

Eagle Lodge

12/14/06 ADP Meeting Notes

- Eagle Lodge is an “iconic place.”
- 4:12 roof pitch may be too ubiquitous. Consider varying roof form.
- Landmark architecture, punctuated form, series of steeples, or a clock tower may be appropriate in this location.
- A “storybook” appearance (i.e. very detail & pedestrian oriented).
- Comments on View 2:
 - Inferred pedestrian level.
 - Exposed underground parking does not look good.
 - Flat roofed building has a pleasing look.
- Comments on View 1:
 - Does not appear to be “landmark.”
 - Correct orientation but not delicate enough.
 - Reformed architectural style.
 - No real sense of arrival at Eagle Lodge.
 - Possibly consider a lower roof at this location.
- The ADP liked the different, flat-roofed building.
- View up Meridian needs to get the hint of the build up of the building.
- Improve Meridian view.
- Elizabeth stated that she’s seen “this building all over the West.”
- Building (View 1) can be seen for quite a while and an important statement should be made.
- Ends of the building:
 - Narrower on the end of the building.
 - Width vs. height.
 - Offsets for taller portions of the building.
- The small building has great potential.
- The details and materials will be critical.
- Weather protection for the commercial areas is important.
- Commercial area looks “shopping center-like.”
- What will the underside of the flat roof look like? It should be interesting.
- Avoid a utilitarian look for the flat roof building.
- View of the stairway in the entry area isn’t appealing.
- Consider the transition between the ground plane and the roof of the building.
- The architecture should consider the relation between streetscape and pedestrian.
- The building doesn’t sit in the setting very well.
- If the building was setback with trees, it would fit in better. The landscape plans for the project will be very important.
- Seven story building element appears to be “looming” over the pedestrian right-of-way.
- The building is very repetitive.
- Focus on pedestrian character and friendliness.
- Consider moving commercial closer to the street, then stepping back the building above.

ADP CONCLUSIONS:

1. Too massive, too consistent of forms.
2. Need articulation.
3. Needs to be set back as the building gets higher. Stepping back the building for a wedding cake appearance may be good.
4. The building needs to be more interesting and less massive.
5. Right now there's too much symmetry...consider breaking away from that symmetry a little. Asymmetrical but balanced.
6. Meridian View: Step the building. Keep a human scale. Right now it has a residential-type view.
7. Landscaping is important: it will help the building look like it's growing out of the ground rather than falling out of the sky.
8. Need a friendly feel in the Meridian pedestrian area.
9. Good use of solar.
10. Flat roof on small building looks good.
11. Needs to be more "arrival friendly."
12. View 5 needs a more human scale.
13. Port cohere needs some work.
14. The building does have a mountain character; it just needs to be massed correctly.
15. We need a series of eye points down a dynamic façade.
16. Consider the form of roof structures and the building base.
17. Meridian elevation seems "sheer."

*Provide a cross section out to the road, include streets in cross section.