

**Metropolitan Park 4/5 (SP #105; SP-9)**  
**SPRC Meeting #1**  
**November 20, 2012; 7-8:30 pm**  
**Meeting Notes**

**Planning Commission Members in Attendance:** Inta Malis, Karen Kumm, Steve Cole, Peter Fallon, Brian Harner, and Rosemary Ciotti  
**Staff Member in Attendance:** Aaron Shriber (CPHD)

---

**Meeting Agenda:** The purpose of this meeting was to present this site plan proposal to the Site Plan Review Committee. Staff gave a presentation about the proposal, which was followed by the applicant's presentation. A discussion of the proposal by the SPRC followed these presentations.

**Areas of Discussion**

- Request that the Pentagon City PDSP Conditions be provided for public review
- Consolidation of Metropolitan Park Phases 4 and 5
- Request that the encroachments proposed by the applicant should be reviewed by the Planning Commission
- Retail space at the northwest corner of the building
  - Access to the loading area
- Metropolitan Park Design Guidelines recommendation for continuous retail frontage along 12<sup>th</sup> Street
- Request that a perspective illustration of the building be provided from a southeast vantage point
- Request that shadow studies of the building be provided
- Request that a density calculation be provided, including an analysis of the unit type
- Rooftop amenity areas
- 12<sup>th</sup> Street South activation
- Tertiary street and pedestrian connection through block removal as proposed by the site plan
- Grocery store entrances
- Garage and loading entrances
- Request for additional materials illustrating the building's massing
- Request that discussion of neighborhood context should occur
- Building materials and colors
- Request that additional material be provided explaining the building crown elements
- Request that staff provide an explanation of the nature of private and public open spaces at Metropolitan Park
- Grocery store activation of 12<sup>th</sup> Street
- Grocery store service area inclusive of Crystal City
- Retail spaces other than grocery store
- Sustainable design commitment
- Bonus density application to site plan

- Status of the Metropolitan Park Design Guidelines
- Request that Pentagon City PDSP amendments related to Metropolitan Park should be provided for public review
- Request that staff provide a map of grocery store locations in Arlington County
- Request that provide an analysis of grocery demands of the neighborhood

SPRC Meeting — November 19, 2012

# SIGN-IN SHEET

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

7:00 p.m.

Name	Organization	Mailing Address	Email
AARON SHREIBER	CPHD	2100 CLARENDON BLVD	ASHREIBER@ARLINGTONVA.US
Andy Freshman	CC res.		
Cherise Allen	CC res		
Steve Gelp	PC	on file	on file
Robert P/H	ARCA		bob@repealed.com
Karen Kinn Mans	PC	PC-on file	on file
John Milliken	Verolbe	on file	on file
Rob Menke	CC(BTA)	" "	rmenke@crystalcity.org
Ellen Ambruster	TC + PAC	" "	" "
Dian Harnel	PC	" "	" "
James Gatta	PC		
R. Puff	DCP/PD	2100 Clarendon	
Bob Cochran	VKA		Cochran@VKA.com
Bill Gumbart	TC	on file	
MARICE WALTERS	MWA		maricewaltersarchitect.com
Alberto Degas	Ketter		albertodegas@gmail.com
Joseph J. Plumpe	STUDIO 39		jplumpe@studio39.com
Larry Mays	ACCP/SPRC	" "	" "

PLEASE PRINT CLEARLY

①

Name	Organization	Mailing Address	Email
Jane Oliver	ARCA	927 S 17th St, 72207	JPGPLG1300@AOL.Com
Jane Oliver	AHCA		janeoliver@mi.com
Robert Cothran	PC		
Casie Johnson	SPRC	on file	on file
Peter Fallon	PC	"	"
Kendrick Whitmore	Venable	8010 Towers Crescent Circle	kwhitmore@venable.com
Toby Millman	Vornado/CES	2345 Crystal Dr.	tmillman@vno.com
Dion REX	TORTI GALLAS	1300 Spring St, Silver Spring MD	drex@tortigallas.com
Mitch Bonanno	VORNADO/CES	on file	MBONANNO@VNO.COM
MAURICE WALTERS	MAURICE WALTERS ARCHITECT	729 8th St. SE, WDC 20003	mauricemwaltersarchitect.com
Wanda Beyna	Bella Vista	1211 S. Eads St. Arl. 22202	wkayse1988@verizon.net
INIA MALLS	PE	on file	file
Sherief Elfar	TORTI GALLAS	454 Blagden Ave	SElfar@TortiGallas.com

PLEASE PRINT CLEARLY