

SITE PLAN REVIEW COMMITTEE MEETING SUMMARY

Market Common Phase II (SP #339)

SPRC Meeting #2

September 14, 2017

Planning Commissioners in Attendance: Stephen Hughes (Chair), Daniel Weir (Co-Chair), Nancy Iacomini

MEETING AGENDA

Optional: Walking Tour

- 1) Site Design and Characteristics
 - a) Circulation and alley characteristics
 - b) Allocation of uses on the site
 - c) Relationship and orientation of proposed buildings to public space and other buildings
 - d) Streetscape Improvements
 - e) View vistas through site
 - f) Visibility of site or buildings from significant neighboring perspectives
 - g) Compliance with adopted planning documents

- 2) Transportation
 - a) Infrastructure
 - i) Mass transit facilities and access
 - ii) Street systems (w/existing and proposed cross sections)
 - iii) Vehicular and pedestrian routes
 - iv) Bicycle routes and parking
 - b) Traffic Demand Management Plan
 - c) Automobile Parking
 - i) Proposed v. required (tenant, visitor, compact, handicapped, etc.)
 - ii) Access (curb cuts, driveway & drive aisle widths)
 - d) Delivery Issues
 - i) Drop offs
 - ii) Loading docks
 - e) Signage (parking, wayfinding, etc.)

SPRC DISCUSSION

Presentations

- Staff presented slides covering transportation and site circulation.
- The applicant presented slides responding to prior SPRC comments on architecture, and slides covering agenda topics including site design and transportation, including an alternative streetscape design for Wilson Blvd. that would bump out tree pits into the parking lane – both displacing up to 7 on-street parking spaces and creating a minimum 7' clear width.

Clarifying Questions and Comments

- The developer noted that access to the basement level from the alley was added based on discussion at the first SPRC meeting.
- A committee member asked if the florist mural at the back of the Engraver's Building be saved and perhaps be reintroduced or replicated elsewhere.
- Members asked if the "wood" façade material was real wood (developer: probably, or possibly fiber cement), and what are the rain screens shown (developer: terra cotta panels).
- A member asked about site plan violations for trucks that are not using designated spaces.
- A member showed concern that Lyon Village residents (not represented at this meeting) might be concerned about impacts from the 4th floor terrace. The developer responded that this terrace would be for office tenants and would not create noise impacts in such a way as commercial rooftop spaces such as Whitlow's on Wilson.
- What would upper level dining on the Baja Fresh space look like?
- Is the black color on the interior wall of the Edgewood Street arcade too dark and confining?
- A member suggested that upper level walls could be opened, keeping in mind the importance of the box as an object, and trade off should be considered with the removal of the back wall on the Engraver's Building.
- Could the upper glass level be recessed further as a compromise for preservation? The developer stated that moving the columns back could compromise the interior of the Engraver's space.

Site Design and Characteristics

- Edgewood sidewalk is typically 5'3" rather than 4'3" as labeled at the narrowest pinch point. The trees are mature enough to consider grates to widen walkable space, however tree grates will have to be replaced to accommodate vigorous tree growth as necessary.
- The arcade clear width should have 6-7' of clear width provided along the façade, with seating provided outside at the columns.

Transportation

- A member asked if visitor bicycle parking can be indoors, specifically under the arcade.
- The Clarendon Blvd. and Edgewood St. intersection has a lot of conflicts between pedestrians, cyclists, and vehicles, and subsequent amendments to the site plan should seek to improve circulation.
- Could Edgewood be considered for an alternative treatment with bumping out tree pits? Perhaps smaller tree pits and smaller trees might be a better choice on Edgewood.
- Can Wilson parking be eliminated completely?

Committee Member Closing Thoughts

- Reach out to Lyon Village for concerns on the office rooftop space.
- Concerned about truck circulation from the alley.
- Can special paving treatment be considered to balance truck circulation, and how is parking in the garage being managed in terms of spaces being transferred between uses/tenants over time.
- Interested in HALRB comments on the design. Can perspectives from Lyon Village side be provided (from the Walgreens site)?
- A Transportation Commission (TC) member suggested removing street parking on Wilson at TC, but that member sympathized with the need to provide on-street parking.
- Need to consider how arcade space will maintain pedestrian flow and access, with or without an access easement.

NEXT STEPS

- SPRC meeting #3 is anticipated on October 30, 2017.