

## SITE PLAN REVIEW COMMITTEE MEETING SUMMARY

### SP #2 – 400 Army Navy Drive

### SPRC Meeting #2

January 6, 2014

Planning Commissioners in Attendance: Inta Malis, Erik Gutshall, Jane Siegel, Nancy Iacomini, Karen Kumm Morris, Steve Cole

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### MEETING AGENDA

This was the second SPRC meeting for the 400 Army Navy Drive. Staff gave a presentation on the project overview and a walk around of the site. The staff presentation was followed by SPRC discussion.

### SPRC DISCUSSION

#### Streetcar Maintenance and Operations Facility Discussion

- The Chair began the discussion by allotting a block of time specifically devoted to questions about the streetcar facility
- Details regarding the Environmental Assessment were discussed.
- SPRC members asked about the viability of locating the facility at the Navy Annex site. The proposed site is the only currently feasible site.
- One member asked to view the applicant's proposed site and building given the constraints of the future facility.
- There was general discussion about combining the 400 Army Navy Drive site with the 'teardrop' parcel to do a combined development. The applicant was not amenable to pursuing this option.
- General questions about how the site would function with the facility in regard to vehicles and pedestrians.
- Several SPRC members felt that it would be important to locate a sidewalk on the west side of Old South Eads to help transition the proposed building into the streetcar facility.
- SPRC members asked to look at the 400 Army Navy site in relation to the design and location of the streetcar facility.

#### General Discussion

- The Environmental Assessment shows four sets of streetcar track crossing S. 11<sup>th</sup> Street. The ability of pedestrians to traverse the street with the tracks was discussed.
- All applicant renderings show no streetcar facility. Several SPRC members mentioned that they would like to see site massing and include the facility.

- General questions about the building entrances, particularly into the ground floor residential uses.
- Discussion about the Army Navy Drive cycletrack and how it might impede or constrain the north side of the proposed building.
- Question about the Crystal City Sector Plan architectural feature guidance shown on the 'teardrop' parcel and whether the 'spirit' of the plan would transfer guidance to 400 Army Navy Drive site due to the placement of the streetcar facility.
- Discussion about the potential negative impact of the facility and the frontage adjacent to Old South Eads.
- Question about the location for drop-offs and visitor parking.
- A recommendation for the application of bonus density to include high-quality design for the streetcar facility.
- Recommendation to provide additional architectural 'layering' to the north façade.
- Recommendation to either celebrate the streetcar facility or 'bury' it.

**NEXT STEPS**

- The SPRC will continue with its regular site plan review agenda, with the next meeting set aside to discuss transportation, transit, circulation, loading and parking.