

City of Saratoga Springs
Design Review Commission
474 Broadway
Saratoga Springs, New York 12866

Re: Excelsior Park Phase 2A Design Review Commission Application

Dear Mr. Bradley Birge:

Below you will find an outline of the Design Review Commission meetings we have attended to present the Excelsior Park application and the outcomes of each meeting. We received final approvals for Buildings 1, 4, & 5 on January 17th, 2018 and final approvals for Buildings 2 & 3 were received on June 20th, 2018 with the conditions listed below. I would like to schedule a time to meet with you to resolve the open items for all buildings administratively. Please see the notes below outlining the history of the meetings we have presented at. In addition, I have attached drawings of each building and all conditions listed below are numbered accordingly on the drawings.

Meeting History

July 20th, 2016:

- A visual presentation of the site was provided for the Commission
- Elevations of all proposed 18 units were presented
- Materials, color selections, windows and lighting packages were reviewed
- The Commission requested 3-D renderings of each building
- The Commission requested to see the penetrations and the mechanicals on the drawings

September 21st, 2016:

- Building penetrations, air conditioning, and gas and electric meter locations were reviewed
- **The Commission granted approval for basic mass and scale for Buildings 1, 2, 4, & 5**

December 6th, 2017:

- New penetration locations and parking areas were reviewed with the Commission
- The Commission requested two dimensional drawings with colors and elevations
- The Commission also requested cut sheets of the following items for the next meeting: rail systems, porches and decking, windows and doors, garage doors and lighting

January 17th, 2018:

- 3-D colored renderings and material samples were provided to the Commission for their review

- Cut sheets were provided to the Commission for: rail systems, porches and decking, windows and doors, garage doors and lighting
- Board and batten, windows, gutters, siding, trim, brackets, roofing materials, fencing and stairs were reviewed
- **The Commission approved the application for Buildings 1, 4, & 5 with the following conditions:**

1. Exterior support columns to have stone bases from grade to top with a precast cap

We have designed the support bases with concrete with a chamfered detail which will match the existing foundation base at 30 Whistler Court. The supports with veneer stone could prove to be more of a maintenance issue if moisture gets behind the stone (the stones will pop over time if so). This would also add to the cost of the project. See the attached pictures of the existing 30 Whistler Court chamfered detail as well

2. Treatment to cover the exposed concrete foundations with exposure over 4 feet

On Building 1, we propose lattice at porches with Stucco at the lower level garden entrances. The north west side of Building 1 will also have stucco. Half of the north west units will have stucco and at the trim board it will change to stone which will wrap the rest of Building 1. Building 4 will carry stone to the west end of the porch. From there, we will add siding on the framed areas and stucco below. We Feel we can soften the look with landscaping.

3. Column profile to be made heavier

Ok, we will go from 8" to 10".

4. Extend the board and batten to the projections of the roof over the porches wherever possible

We are okay with lowering board and batten 4+- ". This is a design detail that was designed to not line up with the roof. Also, lowering the board and batten would create a great deal of waist due to the panel size that would be needed. We estimate 35% waist + vs 5%. See attached plans for all Buildings except Building 2.

5. Covered framing on the bottom side of the deck

No – We will have exposed PTL. We have researched a few options for this and it is very labor intensive to install the water diverters and I feel the look is cheesy. The new contemporary apartments on Excelsior Ave. (The Hamlet 2) and West Ave. have PTL and I feel this looks acceptable and you hardly notice the underside.

6. All mechanical penetrations to be painted if allowable including plumbing roof vents

Ok, we will do this.

7. Porch divider details to be submitted

See drawing of sided partitions with matching siding.

May 16th, 2018:

- **Extension of partial approval for mass and scale of Buildings 1, 2, 4, & 5 was granted**

June 20th, 2018:

Final approvals were granted for Buildings 2 & 3 with the following condition for Building 2:

- 8. Rear elevation lower porch railing to have 2 posts centered rather than 1 center post**
Ok, this will be shown on the plans.

Thank you for your time and consideration.

Respectfully,

Katie Gehl
Land Development Coordinator
Witt Construction, Inc.

City of Saratoga Springs
Design Review Commission
474 Broadway
Saratoga Springs, New York 12866

Re: Excelsior Park Phase 2A Design Review Commission Application

Dear Committee Members:

Please accept this application for the January 17th, 2018 DRC meeting. Witt Construction has attended three DRC meetings to review our upcoming project at Excelsior Park (Phase 2A): July 20th, 2016, September 21st, 2016 & December 6th, 2017. In July of 2016, I presented the project to the Board with a PowerPoint presentation as well as a poster board decorated with samples of the materials we are proposing to use for this project. The Board was happy with this and had no complaints of the materials and colors we chose to use. On September 21st, 2016, I returned for a second design meeting and was granted approvals for the mass and scale for buildings 1,2,4 & 5. On December 6th, 2017, Tom Brizzell and Megan Patrick from my office returned for a third meeting to present building 3 (which was missing from the first two meetings) and gain approval for mass and scale for building three. Approvals were not given for building three as the Board requested changes be made to the windows, entry way and porch. I'd like you to know that I will work to redesign building three to better accommodate for the recommendations of the DRC Board members.

We would like to request phased approvals for this project. In particular, for the upcoming meeting on January 17th, 2018, we would like to present and review 3D drawings for buildings 1, 4 & 5 as well as review the floorplans and elevations for these buildings in detail so that we may gain full approvals for them and begin building. We would then move forward with submitting 3D drawings, floorplans and elevations for buildings 2 & 3 to gain design approvals. We feel that it is highly beneficial and necessary to review these buildings as clusters and in two different phases because they blend together as groups and would help the Board to understand the big picture of what we are attempting to do at Excelsior Park. This submittal includes floor plans and elevations for buildings 1, 4 & 5 as well as 3D renderings. Please note that we will present the Committee with additional 3D renderings in color at the January meeting as well as color samples and material cut sheets.

Thank you for your time and consideration.

Respectfully,

John Witt

President
Witt Construction, Inc.