

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Arlington Downs – Retail
Project Address: 3400 W. Euclid Ave.
Prepared By: Steve Hautzinger

Date Prepared: August 28, 2015

PETITIONER INFORMATION:

DC Number: 15-110
Petitioner Name: Vince Bertucci
Petitioner Address: ChiArc
515 Lincoln Ave.
Winnetka, IL 60093
Meeting Date: September 8, 2015

Requested Action(s):

1. Approval of the proposed architectural designs for six new retail buildings, landscaping, and site design elements within zones D & E of the Arlington Downs mixed use development.

ANALYSIS

Introduction:

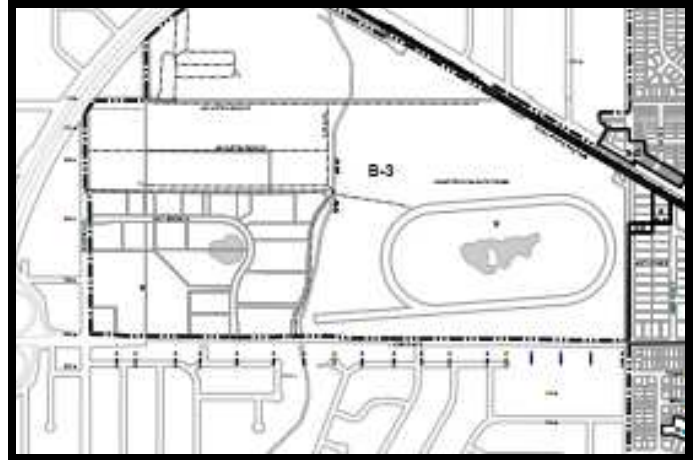
The subject design is being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code, specifically Section 6-501 (e)(1), which states that the Design Commission "shall review all Plan Commission, Zoning Board of Appeals, Building Permit and Sign Permit applications for new construction and those improvements which affect the architectural design of the building, site improvements or signage to determine whether it meets with the standards, requirements and purposes of the Design Guidelines and Chapter 30, Sign Regulations."

The Arlington Downs mixed use development received Design Commission approval on December 13, 2011 with subsequent amendments. At this time, the petitioner is proposing to move forward with the development of the retail portion of the project located in Zones D & E. The scope of this proposal includes six new retail buildings and all corresponding site development within Zones D & E. The petitioner is seeking approval for the architectural designs, as well as the corresponding landscape design, hardscape design, site lighting design, and site furnishings. This proposal also requires Plan Commission approval for an amendment to the previously approved PUD.

Site Maps:



Aerial Map



Zoning Map

Design Guidelines:

Design Guidelines for the overall Arlington Downs development were required as part of the original PUD approval to establish the overall architectural style, theme, and character for the development. The Design Guidelines dated 8/5/13 were approved by the Design Commission on August 13, 2013. The retail portion of the approved Design Guidelines illustrates an architectural theme based on the Arlington Park International Racecourse. Bright white buildings with pitched roofs, cupolas, and shed dormers established an aesthetic similar to Arlington Park. The retail buildings had staggered facades and they wrapped the corners of the site. The design included a gazebo pavilion structure in the plaza across from Tower One.

Other requirements of the Design Guidelines include:

1. Pedestrian friendly site.
2. Generous landscaping and decorative hardscape areas.
3. Attractive buildings and landscape from all directions.
4. Highly detailed facades.
5. Abundant site lighting including: lighted bollards, pedestrian/sidewalk pole fixtures, street/parking pole fixtures, and decorative wayfinding fixtures with banners.
6. Screening of utilities and mechanical equipment.
7. Trash areas screened with materials to match the building.
8. Enhanced landscaping at two main street entries and the southwest corner of site.
9. Landscape is required to meet Village requirements:
 - a. Parkway trees 40' to 60' on center. Internal roads same.
 - b. Paved surfaces to be screened with minimum 3' tall shrub hedge.
 - c. Landscaped parking islands required.
10. Specialty paving is required at major building entries, pedestrian crosswalks, and to unify the retail uses.
11. Site furnishings shall be provided in the pedestrian areas on the parking side of all retail buildings.
12. Sustainable features are encouraged.

The current proposal appears to comply with the spirit of these requirements. However, the overall theme has been changed from the Arlington Park aesthetic to a much more modern style and character.

Architectural Design:

The design of the proposed retail buildings are large linear buildings built of ground face CMU with flat roofs and large planes of galvanized steel wire mesh screen walls in front of the facades. The mesh screen walls are proposed to be covered with vegetation. A large glass curtain wall feature caps one end of each building. The galvanized steel mesh material is continued throughout the site in the form of fencing along the entry drives and crushed concrete filled gabion basket features used for planters, benches, and ground signs.

A modern theme for the retail portion of Arlington Downs is appropriate and consistent with the modern aesthetic of Tower One and the approved Sheraton Hotel building. However, the overall material palette proposed has an industrial feel that the Design Commission should evaluate.

All six retail buildings share the same basic design concept, with slight changes in overall building length and CMU color. Two colors of ground face CMU are proposed, but each building will use just one of the colors. It is recommended that the design of the CMU walls be further developed with additional detailing such as horizontal banding of a contrasting color. The proposed charcoal CMU is quite dark to be used for the entire wall of a building, and it should be considered as an accent color only.

Portions of the architectural renderings inaccurately depict the proposed colors, and they should be adjusted to more accurately represent the design intent. The Design Commission should refer to the actual material samples for the actual color palette.

Items to clarify include:

1. The clear anodized storefronts and roof copings are shown as tan, where they are proposed to be silver.
2. The galvanized steel mesh wall is shown as tan on building D3, and a dark bronze color on buildings D2 & E1. The actual material sample is polished silver. The design intent needs to be clarified. It is recommended that a mock up sample of the mesh wall be provided for review.
3. The drawings are unclear regarding which buildings are proposed to be “charcoal” CMU versus “gray” CMU.
4. The drawings need to clarify where the rust colored corten steel will be used.
5. Building D1 includes a large canopy on the east. The petitioner should clarify the reason for the proposed canopy.

Mechanical Screening. All rooftop and grade mounted mechanical units are required to be fully screened from public view. The petitioner is proposing to locate all of the rooftop mechanical units towards the center of roof so that they can be fully screened by the perimeter parapet walls.

Trash and Utility Screening. The trash and utility areas are proposed to be internal to the buildings, and are nicely incorporated into the design of the buildings. All utility equipment shall be required to be installed within the designated utility areas.

Site Design Elements: The site design elements of this proposal need to be further developed and documented to clarify the design intent.

Site Design:

1. The aerial rendering of the overall site illustrated on page H1 depicts lively pedestrian plazas with outdoor dining on the south side of the retail buildings facing Euclid Avenue. This suggests lively retail storefronts facing the street. However, the site and landscape plans do not include pedestrian areas on the south side of the buildings which suggests that this will be the back side of the retail buildings. This could result in dead, blacked out storefronts. The view of the development from Euclid and Rohlwing will be the primary view corridors for this development, so it is important to evaluate this detail to ensure that all sides of the retail buildings will look like fronts.
2. The proposed pedestrian walkways range from 12.7-14.2 feet in front of the retail buildings. The retail site plan in the Design Guidelines included generous pedestrian walkways ranging from 25–60 feet. The required setback along Euclid and Rohlwing is 15 feet. Consider reducing the building setback to enlarge the pedestrian walkways.
3. The site plan indicates a row of dead end parking along the main entry drive from Euclid Avenue. Per the Design Guidelines, the main entry drives are required to have enhanced landscape features. The proposed dead end parking should be omitted in this area to allow more open space for an abundance of landscaping.

Landscape, Site Furnishings, and Signage:

1. The “Site Planting” and “Furniture-Finishes” character images represent some interesting landscaping schemes. However, detailed landscape and site furnishings plans are required to show where and how these various options will be used.
 - a. Detailed landscape plans are required with actual plans materials specified.
 - i. Along Euclid and Rohlwing ‘Long Grass’ is proposed. Incorporate additional landscaping that consists of a mix of trees, shrubs and perennials. Per the Design Guidelines, ‘the foundation areas around the buildings will be planted with a mixture of trees, shrubs and perennials to complement the architecture.
 - b. Site furnishings are required on the parking side of all retail buildings. Site furnishing plans are required with manufacturer cut sheets for all proposed site furnishings.
2. The service areas and drive aisles along Euclid are required to be fully screened with walls and/or landscaping.

3. The steel mesh building walls are illustrated with vegetation growing on them. Planters need to be shown to support the vegetation. Vines may be difficult to establish. The appearance of the mesh walls needs to be considered without any vegetation.
4. Shade trees are recommended along the widened pedestrian storefront walks.
5. The proposed horse sculptures to be located along the Euclid parkway are a fun landscape feature to help give this development a unique identity. However, more detail is required for review, such as the size and material proposed for the sculptures. In the past, the Design Commission has reviewed requests for public art, such as horse sculptures, so it is recommended that this item return to the Design Commission at a future date for a more detailed review.
6. The gabion basket features are proposed to be filled with crushed concrete. It is recommended that a stone with a variety of warmer colors to complement the building material palette be used.
7. A crushed concrete filled gabion basket wall is proposed to face the street intersection at Euclid and Rohlwing. This feature lacks interest and requires further design development. The proposed "Arlington Downs" signage is unremarkable and requires further design development. "Village of Arlington Heights" signage should be incorporated into this feature. The proposed electronic LED sign is not allowed. Separate review is required for all signage.

Hardscape:

1. The Civil site plans indicate concrete sidewalks and striped crosswalks. The renderings show various colored pavements and pavers. Detailed hardscape plans are required to clarify the design intent. Specialty paving is required at major building entries, pedestrian crosswalks, and to unify the retail uses. The crosswalks installed as part of Tower One are just painted stripes, which does not comply with this requirement.
 - a. The checkerboard crosswalk pattern shown in the photo on page I-12 is discouraged.
2. The renderings indicate detailed plazas with intricate paving patterns, planters, and fountains. Detailed site plans are required to clarify the design intent for the plazas.

Site Lighting:

1. Per the approved Design Guidelines, pedestrian poles and bollard lighting is required along the retail building storefronts. Additional pedestrian poles and bollard lights must be added to the proposed plans.
2. The proposed banners on the pedestrian light poles are a nice feature to add interest to the overall retail center. However, per the sign code, the lower banner arm is required to be at least 8 feet above pedestrian areas, and light poles with banners are required to have a 100 foot separation. A sign variation may be required to allow the quantity of banners proposed.
3. More detail is required regarding the proposed architectural building accent lighting.

Sustainability: The extensive amount of sustainable design features as outlined on page O-1 are encouraged and appreciated.

RECOMMENDATION:

It is recommended that the Design Commission **continue** the request for approval of the proposed architectural designs for six new retail buildings, landscaping, and site design elements within zones D & E of the Arlington Downs mixed use development located at 3400 W. Euclid Avenue to allow time for further design development and to more clearly document the design intent. This recommendation is based on the plans dated 8/12/15 and received 9/3/15, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and resolution of the following:

1. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, sign code or building or any other reviews. In addition

to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans and sign permit plans comply with all zoning code, building code and sign code requirements.

2. Signage is not included in this review and all signage will be required to comply with code, Chapter 30, or prior stipulations

August 28, 2015

Steve Hautzinger AIA, Design Planner

c: Charles Witherington Perkins, Director of Planning and Community Development, Bill Enright, Deputy Director Planning, Latika Bhide, Development Planner, Petitioner, DC File 15-110