

Haystack Apartments

Planning Department Response

February 12, 2020

Tiffany,

This is our written response to the Planning Commission Conditions of approval for your review and comment.

The project has been designed to be a series of building styles to provide interest and relief along the street scene. The intent of the design is to provide variety of street scenes while maintain a cohesive project. This has been achieved by the variety of building materials and massing, as previously shown. Each building type has its own distinct architectural vernacular and as such we have worked to further enhance these variations through the revisions to the windows, stone and awnings.

The design further reinforces this by providing different stone treatments (color, texture and size), and a variety of awing styles and materials which all relate to the distinct architectural styles to further create a pedestrian experience along the commercial street scape.

The fenestration of a building helps to create and enhance variety as well. Each building now has a variety of window patterns to provide relief and interest both horizontally from building to building and vertically to provide a “cap” for the building.

We have studied the use of the exposed roof trusses and felt they were not in keeping with the architectural vernacular of the project and have chosen to remove them. The variation in the roof lines from gable ends to flat roofs and the butterfly roofs are working well with the overall massing and design of the project.

The number and location of balconies was studied and we have incorporated additional balconies where they worked well with the architecture and building articulation resulting in approximately a 10% increase in the overall number of balconies.

Please let me know if you have any questions or concerns. I look forward to meeting you on the 25th!

Regards,



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Principle DESS Partners, Inc