

## SITE PLAN REVIEW COMMITTEE MEETING SUMMARY

### SP #448 1770 Crystal drive

### SPRC Meeting #1, January 29, 2018

Planning Commissioners in Attendance: Elizabeth Gearin (Chair), Nancy Iacomini, James Lantelme, David Ricks, James Schroll, Jane Siegel.

---

### MEETING AGENDA

This was the first Site Plan Review Committee (SPRC) meeting for a proposed new site plan to convert an existing office building to a residential building (1770 Crystal Drive), and a site plan amendment for a public open space and a proposed two-story retail building. The meeting was preceded by a Long Range Planning Committee meeting to discuss the associated Crystal City Block Plan.

The meeting began with introductions and a refresher on SPRC ground rules and procedure. The applicant then made an introductory presentation.

Staff then made a presentation, stating that this evening's SPRC meeting would only consider the residential conversion portion of the property (1770 Crystal Drive), and not the public open space nor the two-story retail building, since the LRPC process would need to inform any discussion at LRPC. Only until LRPC developed guidance on the open space and retail building would the SSPRC consider those aspects of the proposed development plan, and most likely at the last SPRC meetings in March and April.

### SPRC DISCUSSION

#### Clarifying Questions

- Tom Korn asked what was in the proposed penthouse. And that it didn't seem to fit in massing.
  - The applicant stated that mostly mechanical equipment, a swimming pool, and some amenity spaces.
- Jane Siegel asked about the LEED status of the building.
  - The applicant replied that the building will be LEED certified.
- Jane Siegel also asked if the retail in the building would connect to the Underground?
  - The retail will continue to connect to the Underground.

#### Architecture

- Nancy Iacomini stated that she would like to see the building in context on the adjacent blocks & what the uses are on the adjacent blocks.

- James Schroll stated that he would like to see how the green brick looks like on a large-scale building.
- Natasha Atkins asked how the South façade of the residential building is informed by what happens at the corner of 18<sup>th</sup> Street. Did the applicant design the ground floor façade of the 1770 with the corner building in mind? Also, stated that would like two different views of this area, one with the corner building and one without.
  - The applicant stated that they designed the corner building and the 1770 building to have retail storefronts facing other retail storefronts, as it is more successful than retail that faces nothing.
- Christer Ahl stated he also wanted to see the architectural context with adjacent uses. Right now, the red-painted office building is a great contrast to the existing beige 1770 office building. Is there a long-term design plan for this block?
  - The applicant stated that they aimed for complementary architecture.
- John Hensley stated he would like to see the closeness of the other facades in this area, and the floorplans for the two grade levels of the residential building.
- Arthur Fox asked the applicant to clarify what sort of construction is taking place on the east façade, is the building wall moving to the east? Are the residential balconies supported by the existing building columns?
  - The applicant replied that the existing building façade will be wrapped with a new skin, but the building walls are not changing from the existing office building's. The columns you see are the existing building columns.
- Meredith Dodge asked about mobility through the site. Currently, the public can access the underground from this area and that this should continue. Liked the water wall as a connection between the upper and lower plazas, and the residential building with the corner building.
- Judy Freshman also stated she would like to see how the proposed residential building and architecture fits in with its surroundings.
- James Schroll stated that retail may not work on the second level (the building level adjacent to the upper level of the park). Other uses could activate the area.
- Elizabeth Gearin asked the applicant to talk about the retail program for the next meeting.
- Jane Siegel suggested that the retail be something that complements the park use.
- Bill Ross asked about loading access.
  - The developer stated that loading would be from the existing loading dock on 18<sup>th</sup> Street.
- Wrapping up, Elizabeth Gearin stated that she heard the following items for the applicant to address in the next meeting:
  - Explain LEED features;
  - What does the applicant consider an interim use?;
  - Neighboring context of uses, form, and colors;
  - What does green tile look like on a large building?;
  - The whole block architectural context; future plans?
  - Better views of the other façades of the building;

- Floorplans for grade and second level;
- Make sure that Underground and other public spaces are accessible to the public.
- There was a question if existing tenants would be impacted by construction.
  - The applicant stated that the building was entirely vacant.
- Would shadows impact the new open space on 18<sup>th</sup> Street?
  - The position of the building and the way the sun tracks meant the only possible impact would be on the Waterpark/ Shadow studies had shown that the Waterpark would not have more shadow than the Zoning Ordinance allowed.
- Jane Siegel asked if there would still be a retaining wall if there was no corner building. What would a plaza look like without the corner building?
- Tom Kornis stated that he felt that connectivity from site to site is important. Could the top of the penthouse be different? More interesting?
- Kris Krider stated that he felt the architecture was pretty good. Would like to see a diagram of the pedestrian experience. Look at the pattern of the balconies. The top of the building seems to be driven by its use rather than design. The ground-level arcade at the Crystal Drive façade is not at a human scale.
- Rob Mandle stated that the Arlington Retail Plan permitted retail equivalents at this site. The Sector Plan is illustrative and not an exact model of future development. Would like to know when the Center Park could be delivered.