

University Place: Buildings 6, 7 & Parking Deck

Applicant drawings dated 4-26-22

Plan Comments/Notes

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From 5-12-22 meeting with the applicant team, notes prepared 5-13-22

A design review meeting was held with the applicant team to discuss their plan set dated 4-26-22. A previous review meeting was held on April 12. Outlined below is a summary of discussions regarding the incorporation of comments from the April meeting (*which are indicated in italics*). Following these are concluding comments with some additional suggestions.

Discussion of the incorporation of comments/suggestions from the previous review meeting:

Buildings 6 & 7

1. *Consider using the "wood"-appearing material on soffits and inserts.* This has been incorporated in the "cut out" areas and along the ground floor in major pedestrian areas.
2. *Consider providing a horizontal shelf or projection at the top of the vertical elevation bays to provide a shadow line near the top of the buildings.* Not provided in the latest design but the renderings indicate the bay is recessed enough to provide the shadow line. Agreed that shelves were therefore not necessary and would overly complicate the articulation.
3. *Consider textured bricks for spandrels if the graphic panels prove unfeasible as a cost item.* This is still under consideration. Textured metal panels could be an option as well.
4. *For main retail frontages, consider recessing entrance doors to help create more façade depth.* The doors were not recessed, but the horizontal spandrels and the building plane at the base is set back to increase the sense of façade depth at the pedestrian level.
5. *For building 7, East Elevation, the dark colored "frame" entrance area seems to call out the service area alcove too much. Consider re-thinking the articulation of this area to visually de-emphasize the service area.* This has been addressed, the "frame" now just overlaps the elevation bay which contains the main building entrance. The service area now appears as a secondary shaded alcove.
6. *Consider using red "Chapel Hill Brick" somewhere.* Not included in elevations-may not fit with the proposed color scheme, discussed the possibility of using the brick as a paving material in some places.
7. *Consider varying the heights in places.* Cornice line is interrupted occasionally by elevation "frames", and corner articulations.

Parking Ramp

8. *The west elevation, on the "front" where the main entrance area is, has an articulated retail space (which is very good) and has vertical brick piers with an infill of aluminum frames which suggests an architectural building elevation, and reduces the appearance of a typical parking deck character. A projecting stair tower helps break up the mass and creates visual interest at the corner. Some of this "building-like" articulation continues on the other facades but concern was expressed about the appearance of the sloping ramped areas on the facades, especially from the Fordham side. The design team presented three potential options regarding the architectural treatment of these sides including the option of utilizing art murals, a screening option featuring inset vertical reveals and framed perforated metal panels, and a third option of using diagonal reveals to create a contrasting geometric pattern to distract from the ramping elements. No preference for any one*

option was offered but the design team will continue to look at alternatives. For the diagonal scheme, it was suggest to consider putting LED lighting strips into the reveals to further emphasize the contrasting pattern. For the second option, the perforated panels could be lighted for similar effect. Light levels and brightness of any decorative lighting will need to be carefully calibrated so as not to become too bright when viewed from adjoining areas. Also discussed was the possibility of extending more of the “building articulation” strategy (the vertical brick piers and metal frames) across the area where the sloping floors are. The group discussed a couple of concerns about this. First, the overlapping of the two systems might not work visually. Secondly, because the north and south elevations are relatively long, it might look monotonous to extend the same articulation over the entire façade length. The design team will look at this issue again to strive for the right balance of articulation themes.

9. *Be mindful of the lighting inside the deck, observers should not be able to see bright fixtures from the street or sidewalk. Also make efforts to minimize the appearance of the top level pole fixtures from the street or sidewalk.* The applicant team will continue to monitor these issues as the design details advance.

Additional comments/suggestions (regarding updated 4-26-22 plans):

Building 6 & 7

10. The applicant stated that on building 7, the large “cut out” balcony area on the NW corner may be eliminated to provide for more interior office space. If so, consider a small balcony(s) for this location which projects out a bit over the plaza and sidewalk, wrapping the corner, which would provide some exterior space for building occupants, while adding to the activation of the exterior plaza space.
11. Applicant noted that if the balconies were eliminated or reduced, the current design of the plaza space in between buildings 6 & 7 will be revised to be more of an active gathering space, not only to welcome members of the public, but also to accommodate office workers from the buildings who want to work and socialize in an outdoor space.
12. Consider incorporating attractively designed hanging blade signs for retail spaces under the canopies or overhangs, along the pedestrian main level, perpendicular to the building façade. These types of signs can add character and can help visually “pull” pedestrians along the retail frontage.
13. Consider exterior lighting strategies to highlight major building articulation features, (soffits, canopies, overhangs, “cut outs”, etc.).

Parking Ramp

14. In the perspective titled “View from Fordham” verify the landscape design to show the correct tree location/screening conditions. Include on the rendering, the sidewalk connection which will occur on the northern side of the ramp. At the point where this sidewalk meets the Fordham multiuse path, indicate a small entrance landscape feature. Consider providing flanking rows of trees on each side of the sidewalk as part of the landscape design.