DC2.B.1, DC2.D.1, DC4.A.1 - The configuration of the fins remains unchanged and the multifaceted effect of the fins fabricated from the color "Vintage" provides color variation and interest to the building.

DC4.A.1 - The fins are fabricated with panel widths less than 12". This eliminates the possibility of oil canning.

DC2.B.1, DC2.D.1 - Vertical color accent is provided by the chameleon like quality of the "Vintage" color, which varies from black to silver depending on its orientation to the sun. This effect is shown in the following photos of the completed structure.

DC2.C.1, DC2.C.2 - Due to the unique finish on the "Vintage" metal fins, a visual vertical accent is created in both in color and physical orientation. We feel that the desired visual depth and interest is equivalent to the previously approved submittal.



PROJECT LOCATION

VICINITY MAP (NTS)

2 VICINITY MAP



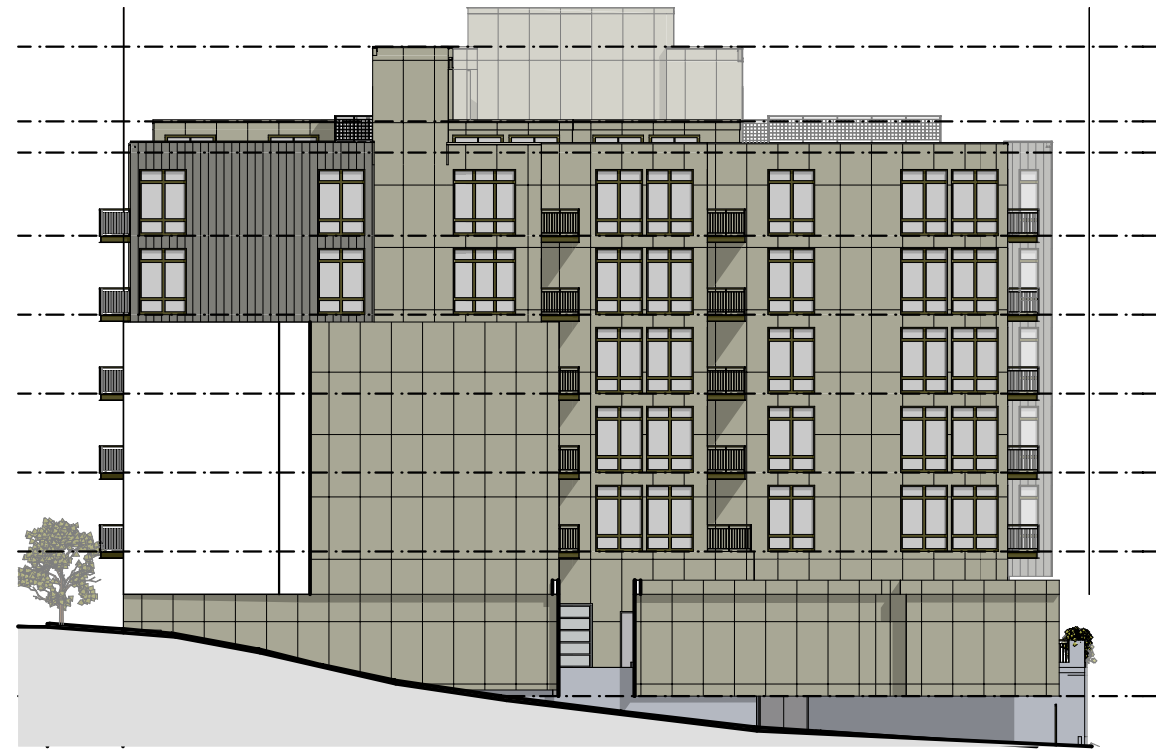
4 ORIGINAL ELEVATIONS



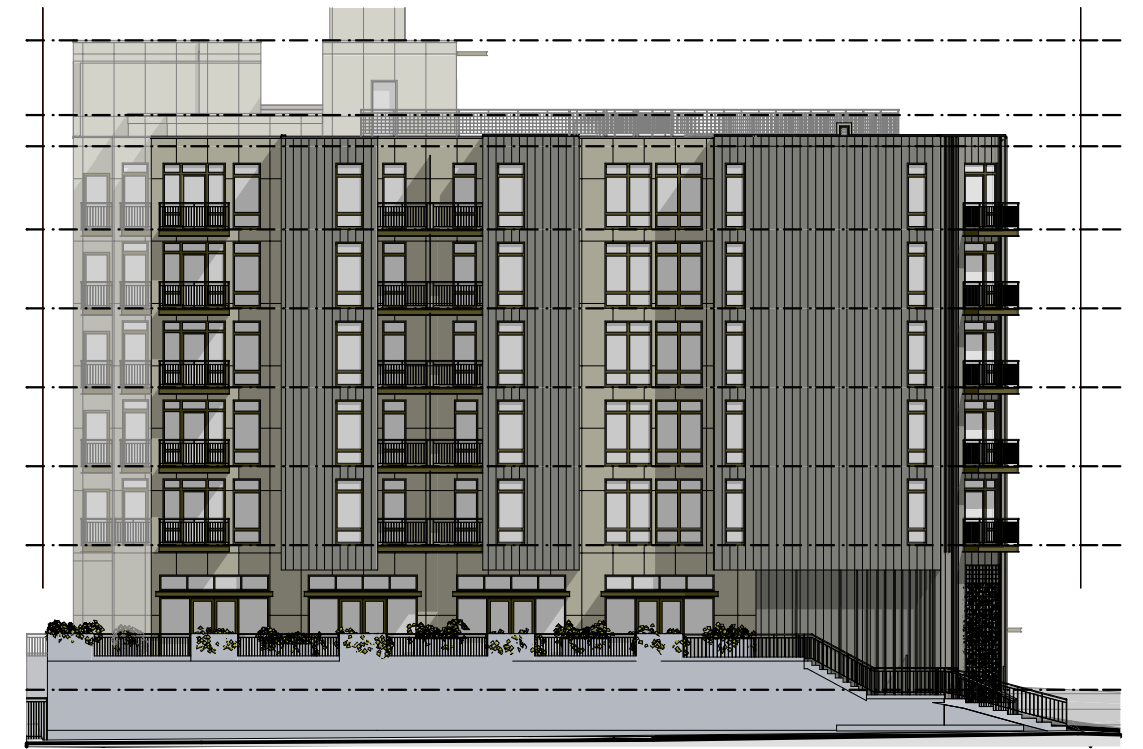
South Elevation - East Madison Street



East Elevation - 15th Avenue



North Elevation



West Elevation

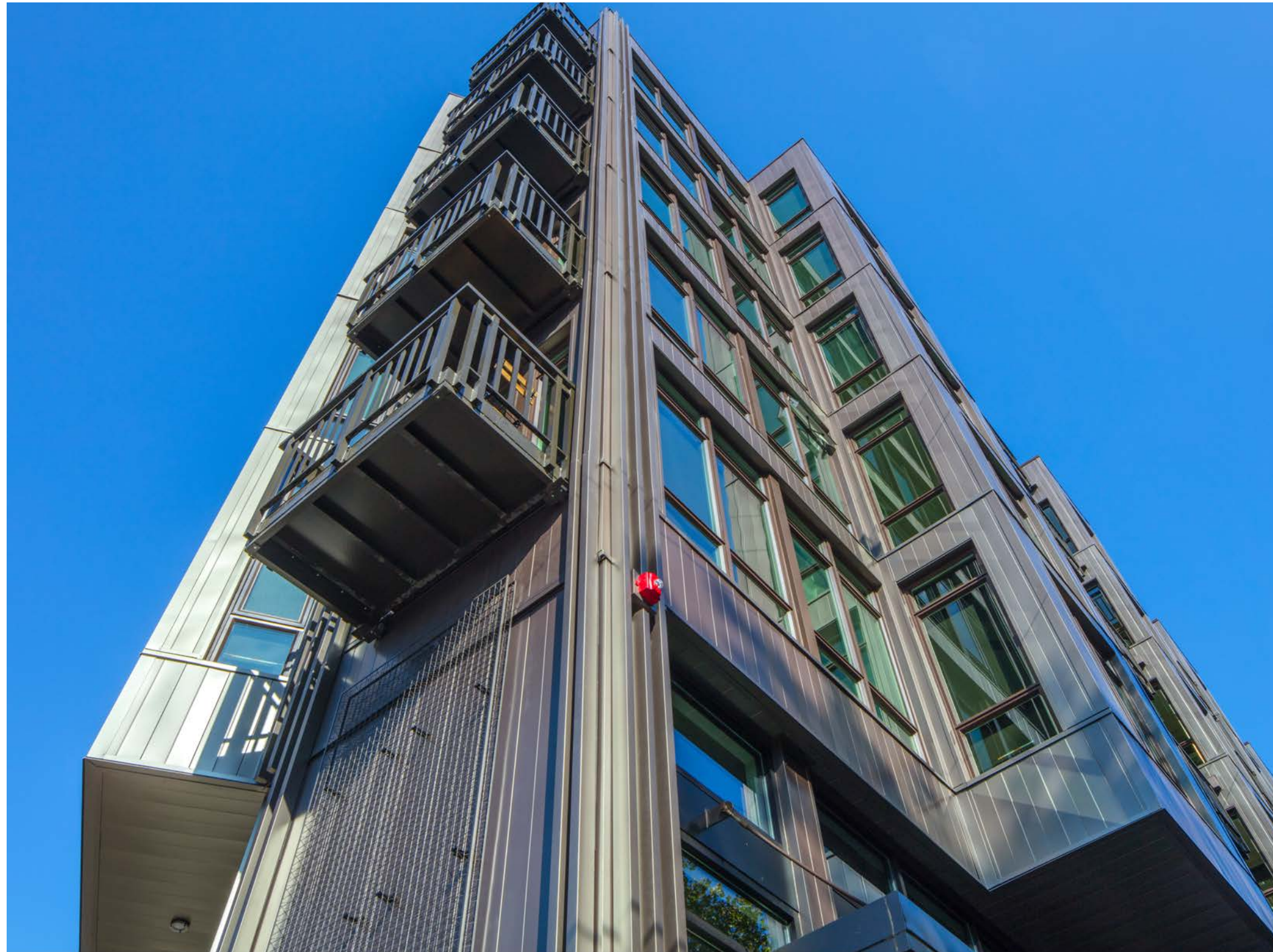
6 STREET LEVEL AT MADISON AND 15TH



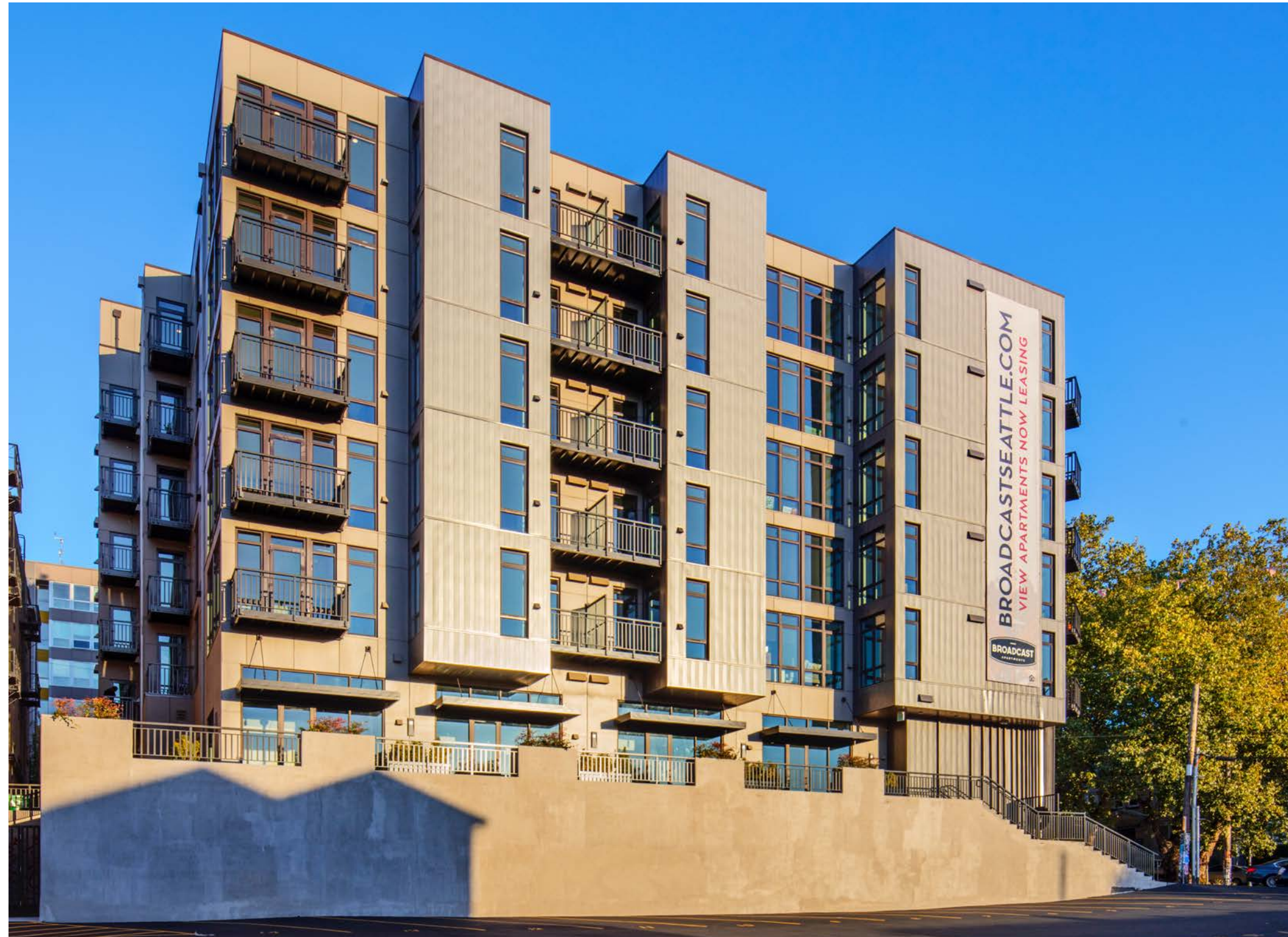


8 STREET LEVEL MADISON



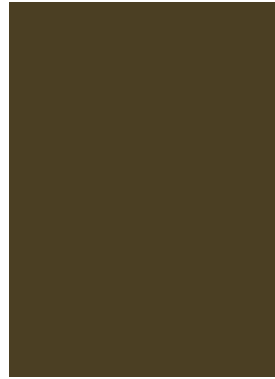


10 WEST FACADE





12 MATERIALS



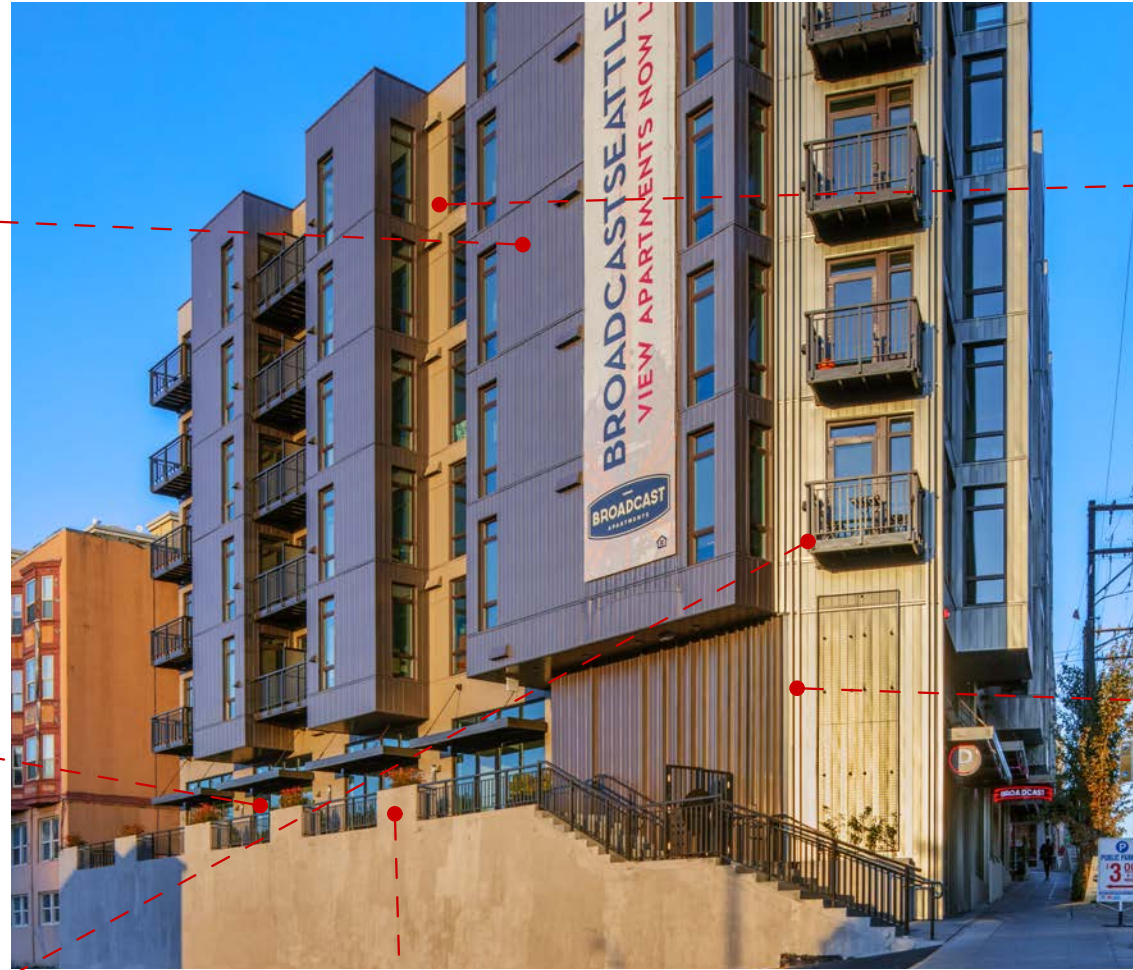
AEP Span Cool Dark Bronze



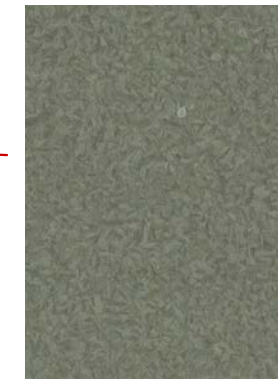
Dark Bronze Vinyl Windows



Dark Bronze Balconies



Hardie to match AEP Span Champagne color



AEP Span Vintage



Cast-In-Place Concrete Planters