



21-12-08 BLUE HILL Conf Call Minutes

Brian Peterson:

1. Provide mezzanine in live-work spaces. **Agree and are working on such units.**
2. Take artwork to the outside and use glass garage doors. **Agree, green space is provided for art display**
3. Like the bridge moved forward towards Legion Rd. **Agree, functions well with plan circulation**

Susan:

4. Want to see stoops for the residential units at grade. **Agree, stoops provided at grade except rear of wing fronting Fordham.**

Brian Peterson:

5. Improved a lot with urban spaces. **Thank You, Agree**
6. Like the distinction of Ephesus and Fordham buildings. **Agree**
7. Arcade is much more expansive and integrated than before. **Agree**
8. That corner and edge to be premier highlight of building. **Agree**
9. At the stream, connecting the sidewalks is a bright idea. **Agree, improves the connectivity of the sidewalks for pedestrians.**
10. Like making plaza activated and larger. **Agree, plaza is activated and provides more space for outdoor functions.**
11. Like the simple triangle between buildings. **Agree**
12. Ground floor becomes an active edge. **Agree**
13. Likes the integration of art spaces. **Agree**
14. Likes the new location of the bridge which becomes a portal to the plaza. **Agree**
15. Steel canopy spanning across garage entrances. **Agree, working on design of canopies.**
16. Like the breezeway being wider and becoming narrower toward the courtyard. Breezeway needed that exit along the back. **Agree**
17. Reduce asphalt on Bypass Lane by extending the green space in front of the courtyard at Fordham. **Unfortunately, this is a vehicular intersection and expanding this area is not an option.**
18. Slightly nuance the treatment of buildings to distinguish them apart. Further distinguish the buildings: Ephesus building, white and grey, Fordham building in browns. **Very interesting idea that we are looking into incorporating.**
19. Like the portal, gateway on Ephesus. **Agree**
20. Like the storefronts and signage. **Agree**
21. Like how the ribbons established the streetscape and the breaking up of the ribbons in terms of scale. **Agree, they are being further refined.**
22. Perhaps a weaving to allow continuity and integration. **Interesting idea, looking at incorporating**
23. Like the tower on the corner. **Agree**
24. Like the perspective showing the wood on the underside of the arcade, if those details can be brought into the façade in special places and would nice if they were backlit. **Agree, looking at incorporating.**
25. It would be nice if you can look behind the storefront and see the stairs. **Agree, will incorporate in the plan design.**
26. Dark articulations need to be carried down, but they don't. **Agree**



- 27. Don't want to highlight garage but don't want a hole in the wall either. **Agree**
- 28. Like the green screen on the garage.
- 29. Express the base of the garage with different material such as brick. **Agree**
- 30. At retails entrances, use architectonics of bridge of bridge in the canopies, signs, and motifs. **Interesting idea, agree.**
- 31. Provide glass storefront in walls of breezeway. **Agree, we have integrated the retails with the breezeway activities by doing that.**

John Weis:

- 32. For the public space at Fordham, how comfortable is it for units fronting public spaces?
Point well taken, we are addressing that in the courtyard.