

SITE PLAN REVIEW COMMITTEE MEETING SUMMARY

1900 Crystal Drive - Residential (SP #56 & #421)
SPRC Meeting #1
October 29, 2019
SPRC Chairs: Stephen Hughes (Chair), Tenley Peterson (Co-Chair)

Meeting Agenda

- 1.) Introductions
- 2.) Presentations
 - a.) Land Use and Zoning/Project Overview (Staff)
 - b.) Site Design and Architecture (Applicant)
- 3.) SPRC Discussion
 - a.) Land Use and Zoning
 - b.) Site Design and Characteristics
 - c.) Architecture
 - d.) Final Thoughts
- 3.) Public Comment

Introduction

- The SPRC Chair provided a summary of the SPRC function and topics to be discussed and asked for introductions around the table.

Presentations

- Staff provided an overview presentation of the project in relation to adopted ordinances, plans and policies.
- The applicant provided a presentation covering the proposal, site design, stairs to the future Center Park, and architecture and massing. The applicant's presentation was interspersed with SPRC discussion on each topic.

SPRC Discussion

Woonerf/Plaza

- How does time of day usage impact the woonerf?
- I'm very concerned about mixing vehicles and pedestrians to this degree given the distracted drivers we have today. Not sure it's safe.
- I'm a fan of woonerfs generally, but here I'm not sure. Is it the only way people get in there?
- There's a conflict between the lobby entrances and woonerf concept
- As a pedestrian, it makes me nervous to see the woonerf and the alleys with car traffic
- How will the proposed retail in the alley survive?
- Are there any comps on a comparable building for how many drop-offs there are going to be? Is Crystal Drive designed to have drop off traffic?
- There are going to be cars cutting through regardless of the woonerf intent. This plaza could serve as a great pedestrian haven, without cars.
- This is a context where the vehicles don't need to be there in the first place. I support the alley — rather than constraining pedestrians on the sidewalk.
- I think the woonerf could be a bad conflict point between vehicles and cars. I encourage the applicant to consider conflicts closer to the stairs.

Stairs (to future Center Park)

- Look at the Open Space Sequence in Portland as a precedent.
- I like the stairs that have the seating. What is the route that a handicapped person would take?
- Stairs with shorter rise and longer run are easier on the body

Architecture – South Tower

- Where is the grate part materials used?
- I like the green roofs and the biophilic intent
- By stacking the green, it creates an interesting architectural feature. If there's a way to add even more, it's worth exploring.
- Do the terraces have sustainable building features - reduce heat island effect etc.?
- The massing still gives the impression of a flat building front from Crystal Drive.
- It looks flat from the southeast. What is the maintenance of those green spaces? What's to stop a tenant from placing things (laundry etc.) on those terraces?
- I commend you for the biophilic design. Kudos on the architecture
- What is the top green space and how will it be treated?
- Terra cotta is back, great choice of colors; the soft rounded corners are great. I too had a concern about maintenance.
- It's a nice design and I appreciate the vegetation.

Architecture – North Tower

- I appreciate the expression through the whole building, but the corner is important. If that corner had some articulation and calls out as a feature, I would be more comfortable.

- I like the trees on the north building
- Is there a way to make vegetation the special architectural feature?
- For the next SPRC: what is actually programmed on the private open space. Can we get a rendering?
- How would tenants get to the metro from north tower. Where is the grate part materials used?
- I would like to see further shadow studies for both towers.

Final Thoughts

- I think this project sets a nice tone.
- I would like to see more green space / open space; the lobby should be moved; if you allow pets, you need dog runs
- I like the biophilic elements of the design, it seems to be a much more walkable design. Not a fan of the mixed-traffic
- What's a pedestrian table-top, and could we see renderings from the West? What units are going to be accessible? Size of units?
- These buildings are beautiful. How much parking was demolished and what is new?
- For next SPRC - how have we taken into account the demand that is to come (i.e. VRE, future development, etc.), thinking beyond the immediate site area?
- These buildings are nice, but the flat front of the South Tower bothers us
- The buildings are gorgeous; I look forward to the next meeting on transportation.
- I agree with the comments on the lobbies. I liked not having a lot of paper at the meeting. Please be cautious with text size in presentations
- Take a look at the community energy plan; what can be integrated into the building to improve efficiency. LEED Silver is low, can you do better than that?
- I look forward to seeing the design of the monumental stairways. I hope for the crisscross design. I would like to see the interior of the lobbies, and the accessible units in the building.
- For the stairs: look at ramps; and have trees on the ramps. The woonerf shouldn't have vehicle traffic.
- There's too much conflict on the woonerf.

Public Comment

- I'm sharing copies of the MTP Bicycle Element. How do the rights of way comply with the MTP? We are missing opportunities to get bike lanes.