

ACTION:

On a motion by March, seconded by Host-Jablonski, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (8-0). The motion required that architectural grilles for the “magic pack” units be provided with a light colored roof to reflect the heat and the parapet to be same materials on its face as well as its back face.

After the Commission acts on an application, individual Commissioners rate the overall design on a scale of 1 to 10, including any changes required by the Commission. The ratings are for information only. They are not used to decide whether the project should be approved. The scale is 1 = complete failure; 2 = critically bad; 3 = very poor; 4 = poor; 5 = fair; 6 = good; 7 = very good; 8 = excellent; 9 = superior; and 10 = outstanding. The overall ratings for this project are 7, 8, 7, 7, 7, and 8.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 33 South Broom Street

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	8	7	8	-	-	7	7	7
	6	8	8	7	-	-	9	8
	7	8	7	7	-	7	8	7
	7	7	7	7	-	7	8	7
	6	8	7	7	-	6	7	7
	9	8	8	8	-	7	8	8

General Comments:

- Project reduced from an “A” to “B” with deletion of mezzanine and “unusable” balconies. Great material mix!
- Excellent use of a difficult site – handsome building.
- Professional ongoing maintenance for the cedar, EIFS and landscape is an important element for approval and needs to be ensured. Very attractive details and lights.
- Major missed opportunity to reduce the urban heat island effect with the loss of mezzanine’s rooftop garden and balconies.
- Thanks for cooperating with the neighborhood.
- Shrinking balconies is unfortunate. Penthouses would have been great.