

SITE PLAN REVIEW COMMITTEE MEETING SUMMARY

1122 N. Kirkwood Road – Washington Boulevard at Kirkwood (SP #450)

SPRC Meeting #2

March 11, 2019

Planning Commissioners in Attendance: James Lantelme (Chair), Elizabeth Morton, James Schroll

MEETING AGENDA

1) Building Architecture

a) Design Issues

- i) Building form (height, massing, tapering, setbacks)
- ii) Facade treatments, materials, fenestration
- iii) Roof line/penthouse form and materials/rooftop amenity space
- iv) Street level activism/entrances & exits
- v) Accessibility
- vi) Unit mix

b) Ground Floor (Retail Equivalent) Spaces

- i) Location, size, ceiling heights
- ii) Facade design and transparency

c) Service Issues

- i) Utility equipment
- ii) Venting location and type
- iii) Location and visibility of loading and trash service
- iv) Exterior/rooftop lighting

d) Signage

2) Open Space and Landscaping

- a) Compliance with existing planning documents and policies
- b) Orientation and use of open spaces (including pet areas, private patios, and corner area)
- c) Relationship to scenic vistas, natural features and/or adjacent public spaces
- d) Landscape plan
- e) Tree canopy

PRESENTATIONS

- Staff provided a brief presentation covering GLUP Study guidance related to building architecture and open space and landscaping

- The applicant provided a presentation covering landscape design, and building architecture design and revisions

SPRC DISCUSSION

Clarifying Questions and Comments

- The applicant noted that the LEED scorecard was updated (upload copy to the project page)
- The applicant noted that shade tolerant understory trees are located in the central courtyard, and naturalistic landscaping was to be used in patio spaces along Kirkwood

Building Architecture

- Where is the rooftop deck in relation to the Bromptons?
 - The deck is set back 23' at the 80' main roof line
- The roof deck is an asset, and could be larger
- Bromptons would like to see a step back on the top two floors, like the Beacon, Views at Clarendon, and Station Square
 - Lyon Village joins in that comment
- There is a placemaking opportunity for sculpting a building as discussed in the GLUP study. Are balconies usable? Could something further accentuate the top of the building at the corner? Want to avoid monolithic perception down Kirkwood.
- The redesigned entrance is better
- Are canopies functional? Courtyard shadows are wrong direction. Missing an opportunity on activating the street at the corner. Scale of patio entrances is very large. Interior elevation view showing the courtyard.
- Are there any issues with increasing the size of the roof deck?
 - Bromptons would prefer to not increase the size
 - Green roofs are lovely
- Shade studies? (Applicant shown and to be provided on website). More can be done on the corner below the grade that is interesting, like public art, to activate the corner. The frontage looks bleak and scary along Kirkwood, can it be made more interesting to break it up?
- Have difficulty with the square edge of the corner, would prefer to see it softened
- Will windows along Washington Boulevard be kept visually open (transparent)?
 - SPRC members would like it to be open
 - Internal staff comments suggest that transparent bike rooms are prone to theft
- Will the courtyard be visible? Is it lit at night?
 - Yes, windows allow visibility and there is lighting in the courtyard
- The entrance design looks a lot better

- Interested in understanding topography and the impact on the building better, perhaps with a 3D model
 - The entire site is being brought up to the Ball burial grade
- Should think of Washington Boulevard as it should be, and there's a missed opportunity for residents to take advantage of a corner retail use
- The applicant noted they are not sure which of the two blade signs they want, but the signs are smaller in the revised design and will ultimately meet Zoning requirements
- Don't believe the blade sign at the corner works
- A blade sign at the entrance might be more helpful for Uber.
- Will lobby lights be left on?
 - Yes, that's expected to be the case
 - Don't want to walk by dark spaces
- Corner sign might be confusing for Uber who tends to pull off at the sign for residential buildings
- Additional lighting could be added to North Alley (knowing that it's a future connection)

Open Space and Landscaping

- Interested in the transition to the Ball Family cemetery
- Fence shown at cemetery is not on the subject site
- County Board guidance could mean alley materials are uniform

Committee Member Closing Thoughts

- Good movement from the applicant and pedestrian access is much better, transportation comments reserved to next meeting, want applicant to earn the LEED certification
- Design is much better, not in love with the corner
- PRC makes recommendations for bird friendly design of glass, could that be considered?
- Much better entrance design, looking for a view walking around the corner of the building from the West Alley to the North Alley, want to keep the pedestrian connection, can do more at the corner of Washington and Kirkwood
- Appreciate efforts moving forward and consideration of rooftop step backs, want shade studies to be available
- Concern with floor to ceiling height of the ground floor
- Associate with retail concern and building height
- Wish the interior courtyard was publicly accessible
- Curious about seasonal nature of plant selections; views of Kirkwood frontage from other side of street would be helpful; anticipate ways to make the North alley a positive space

Public Comments:

- Would like to see building taper at top, didn't understand staff's presentation
- Appreciate view to courtyard; would like to see the corner more welcoming; not sure topography is addressed; are there pet areas in the courtyard to avoid pets using the cemetery for a dog area
- Accessibility of main entrance is a problem with too many steps, suggest recessing further; building corner should be landmark design that stands out; proposal needs to be deserving of the 7th story
- Building will appear to taper up because Kirkwood tapers down
- There is a disconnect between the GLUP 25% tree canopy and meeting the existing 14%, can't figure out the grade changes or how the culvert works

NEXT STEPS

- SPRC meeting #3 is scheduled for April 22, 2019
- Anticipated agenda includes transportation issues, community benefits, construction issues, and project wrap-up