

Block 23 – Eisenhower East

Staff Comments for November DRB Meeting

(Specific sheet references shown where applies)

1. General:
 - a. Staff appreciates applicant addressing the interim conditions should Phase 2 not be concurrent with or immediately follow Phase 1
 - b. The approved massing reflects effective resolution at the detail level, as regards window mullion patterns and panel divisions
2. Bike rooms on Levels 1-Mezz-2-3-4: (A-322, A-502, A-504, Plans)
 - a. Do not appear to utilize all available space
 - b. Do not show best access options (move closer to open garage corner/core, add sidewalk fob access along C street)
 - c. Did not explore glazed exterior to showcase activity on C Street (looks like more screened garage) – this is a lost opportunity to enhance the north facade
 - d. Did not explore rectangular, stepped geometry
3. Colors, in general:
 - a. Looking for more inventive use of color, including accent colors, even if primary building surfaces remain monochromatic (i.e., fins, balcony elements, mullions, other tracery elements)
4. Eisenhower Avenue Low-rise Façade: (A-316-319)
 - a. DRB supported the strong vertical fins, but asked for them to be deeper and spaced further apart; instead, they have been deleted
 - b. Meeting of two colors/materials at an outside corner is problematic (A-318) and appears to deny the materiality and strength of the strong brick portals
5. Green Building Policy Responses
 - a. DRB asked for study of a physical, three-dimensional solar shading system strategy for west-, south- and east-facing surfaces
6. Two-story brick piers at base:
 - a. This move does not feel related or integral to the rest of the design and should be discussed in-depth during the upcoming DRB meeting.