



BEINFELD ARCHITECTURE

Urban, Renewed

When they purchased a city block in downtown New Haven that for years had been a nondescript on-grade parking lot, the developers sought out a firm to provide an imaginative plan for its reuse. They aimed to construct 400 residential units, add communal facilities and retail space, and conceal and enclose the parking component in an above-grade structure. With these goals in mind, the architects saw their challenge as providing an appealing residential identity, with features and amenities that support a feeling of community. Ideally located two blocks from the city green and the urban Yale campus, the design was guided by the lifestyles of its target demographic of Yale graduate students and Yale New Haven hospital staff.

Architecturally, the public areas celebrate the warmth and texture

of the raw concrete structure, layered over with a palette of hot rolled steel and concrete block. This framework serves as a backdrop for comfortable furnishings in community-friendly spaces that are modern in form and function. The first phase of the project—called The Audubon—is now complete, with 169 apartments, parking for 700 cars and a new restaurant on its most prominent corner. Coinciding with a major shift toward working from home, Audubon’s “Zoom rooms” provide quiet private spaces outside of the apartments for virtual meetings. The second phase of development will complete an inventory of well-appointed apartments and townhomes and will add bike rooms, music performance spaces, grow rooms, an art studio and a chef’s kitchen and dining room for residents to hold dinner parties and social gatherings.

PHOTOGRAPHS BY MEG MATYIA



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opposite page: The public spaces of this new downtown development offer a variety of options for community-building functions, including generously proportioned areas for socializing. **this page (clockwise from top left):** Amenities such as communal lounging niches, “Zoom rooms,” fully equipped party spaces, private work-from-home spaces and reading rooms make the 400-unit project attractive to the university and hospital populations who work nearby.