

WCA March 30th, 2021 Community Meeting

3535 Clipper Rd Presentation

In attendance

Alyssa Brown, WCA President	Patricia Adams, WCA VP
Gordon Godat, JP2 Architects	Jill Burch, JP2 Architects
Larry Jennings, Valston Partners	

12 attendees in total, including people above.

Call to Order- Alyssa Brown

Introduces Gordon Godat of JP2 Architects. Developer has made several changes based on community feedback.

1- 3535 Clipper Rd Presentation, Gordon Godat, JP2 Architects

The new proposal for 3535 Clipper Rd. is a four story building. The fifth floor was removed. The proposed building is now 44'-4" tall. The fourth floor does not have a setback. The proposed building at 3535 Clipper is 8'-6" lower than the approved plans for 3511 Clipper Rd.

From the MTA side, because of the grade, the basement side is being utilized. The architect has kept a two story stone base on the western side that wraps around to the south side to relate to existing stone houses. The CHAP Commission felt pitched roofs were not appropriate, so the pitched roofs were removed. Overall, the materials are not set, but the architect is thinking of using stone along the base of the western side, masonry or fiber cement, and corrugated metal. Design and materials will be determined once the massing of the building has been approved. The developer will be breaking down the panels and using stone and masonry/brick.

Some techniques used to reduce mass include Introducing strong horizontal lines, reducing the number of juliette balconies to only two levels and doing punch windows at upper level on the east elevation. A horizontal line was added below the fourth floor on the north side of the building to increase articulation. There is a downside to losing the 5th floor, since they lose the finesse that the setback provided. They will introduce glazing to change the appearance.

Changes to each elevation include:

- Southern elevation facing parking lot- The architects have "taken some of the moves" to lower sections to break up massing. The panel materials are being made smaller to break up the massing.
- West side- The setback and wooden pergolas on the 5th floor are now gone, since that floor is removed. Stone covers the first and second floors on this side. The stone over

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the middle section that used to connect the two sides is now gone. There is an entrance there now and the middle section is masonry for the first two floors, with corrugated metal on the third and fourth floor. The small sloped roof is gone as well.

- East side- The building was lowered by a story. Masonry fiber cement or corrugated are options for siding, but nothing determined yet.
- North side- The pitched roof is gone. The architect used smaller panels to break up the mass of the building. The stairwell appears to be masonry.

3D comparisons show the changes in scale from previous renditions of the proposal.

Nathan Dennies, ARC Director-

Nathan thinks the scale is at an acceptable level, but design will make a big difference. Residents can email arc@aboutwoodberry.com with any questions or comments for the architect.

Questions:

1. Project is very boxy, nothing around here that's like that. That makes the project out of place.
 - a. The sloped roofs were not approved by CHAP. At design level, they can pay attention to cornice lines, shadows, and depths
2. What is 3th and 4th floor material?
 - a. Material is undefined. Originally proposed as fiber cement material. Not committed to it.
3. Have you determined there are no impediments below ground?
 - a. There doesn't appear to be any impediments. The height will not get raised.
4. Can the design and height at 3511 Clipper come down to match the scale of 3535 Clipper?
 - a. Not looking at this currently.
5. Changes in setback.
 - a. Setback will be 6' instead of 5' with smaller areas set back more. Can't push building back any more.
6. Will the building being built actually look like the one being presented today?
 - a. Besides materials being determined, but height, massing, etc. will be the same.
7. Would it be helpful for the community to provide feedback on materials?
 - a. Sure, that would be fine.
8. Is this building modern in style, industrial, etc?
 - a. Building will be historically referencial. No bold modern colors. Definitely will get developed as materials are chosen.
9. Can anything be done to soften the boxiness?
 - a. They can look at moves on the exterior to break up massing, but can't move the building itself.

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10. How many apartment's?- No idea yet.
11. How much programmable space lost- about 10%
12. Floor plans? - none yet.
13. Who is this building marketed to? Not sure yet, but it's a TOD type development, so anyone who likes this lifestyle.

4-CHAP Presentation for 3535 Clipper Rd

Tuesday April 13th, around 2 pm

5-April 20th meeting at 7 pm- proposed agenda

- Update on new recycling initiative and composting
- Most likely some development upstate. 2087 Druid park

Adjournment