

To: **MEGAN SITA WALKER, CITY PLANNER**
Date: **NOVEMBER 1, 2021**
Project: **550 MLK**
Project No.: **20196091**
From: **MARCUS LIMA, AIA**

Dear Megan,

We have uploaded a document with a series of diagram options for discussion with Design Review Commission on 11/4. The document includes the original/current version presented on 10/21, as well as 3 options for updates that we hope address concerns from Commission to varying degrees. The document includes diagrams that we hope distill the essence of each proposal to add clarity. Here's a summary of each option (also included with the uploaded packet):

1. Summary of options:

- a. The diagrams illustrate each option down to the essence of the proposed changes. It shows the three main materials, as they shape the façade, in different colors.

2. Option A – MILD option:

- a. For this option, we've regularized ALL vertical elements that track all the way down to the ground floor. These are the structural bays that follow the demising walls and columns up and down the building. They are the same width throughout the project.
- b. The windows at the corners of SE MLK & Stark and SE Washington are now stacked to add stability and a sense of structure to the MLK façade. They add more regularity and frame the MLK façade.
- c. Window mullions, whenever possible, are adjusted to stack as much as possible, to add more regularity to the façade.

3. Option B – MEDIUM option:

- a. This is similar to Option A above, except for the stacked windows at the corners at MLK (these go back to alternating as in the original version, and adds the feature below:
- b. The gray metal panel "columns" that were added and regularized in the previous option are reduced and now alternate between the chevron panels and the gray honeycomb panels. This breaks down the horizontality of the windows at every other bay, and starts to add a sense of the windows appearing more as punched openings into a more regularized facade.

4. Option C – SPICY option:

- a. This option adds to the two updates in Options A & B above but goes further by removing all gray metal panel “columns” that had previously been regularized. The building now has a “punched-opening” look throughout, while still trying to maintain some of the original playfulness on the façade with the windows moving up and down.