

Planning Commission Meeting  
December 8, 2011  
Verbatim Excerpt

ARCHITECTURAL REVIEW OF PORTIONS OF PHASE 1 OF TYSONS CORNER CENTER  
(MACERICH)

During Commission Matters

Chairman Murphy: Mr. Lawrence, do you want to continue?

Commissioner Lawrence: Thank you, Mr. Chairman. Is there any other matter?

Chairman Murphy: No.

Commissioner Lawrence: Okay. I have an administrative item to do. I think everybody got –

Chairman Murphy: That one.

Commissioner Lawrence: – a copy of this package from Macerich. And I've asked Commissioners whether they had any questions. We have with us tonight the architects, you know, who did this work and they're open to answer questions real time. Has anyone any questions on this material?

Chairman Murphy: Are there any question on the architectural plan? Apparently not.

Commissioner Lawrence: Mr. Migliaccio, did you get your question attended to earlier?

Commissioner Migliaccio: I did. They were very –

Commissioner Lawrence: Do you think that might be of general interest?

Commissioner Migliaccio: Sure, I can bring it up now too.

Commissioner Lawrence: Thank you. Please do.

Commissioner Migliaccio: I had just one general question regarding your green screen. Can you just explain how this – how it functions on this site and how big the pieces are and how it will work?

Jared Krieger, Designer and Project Architect, Gensler: Sure, my name is Jared Krieger. I'm the – one of the designers and project architects and I work with Gensler, who's the architect on the project. Thank you for the opportunity to let me answer some of your questions.

Chairman Murphy: Thank you.

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Mr. Krieger: The green screen is a product that we're specifying. It's specifically called green screen. It's a three-dimensional space frame and it gives opportunity for vines to grow in multiple different patterns and it comes in modular sizes ranging from five feet to ten-foot lengths, but if you notice in the design package – the design that we have specifically gone for is for larger pieces. We didn't want these to look like little backyard trellises in smaller pieces. So the intent is in the long term to have the growth cover the larger mass to make larger, more bold moves and make it more consistent.

Commissioner Migliaccio: And what is this hiding? What is behind it?

Mr. Krieger: Behind it is a parking structure.

Commissioner Migliaccio: Okay. Thank you.

Mr. Krieger: Thank you.

Commissioner Lawrence: Mr. Chairman, I too have one question for the architects. We have here a high-rise office building – the Phase 1 office building. Could you speak to the point of making high-rise buildings bird-friendly in whatever terms you can with this design?

Mr. Krieger: Thank you, that's a good question. Early in the design process we had set as a team with both the client and the design team our sustainability goals and that was one of the concerns that has come up. We've worked to great lengths to balance the strict energy requirements of both the Building Code and LEED and our sustainability goals and when it comes to bird-friendly buildings, a big part of that is the glass type. And I think we all know that glass has a little bit of reflectivity no matter what and it just inherently – birds see glass and they see that as a continuation of their environment. And we've worked with Viracon, who's one of the leading world's leading glass manufacturers, and they've done some pretty extensive studies with the American Bird Conservancy – I'm sorry, Conservatory. And the thing that we find that has the most successful – makes the buildings most successfully bird-friendly – is creating a visual noise on the façade. And we've gone through great lengths on the design team to balance the reflectivity and the visual noise. Such things as frit and through their studies they've specifically found that when you have a horizontal frit on the façade in the glass, that's the most – one of the most effective deterrents to birds. And we have frit on some of our glasses. We've done vertical blades on some of the skins to add just more of a texture to the skin so that it's not just a larger sheet of glass. Sun shades, we have on one of our larger facades, adding more texture and visual noise. We've made some larger mass moves and all of the base building will be installed with blinds and all these – with roller shades. They're called "mecho shades." And all of these – all of these moves create more visual noise and that's been one of the biggest deterrents at making the building bird-friendly. And finally we've – we've just want to touch a little bit on building lighting because that has a little bit of an impact on birds and all of our building lighting – we're shielding from illuminating the night sky. And that's a specific goal of ours from the beginning was to make sure that we're not illuminating the sky because there are some species of birds that use stars for navigation and when you start to illuminate atmosphere around that it deters the

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birds and it just creates an unhealthy environment for them. So we've – we've used all those specific sustainability goals to address a bird-friendly building.

Commissioner Lawrence: Thank you very much. There are three items where – Commissioner Flanagan?

Commissioner Flanagan: Yes, I had a question for the speaker as well.

Commissioner Lawrence: Please.

Commissioner Flanagan: On page 14 of your presentation, you show a green roof. But there's very little in the text that explains what's occurring in that space and there seems to be about – more paved surface up on the roof than there is green roof.

Mr. Krieger: Yes.

Commissioner Flanagan: I would like to know, you know, why you arrived at the square footage that you are going to have up there and what the – the landscaping plan shows all the plants at the ground level, but there's nothing about what's producing the green up on the green roof.

Mr. Krieger: Sure, that's a good – fair question. On the green roof we've specifically targeted the southern exposure. We've done a lot of green roofs in the area and find that we get the most success in the southern exposure when they have direct sunlight. So that specifically addresses why we put mechanical equipment on the north side of the penthouse and kept the green roof on the south side of the penthouse. Some of the areas are required around the green roof just to get to façade access for maintenance and window washing and cleaning, and we're specifying a product that comes in a roll of sheets. And it's just – it's a Sedum product. And it just has a mixture of wild flowers and seeds and it serves as a – it helps us retain water in these specific areas with these more wild flowers. And we've had a lot of success with that in the past as opposed to trying to specifically landscape just more specific things like shrubs and specific flowers and plants.

Commissioner Flanagan: So there's one little wash room up there with a – it looks like one wash – one water closet –

Mr. Krieger: Yes.

Commissioner Flanagan: – and one lavatory. I take it that you're not planning to have the roof deck used for employee recreation of any sort? Or the green space?

Mr. Krieger: The green space itself will not be occupiable. That would be – that would be a safety concern so we're keeping people to the open roof terrace area, which keeps the occupant count a little bit lower. And specifically within the Building Code we use a lot of the fixture

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counts on the floors below to account – accommodate some of the occupants that are on the upper level.

Commissioner Flanagan: Sure. One of our hopes, of course, in Tysons which is short of recreational space is that there would be using some of the roofs – maybe at the lower buildings might be more appropriate than a sky scraper, but certainly – it would be difficult to get a ball retrieved from going over the parapet.

Commissioner Alcorn: Mr. Chairman?

Mr. Krieger: And we certainly have a beautiful view up there.

Chairman Murphy: Mr. Alcorn.

Commissioner Alcorn: Yes, actually –

Hillary Zahm, AICP, Senior Manager, Macerich: Do you mind if I mention one thing, there's one last –

Commissioner Alcorn: Please, and then I'm going to ask you a question.

Ms. Zahm: Oh, okay. Oh, oh. Hillary Zahm with Macerich. On Sheet 18, you'll see a great deal of landscaping shown. I just want to mention that while some of that landscaping isn't grade, a significant portion of it is actually on our parking podium. So there actually are – there's more than one green roof here. And this is probably more likely where you'd throw a ball and hopefully you wouldn't throw it out onto Route 123, but that gives you a lot more open space – more usable open space for the public.

Commissioner Flanagan: Excellent.

Commissioner Alcorn: Mr. Chairman?

Chairman Murphy: Mr. Alcorn.

Commissioner Alcorn: Ms. Zahm, when are you going to start building?

Mr. Krieger: That's a good question.

Ms. Zahm: We're hoping to get underway sometime next year.

Commissioner Alcorn: Okay.

Ms. Zahm: Do you have any tenants that are looking for space in Tysons Corner, Commissioner Alcorn?

Commissioner Alcorn: No, unfortunately not, but –

Ms. Zahm: No, we really are hoping to get started pretty soon. We're in the middle of site plan and that's why we're here before you today. We want to keep going forward.

Commissioner Alcorn: Great. Thank you.

Ms. Zahm: Thank you.

Chairman Murphy: Mr. Lawrence.

Commissioner Lawrence: Thank you, Mr. Chairman. It's good that we have this last visual up because there are three items we're looking at. One of them is the F1 garage façade. That was what was behind the green wall that Commissioner Migliaccio asked about. The other is the office building and that was my question about being – it being bird-friendly. And the third is the landscaping along 123, which you see in plain view here. There are also some perspectives of it inside. I'm sure everybody saw that when they looked through it. I didn't notice anybody with any questions about it. We do have the landscape architect here if anybody has any questions.

Commissioner Alcorn: Mr. Chairman?

Commissioner Lawrence: Hearing none?

Commissioner Alcorn: Mr. Chairman?

Commissioner Lawrence: Mr. Alcorn.

Chairman Murphy: Mr. Alcorn, sorry.

Commissioner Alcorn: Yes, just very quickly if that graphic could be put back up? This helps illustrate, I think, something not for this site, but on other sites where – particularly the building on the right that has a straight frontage – the road is not straight. The road is nice and curved. That makes it kind of difficult. You know, I think that probably presents you guys with – well, I'll ask you. Does that present some challenges in creating urban architecture with a nice curved road frontage like that?

Mr. Krieger: Does the curve create a challenge?

Commissioner Alcorn: Yes.

Mr. Krieger: I think it does. You look around – especially in Fairfax, curves are done a lot and some more successful than others – and we specifically went through the effort to just sort of flatten the building and angle it away from the street, opening up that public space a little bit

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more. And if you look at the elevation, we've indented some of the pedestrian zones to further delineate that space between the street and the building.

Commissioner Alcorn: I appreciate your comments on it because I think that shows you can do it, but if you start with a straight road it's a lot easier to put a building in an urban framework like this. So where we don't have roads yet, I know that's one of the things that we're working on is straight roads. And this is a great example of – sometimes you can make it work, but boy if were straight it would be a lot easier. Thank you.

Mr. Krieger: We'd be happy to help you with that.

Commissioner Alcorn: I bet you would. Thank you.

Chairman Murphy: All right. Mr. Lawrence.

Commissioner Lawrence: I think you see in Commissioner Alcorn a man with an agenda and I must say that I subscribe to that agenda. And I can't resist a comment. Tysons is fascinating because we have here a city in its birth that was born in the age of cars. Look at the cities we have now. They were not so born. So buildings rise up out of the ground and streets were not much of a consideration other than shank's mare and deliver wagons when a lot of these cities were laid out. That's not the case in the new Tysons. So between that and topography and some other things, we're seeing a lot of podium designs. And here we have an example of one. There are many others so for those who happen to be watching this, stay tuned. It's very interesting. Thank you very much for your help with these questions. I don't hear any more and I think that concludes the questions that we had.

Chairman Murphy: Right.

Commissioner Lawrence: Mr. Chairman, I'm ready to move for a vote.

Chairman Murphy: Please.

Commissioner Lawrence: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION FIND ITSELF IN SUPPORT OF THE ARCHITECTURE PRESENTED IN THE PACKAGE DATED NOVEMBER 8<sup>TH</sup>, 2011, FOR THE MACERICH PHASE 1 OFFICE BUILDING, THE GARAGE F1 FAÇADE, AND THE LANDSCAPING ALONG ROUTE 123.

Commissioner Alcorn: Second.

Chairman Murphy: Seconded by Mr. Alcorn. Is there a discussion of the motion? All those in favor of the motion as articulated by Mr. Lawrence, say aye.

Commissioners: Aye.

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Chairman Murphy: Opposed? Motion carries. The Chair abstains, I was not present for the public hearing that evening, but if I were here I would have voted for it [sic].

Commissioner Alcorn: There wasn't public hearing. This is administrative.

Commissioner Lawrence: Yes, this is just an administrative item.

Chairman Murphy: Oh, this is an administrative item. I'm sorry.

Commissioner Alcorn: So you were right. You weren't here.

Commissioner Lawrence: The public hearing was a long time ago.

Commissioner de la Fe: Don't you remember? Back in 2004?

Chairman Murphy: Oh, oh. Where have you been all these years? I didn't see you, Dave.

Commissioner Alcorn: Long deferral.

Chairman Murphy: I thought it was part of the thing I missed. Okay.

Commissioner Alcorn: It is Providence.

Chairman Murphy: I'll retract that. I'll vote for it.

Commissioner Lawrence: I look forward to more administrative reviews like this, and thank you for the package that gives us the information we need. Thank you very much.

Mr. Krieger: Thank you.

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(The motion carried unanimously with Commissioners Hall and Harsel absent from the meeting.)

JLC