

## TEAM

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ATTACHMENT 2  
DRC07-00007



KEY DISCUSSION ISSUES:

DIRECTION RECEIVED FROM JANUARY 17TH DESIGN RESPONSE CONFERENCE

- A. Revise the massing to diminish the bulk of the building along the Lake Street Frontage
- Revise Façade A (NW corner) to step back the 4th floor in a “wedding cake” fashion
  - Investigate a “Portal” gesture at alley
  - Revise Façade B (Above Hector’s) to push the 3rd floor back and align it with the 4th floor
  - Revise Façade D (3-story element) to push the 4th floor back until it recedes from view
  - Revise Façade E (above entry to “pedestrian meander”) to revise the “floating” 3rd and 4th floors
- B. Revise the Vertical Modulation
- Review the “gaskets”
- C. Other Design Topics:
- Review Materials of facades as they relate to “Big Moves” in massing
  - Review the use of color
  - Landscape Presentation

Façade A

- 1 Moved entry to middle of façade (per Gibbs presentation on successful retail)
- 2 Turned corner on second floor bay window to eliminate “funky corner”
- 3 Eliminated south bay window on level two to create “gasket” at Hector’s façade B
- 4 Removed glass railing and raised brick spandrel
- 5 Stepped back the 3rd floor from the alley to create “Portal” effect
- 6 Stepped back the 4th floor to recede from view



view east from lake street - before



view east from lake street - after





view east from lake street- after with trees



Façade B

- 7 Stepped back 3rd floor facade to 11.5' back from brick of Hectors façade below
- 8 Created stepped piers to break-up horizontal parapet
- 9 Changed materials to brick for piers and cornice line to be more "traditional" in feel
- 10 Changed window pattern to introduce more articulation



view northeast towards hectors- before



view northeast towards hectors- after





view northeast towards hectors- after with trees



Façade C

11 Added depth to spandrels at level 2 and roof level

Façade D

12 Moved 4th floor wall back to recede from view

13 Increased profile of canopy for use as signage band and more traditional feel

14 Increased profile of stone jointing for more traditional feel



view southeast from lake street- before



view southeast from lake street- after





view southeast from lake street- after with trees

