

## **SITE PLAN REVIEW COMMITTEE MEETING SUMMARY**

### **SP #2 – 400 Army Navy Drive**

#### **SPRC Meeting #1**

**October 21, 2013**

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

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### **MEETING AGENDA**

This was the first SPRC meeting for the 400 Army Navy Drive. The applicant gave a presentation on the project overview. Staff then presented information regarding site context and Crystal City Sector Plan guidance. Applicant and staff presentations were followed by SPRC discussion.

### **SPRC DISCUSSION**

#### **Comments / Questions from SPRC**

- There was initial discussion regarding the overall use mix for the block.
  - Crystal City Sector Plan guidance was discussed, including architectural features and streets
- The SPRC briefly the proposed and allowable density on the site.
- Retail activation and site design were discussed in relation to activating the site at the street level.

#### **Wrap Up Comments**

- The possibility of a land swap with the ‘teardrop’ parcel was discussed.
- SPRC members inquired about community benefits/bonus density and the amounts that need to be achieved to develop the proposed density.
- The character of Army Navy Drive was discussed, including how the site could act as a nice edge to Crystal City.
- General comments about how to best integrate the site with the surrounding area.
- A number of questions were asked regarding the future streetcar maintenance and operations facility.
- The architecture of the proposal was discussed and members questioned the quality of design for the top of the building.
- SPRC members would like to learn about any covenant restrictions between the site of the proposal and the ‘teardrop’

**NEXT STEPS**

- The SPRC will continue with its regular site plan review agenda, with the next meeting set aside for staff to present the site context and the proposal.