

FINAL RECOMMENDATION MEETING—MAY 21, 2012

In response to comments and guidance rendered at the first Recommendation Meeting, the architects focused on developments in design that centered on issues of 1) clear pathways and hierarchies of spaces relative to building entries, 2) the relationships between the public realm and private / semi-private outdoor spaces, especially at the corner of Brooklyn Avenue NE and NE 52nd Street, 3) elements to promote inhabitants' security, and 4) details regarding the rationale, placement, and treatment of the building's windows

The architectural team presented an entry porch, stair and railings which had been detailed to provide a clear sense of main entry and a secure point of arrival. Fencing around the perimeter and a detailed exterior lighting plan addressed issues of safety. The patio area at the building's northeast corner, related to a secondary ground floor entry, provided a pleasant amenity area for residents while addressing the corner as had been requested by the Board. The fenced and gated alley-facing patio and roof deck and roof garden complemented the amenity space located at the front of the building at ground level. The art element at the southeast corner, identified by the Board as a distraction rather than as a contribution to the overall design, had been removed, as had the large window surrounds on all three upper floors of the corner facades above the corner amenity area. Thinner window surrounds and a metal scrim raised proud of the north- and east-facing facades at the corner provided a counterpunctal motif to the larger window surrounds on the other exterior facades.

The treatment of the south and east façades reinforced the “quirky” urban design aesthetic which had been chosen to capture a playful character which had been encouraged by some members of the Board's comments since the first Early Design Guidance meeting.

Public Comment

Some members of the public attending the meeting remained concerned about parking impacts, some safety and nuisance issues. Others remained concerned about the “fit” of the design with the established fabric of the neighborhood. Some others spoke favorably of the direction the design development had taken and saw the structure as arresting and interesting, even if not totally aesthetically compelling.

Board's Deliberations and Recommendations

It was noted by the Board that the proposed design had responded well to concerns regarding the materiality of the fences and railings, differentiation within the overall massing of the structure, modulation, concerns of safety and a more pleasant seating of the building within its site.

The treatment of the north and east façades reinforced the “quirky” urban design aesthetic which had been chosen to capture a playful character which had been encouraged by some members of the Board's comments since the first Early Design Guidance meeting. There was still some slight dissent, however, regarding the oversized expression given the windows and the color palette chosen to accent them. After discussion, however, it was agreed that the design team had offered considered and acceptable responses to those concerns previously raised by the

public and the Board at earlier meetings. Most apparent was the pro-active approach to security that had been taken by the design team. The Board recommended approval of the design as presented.

The approval was tempered by one concern and a condition. The Board agreed that the applicant should work with the land use planner and provide an acceptable design that would provide security and some sense of privacy for the patio amenity area at street level, facing at the corner of Brooklyn Avenue NE and NE 52nd Street. This could best be accomplished, it was suggested, by means of both additional hardscape, plantings, and choice of outdoor furnishings that would curtail easy direct access off 52nd Avenue.