

## SITE PLAN REVIEW COMMITTEE MEETING SUMMARY

### The Berkeley, 2900 S. Glebe Road (SP #431)

#### SPRC Meeting #2

December 9, 2013

Planning Commissioners in Attendance: Steve Sockwell, Chair; Steve Cole; Rosemary Ciotti; Erik Gutshall; Inta Malis; Jane Siegel; Nancy Iacomini

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### MEETING AGENDA

This was the second meeting for SP #431, the Berkeley. The SPRC Chair for this item, Steve Sockwell, gave a brief introduction which was followed by a presentation by the applicant. Following the presentation, the SPRC discussed the following topics.

### SPRC DISCUSSION

#### Land Use & Zoning

- Policy implications of cumulative bonuses (LEED + Housing in this case) and how they have been handled in the past, specifically in areas not planned for high density.
- Does the proposed density work with the character of the neighborhood?
- More information on the proposed unit mix was requested. How many will be family sized?
- Does the existing S3-A zoning provide an opportunity to expand the public area adjacent to the Four Mile Run trail?
- It was suggested that a different GLUP designation and zoning district be explored.
- Compliance with adopted plans and policies: how does the current proposal comply with the *Four Mile Run Master Plan* and *Four Mile Run Design Guidelines*?

#### Site Design & Characteristics

- Explore providing security through site design and transparency, not a fence.
- Find ways to break up the long building form.
  - Clarify the relationship between building, the private realm, and the public realm—how do the components work together?
- Guest parking does not make sense to the rear of the east building.
  - Can that be removed and still provide fire access?
- Safety can be achieved through lighting and design; fence may not be necessary for safety.
- Parking and service should not face the stream.

**NEXT STEPS**

- Next SPRC meeting: TBD
- Website to be updated with links to the *Four Mile Run Master Plan* and the *Four Mile Run Design Guidelines*.
- Staff to provide additional information on density, the zoning history of the S3-A area, and the *Four Mile Run Design Guidelines*
- Matrix to identify issues and questions and the party responsible for providing an answer (staff + applicant).