

Metropolitan Park 4/5 (SP #105; SP-9)
SPRC Meeting #2
January 24, 2013; 7-9 pm
Meeting Notes

Planning Commission Members in Attendance: Inta Malis, Karen Kumm, Steve Cole, Nancy Iacomini and Brian Harner

Staff Members in Attendance: Aaron Shriber (CPHD) and Rob Gibson (DES)

Meeting Agenda: The purpose of this meeting was to discuss the grocery store component of the Applicant's (Vornado/Charles E. Smith) site plan proposal for Phases 4 and 5 of the Metropolitan Park development. Staff gave a presentation about grocery store development in Arlington County, which was followed by a Committee discussion regarding grocery store development in the County. The Applicant presented the proposed grocery store component of their site plan proposal; a Committee discussion of the proposal followed this presentation

Items of Discussion

- Crystal City
 - Crystal City Sector Plan recommendation for grocery development
 - Status of grocery store development in Crystal City
- Full-service grocery store
 - Request for literature regarding full-service grocery store characteristics
- Whole Foods grocery store characteristics
- Grocery store proposal conflicts with the Metropolitan Park Design Guidelines
 - Deviations from Guidelines
 - Other similar conflicts with Area and Sector Plans
- Overall question—Is there general agreement that grocery use at this location is worth considering?
- Location of doorways
 - Conformance with Metropolitan Park Design Guidelines
- Loading and garage entrance locations
 - Relocation should be considered
 - Additional information regarding operation should be provided
- Retail locations in future phases of Metropolitan Park
- 12th Street South activation
 - Grocery store activation
 - Sidewalk condition
 - Location of grocery store entrance
 - Request for map of streetscape environment on 12th Street from S. Hayes to Rt. 1
 - Additional retail opportunities within grocery store
 - Conversion of grocery store use should require further Planning Commission review

Themes of Discussion

- Is a grocery store at this location appropriate?
- Activation of 12th Street is imperative
- Loading locations and activities should be reviewed further
- Building entrances should be reviewed further
- Conditions regarding grocery store use will require careful review
- Function of Elm Street should be reviewed further

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SIGN-IN SHEET

7:00 p.m.

Item 1. Metropolitan Park Phases 4 & 5 (SP #105)

Item 2. Cathedral Lane (SP #428)

(2)

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Bill Gearhart	TC		on file
Joanne Urban	DES		

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7:00 p.m. 1

Item 1. Metropolitan Park Phases 4 & 5 (SP #105)

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Name	Organization	Mailing Address	Email
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INTA MALLS			
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Jim Oliver	AHCA	on file	on file
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Mitch Bonanno	VORNADO	"	"
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