

5/21/2018

Nell,

It is our understanding Planning Staff has identified six deviations the current as-built 30 Merrill project has from elevations approved during the Site Application process:

- Balcony railings were constructed with black metal posts.
- Balcony railings follow the perimeter of the bays on the front of the building.
- Missing green screen
- Lack of vertical siding behind the green screen.
- Loss of the break metal trim detail between the windows on the bays
- Dark color on the cornice of on the fourth story.

We appreciate and understand the need to address the items. Out of meetings with Bild and CornerStone my development partner Mike and I believe we have some common sense solutions that address the overarching issue - making the fourth floor more recessive and lighter. Please see our responses below to the issues mentioned noting how we plan to resolve, or why a particular issue might be impractical to resolve. Some of these simple fall into the category of 'will it make a difference' or others, like the railing, the plans provided and approved were unclear or lacked clarity.

- Paint the balcony railing post on both roof levels, including the posts on the stairs, a lighter color. This could be a color that matches the railings (more of a silver that blends with the sky (can't get much more recessive then that) or maybe white. Open to input of course.
- Keep the railings and posts in their current locations. We re-examined the submitted plans in detail and from all angles. The design or more if the rails/post 'contour' the roof in all areas is unclear. This is where an aerial view looking down at the roof would have been helpful and left no room for interpretation or ambiguity. Short of this the contractor made a call we fully approved and supported - to have these follow the roof line in all areas. This uniform approach just seemed to make sense and again fits with what we feel is a logical interpretation of the plans. We can see where the other interpretation could arise and this is a point we will ask for from Bild or others in the future.
- Install the green screen. We will wait unit post construction of 5-7 Cumberland and paving to install. Just makes sense since this is proud of the building and susceptible to damage. Install will happen fall 2018.
- During the Design Review process, the vertical siding was added to "break up" the elevation. Later on, the green screen was also added. Although none of us could recall the exact comment that lead to this 'belt and suspenders' approach it clearly is redundant and unnecessary. The screening along will take care of the need to add visual interest and 'break-up' this area and the change in siding underneath won't have further impact or enhancement and likely won't even be noticed. So we say leave it and add screening only.
- Leave detail and trim around bays as is to avoid awkward flashing details around the windows and to break up the massing of the windows. A simple exercise of trying this on paper, as we did, will prove this point.
- Paint the upper level cornice a lighter color to be more recessive on that level.

Thanks for your time Nell! We look forward to working with you toward reasonable resolutions.



Tom Landry - Managing Partner Banner Properties