

DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date May 26, 2016

DRB Case No. PDR 1526749

Address 370-376 Salem Street

Applicant Balian Investments, LLC

Design Review

Board Member	Motion	Second	Yes	No	Absent	Abstain
Benlian		X	X			
Charchian	X		X			
Malekian					X	
Simonian			X			
Mardian					X	
Totals			3		2	
DRB Decision		Approve with Conditions				

Condition(s):

1. Redesign the west elevation to enhance the horizontal design established at the Salem Street façade.
2. At the south and east elevations, which are less visible, the sense of horizontality should be continued. Simpler elements, such incorporating color of base at the first level or change in cladding could enhance the horizontal design.
3. The third floor balcony canopies should be redesigned to better integrate with other facades.
4. The gate at the patio for unit 106 should be removed and the adjacent planter should be extended in the front of the patio wall to increase the usable common area and create a meaningful separation between private and common areas.
5. Provide details for window surrounds at the wood-clad bay adjacent to the main entrance facing Salem Street.
6. Metal cladding should be incorporated at framing elements on street facing facades rather than the proposed stucco.
7. Frame around the screen element at the east elevation should match color, material and dimension of the framing element at the Salem Street façade.
8. The wall/fence elements above the semi-subterranean garage podium along the interior property lines and facing Columbus Avenue identified on section drawings (sheet A4.0) should be clarified. To comply with the Zoning Code, the combined height of the garage and any solid wall or solid fence on top of the garage in the setback area does not exceed six and one-half (6 1/2) feet above the adjacent ground level. Any portion of a wall or fence exceeding a height of six and one-half (6 1/2) feet above the adjacent ground level shall be a minimum of fifty (50) percent open.
9. Alternative options should be explored by possibly utilizing a lift at the area above the mechanical room located in the garage to simplify the hardscape layout.
10. Provide detail drawings depicting typical junctions of different cladding materials.

11. Maximize usability of all common spaces, especially at the central courtyard and front of the building, by adding amenities, especially seating, and increasing amount of available space.
12. Provide detailed plan of central court that includes revised amenity package and enhance landscaping (avoiding use of artificial turf).
13. Provide visual separation between the front open space and the street by incorporating an architectural feature such as a metal trellis and/or incorporation of the decorative modular block used at the east elevation. Incorporate appropriate landscaping, such as climbing vines, at this feature.
14. Relocate the front entry door at Salem to face the street and provide a clear, simple path of travel from the sidewalk.
15. Clearly depict the bicycle parking area in the garage, indicating the type of storage and approximate number of bicycles to be stored there.

Consideration:

16. Consider relocating the trash areas away from the elevator

DRB Staff Member Dennis Joe