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2542 Durant Ave. Design Review Response Letter

Main Residential Entry

-Entry and lobby sequence not resolved; entrance should be protected/ covered.

While the main entry to the stairs is covered, the exit court is left uncovered as tenants will be approaching the building on foot and not parking near the site.

-Outdoor lobby is innovative and could work, but should be special. Consider an additional art opportunity.

To enrich the lobby sequence we are showing concept art along the residential entry. This will consist of a series of sculptural herms lining the entry path, and artistic gate. Both of which will be part of the “percent for art ordinance.”

-Look at making an entry ‘place’ possibly for mailboxes

-In the outdoor lobby we have added mail boxes, a concrete bench, and windows.

-West façade is still too blank at entrance and also further back under the corridors above; there is an opportunity for some detail; consider another art opportunity, bench tile elements.

-A concrete bench has been added to this area to allow tenants a covered space to wait, and gather

-Entrance may still be too dark, since facing north.

-Lights have been added to the elevations.

Building Design

There needs to be some additional details to break up the façade, especially on the east elevation; consider an upper band or a second shingle pattern to help break up the building mass.

-To delineate east façade we have added decorative trim around the windows. We have also added a water table as recommended.

-Look again at the windows on the tail larger windows are recommended.

-We have increased the size of the windows in the hallway at the tail of the building.

Unit Plans

-Show furniture in unit layouts.

-Furniture has been added to unit layouts.