
SITE PLAN REVIEW COMMITTEE MEETING SUMMARY**Item 1****Metropolitan Park 4/5 (SP #105; SP-9)****SPRC Meeting #4****April 1, 2013****Planning Commissioners in Attendance: Malis, Harner, Cole, Ciotti**

MEETING AGENDA

This meeting focused primarily on the applications associated with the proposed final site plan. Planning Division staff (Aaron Shriber) presented the elements of each application that comprise the Metropolitan Park 4/5 development proposal that will be acted upon by the County Board. A discussion by the SPRC followed this presentation. The applicant (Toby Millman) presented information related to open space and revisions to the loading areas of the building.

SPRC DISCUSSION**Actions Associated with Metropolitan Park 4/5 Approval**

- Request for explanation of the separate PDSP actions for the Metropolitan Park 4/5 and PenPlace projects
- Variation of heights within the Pentagon City PDSP should be considered
- Request to review condition proposed language for PDSP Condition #54 related to building heights
- Design of Eads Street between 12th and 15th Streets should be addressed by Metropolitan Park Design Guidelines
- Discussion of proposed building height in relation to Crystal City Sector Plan recommendations
- Expression of concern that density and heights for the entirety of the Metropolitan Park block have not been subject to a public discussion with the community or County Board
- Proposed reconfiguration of entrances for phases 4 and 5 may have impacts on phase 6 and should be considered by revisions to the Metropolitan Park Design Guidelines
- Request for information about the proposed encroachments and how those are reviewed by the Planning Commission and County Board

Open Space and Loading

- Question about the status of the existing bus stop on Eads Street between 12th and 13th Streets during construction of the proposed building
- Discussion about the Eads Street streetscape proposal as presented by the applicant
 - Eads Street should be analyzed in a neighborhood contextual manner that considers improvements to both sides of the street

- Request that the Eads Street streetscape proposal be the subject of a post-approval public review process
- Design of Eads Street between 12th and 15th Streets should be addressed by Metropolitan Park Design Guidelines
- Opportunities for active recreational amenities should be considered
- Request that additional bicycle parking facilities be provided near entrances to the grocery store
- Discussion of loading area on 13th Street
 - Further analysis should consider impacts to future phase 6 building and Elm Street
- Prohibition of loading truck movements from Elm to 12th Street should be considered to avoid conflicts with streetcar operations
- Additional animation of 12th Street retail area should be considered

Wrap Up Comments

- Additional information regarding the following issues was requested:
 - Eads Street streetscape design proposal
 - Loading impacts on 13th Street and Elm Street
 - 12th Street streetscape including PenPlace proposal
 - Truck turning movements to and from the loading areas

NEXT STEPS

- SPRC Meeting #6 to be held on April 18, 2013

SPRC Meeting — April 1, 2013

Item 1. MetPark 4/5 (SP #105)

Item 2. Shreve Apartments (SP #427)

SIGN-IN SHEET

7:00 p.m.

8:30 p.m.

| Name | Organization | Mailing Address | Email |
|----------------|-----------------|-------------------------------|-------------------------|
| AARON SHRIBER | CPHD-PLANNING | 2100 CLARENDON BLVD | ASHRIBER@ARLINGTONVA.US |
| Elizabeth Kays | CPHD-PLANNING | 2100 CLARENDON BLVD | EKAYS@ARLINGTONVA.US |
| Sherief Elfar | TORTI Gallas | 1300 Spring St. Silver Spring | SelFar@Tortigallas.com |
| Diana Rey | | // | DRey@Tortigallas.com |
| Christie All | Crystal City | on file | on file |
| Diana Kays | Autism Highways | 12115 East St 1102 | wkayse1988@verizon.net |
| Judy Farnham | Crystal City | on file | on file |
| Jim Oliver | AHCA | on file | on file |
| Sheryl Cole | PC | on file | on file |
| Mitch Bonanno | VORWARD | " | " |
| Loren Helgason | Studios 39 | on file | on file |
| JEFF KREPS | UKA | on file | krops@uka.com |
| Carrie Johnson | SP2 | " | " |
| MARIE WATERS | MWA | 729 8th St SE S. 200 WA | marie@mwta.com |
| PAULA L GARNER | ARCA | on file | on file |
| Looney Peath | PC | " | " |
| Brian Hume | PC | " | " |
| INTA MALLS | PC | " | " |
| Bill Guahant | TC | " | " |
| Arthur Fox | ARCA | " | " |

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