
SITE PLAN REVIEW COMMITTEE MEETING SUMMARY**Item 1****Metropolitan Park/PenPlace Height and Density Discussion (SP #105)****SPRC Joint Meeting****March 11, 2013****Planning Commissioners in Attendance: Malis, Harner, Cole, Sockwell**

MEETING AGENDA

The meeting began with an introduction by Commissioner Malis who explained the purpose of this meeting as a discussion about building height and massing issues relevant to the SPRC's review of the proposed Metropolitan Park 4/5 final site plan and the PenPlace Pentagon City PDSP Amendment. Staff then presented materials related to building height and massing and their application throughout Pentagon City. Commissioner Cole then explained specific questions that the SPRC is asked to consider, which were as follows:

1. Are the building heights in the Pentagon City PDSP (existing and as proposed) acceptable, or should they be higher or lower?
2. Should focal point buildings be located on these two blocks? If so, where should they be situated and what should be their distinguishing features?
3. Are there any special massing considerations for these two blocks? Along 12th Street? Elsewhere?
4. Should a mixture of uses different from what has been proposed be encouraged to achieve more varied massing of buildings on these two blocks?

SPRC DISCUSSION

- Building massing should be evaluated in the context of street and sidewalk characteristics.
- Building height effects density and the two issues should be evaluated together.
- Variation in building heights should be provided.
- Building height should have a relationship to the street, which could be accomplished through building setbacks.
- Increased building heights at sites not adjacent to the Pentagon City Metro Station do not provide tapering as provided in other Metro Station Areas.
- Building heights provide tapering elements, which should be continued.
- Building focal points could be provided through flagship/iconic buildings.
- Focal points could be accomplished in other manners aside from providing the tallest building in the area.
 - Focus of focal point discussion should be about place making.

- Focal points should be along 12th Street South rather than Army Navy Drive.
- Crystal City Sector Plan provides building design guidelines that could be used as a basis for addressing building height and massing.
 - Some members expressed concern about the effectiveness of the Crystal City building guidelines.
- Commissioner Malis concluded the meeting by summarizing the issues of discussion as:
 - The arrangement of heights can contribute to a sense of place.
 - The street cross-sections must accommodate the proposed range of heights.
 - Focal points contribute to a sense of place.
 - Height may or may not be used to create focal points; other features can create focal points.
 - Arrangement of heights should not be arbitrary and ad hoc.
 - Two possible schemes for arranging heights 1) locate heights at transit centers 2) keep heights lower in pedestrian zones or use step backs.
 - Heights can also be used to create visible gateways.
 - The PDSP needs a scheme for prioritizing which streets will have greater heights (12th St, Eads), massing guidelines, and guidance for varying heights.

Item 2**Metropolitan Park 4/5 (SP #105; SP-9)****SPRC Meeting #4****March 11, 2013****Planning Commissioners in Attendance: Malis, Harner, Cole, Sockwell**

MEETING AGENDA

The purpose of this meeting was to continue discussion of building architecture issues not addressed at the February 14, 2013 meeting and to discuss transportation issues. The applicant's presentation was conducted by (Toby Millman, Maurice Walters, Loren Helgason, and Chris Tacinelli).

SPRC DISCUSSION**Building Form/Massing**

- Building stepbacks above the ground level were analyzed
- 12th Street South
 - Request for exhibits explaining relationship of buildings to 12th Street South for the PenPlace and MetPark blocks located between South Fern and South Eads Streets
- Retail entrances should be enhanced and increased in number along 12th Street South
- Building materials should be further analyzed
 - Building materials sample board was requested for further review
 - Variation in building materials between MetPark buildings was encouraged
 - Mullions in loading ventilation screens should be revised
- Revisions to loading areas were appreciated and the applicant was encouraged to further refine these as presented

Transportation

- Location of traffic signals, existing and proposed, was analyzed
- Level of Service (LOS) of intersections within area was discussed
- Turning movements into and out of site was analyzed
- Ultimate configuration of 12th Street South was discussed
- South Eads Street improvements were analyzed
 - Potential reduction in road width was explained
 - Status of bicycle lane improvements was discussed
- Bicycle parking accommodations was analyzed
- Additional information detailing truck turning movements for loading purposes and its impacts on on-street parking and streetscape was requested

- Additional information about the location and points of access to and from the streetcar facility proposed within 12th Street South was requested
- Information about the location of grocery store distribution facilities and routes of loading access to and from the site was requested
- General concern about loading impacts on the public realm was expressed, thus further analysis was requested
- Plan for managing shopping carts on-site should be addressed by site plan conditions

NEXT STEPS

- SPRC Meeting #5 to be held on April 1, 2013

SPRC Meeting — March 11, 2013

SIGN-IN SHEET

- Item 1. MetPark/PenPlace Height and Density Discussion (SP #105)
- Item 2. Metropolitan Park Phases 4 & 5 (SP #105; SP-9)



7:00 p.m.
8:30 p.m.

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SPRC Meeting — March 11, 2013

SIGN-IN SHEET

Item 1. MetPark/PenPlace Height and Density Discussion (SP #105)

Item 2. Metropolitan Park Phases 4 & 5 (SP #105; SP-9)



7:00 p.m.

8:30 p.m.

Name	Organization	Mailing Address	Email
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CHRISTIE AHL	CCRes		
Bill Geankst	TC	on file	on file
Alberto Donoso	Kettler	on file	on file
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