

**Roost – 401 S 5th Street**

Design Review Application – Work Session discussion items following 5/13/15 DR Hearing
5/27/15

Site Specific Conditions of Approval***i. Provide a minimum of 12.5-percent façade transparency along the Myrtle Street first level frontage to meet the requirements of the departure process for the Downtown Design Standards and Guidelines.***

Please see the attached revised elevation showing the transparency levels along Myrtle. Following Staff's recommendation we have added glazing to the room at the corner of 5th and Myrtle, as well as further defining the transparency along the metal screen area. The metal screen is a layered design where we have a perforated mesh spaced to allow for openings into the naturally ventilated parking. In addition to the open areas of the façade, a portion of the metal mesh is 50% open/transparent which allows for the view of form and movement beyond the screen, without providing a direct view to the vehicles in the parking garage. We have included a few precedent images to convey the intent of this metal screen. While it is not clear glass, we believe it meets the intent of a transparent façade in this application.

The combined glazed area on the façade and the openings in the metal screen result in a 12.6% façade transparency (in the required 4'-8' range).

If the perforated metal mesh is added to this calculation it results in a façade transparency of 30.2%.

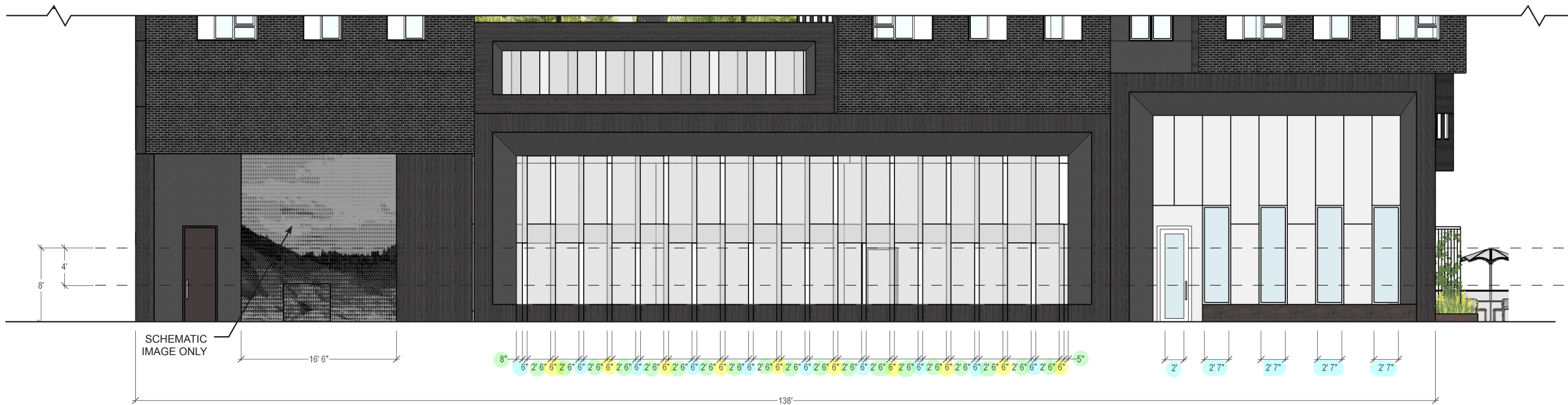
j. Provide vertical modulation within the west and east facades of the building to meet the Downtown Design Standards and Guidelines 4.2.2. The Design shall be brought back to the Committee at an advertised public work session.

Holst will present two revised schemes for the 5th street building façade treatment based on the comments received at the 5/13/15 Design Review Hearing. The options are a solution to breaking up the building façade and providing additional articulation/modulation within the façade at the request of Staff and the Commission. We look forward to discussing these design concepts at the May 27th work session.

m. Reduce the blank walls along the alley specifically for the first 50-feet visible from the public right of way.

The blank wall areas along the Alley at the corners of Myrtle and Broad have been reduced and updated with a zone for an art installation or a patterned façade treatment. The project intends to work with a local art collective to curate either a fixed installation at this location or a rotating exhibit to activate and enliven these corners. The patterned imagery submitted is schematic only, and will be refined as a relationship with an art collective established.

Enclosures: Sheet 1: Facade Diagrams



100% TRANSPARENCY =	69.3 SF	
50% TRANSPARENCY =	97.2 SF	
25% TRANSPARENCY =	5 SF	
TOTAL WALL AREA (4 TO 8 FT) =	552 SF	
TRANSPARENT AREA (100%) =	69.3 SF	(12.6% OF TOTAL WALL AREA)
TRANSPARENT AREA (>50%) =	166.5 SF	(30.2% OF TOTAL WALL AREA)

