

**Shreve Apartments (SP #427)****Site Plan Review Committee Meeting #2****April 1, 2013****Meeting Notes****Planning Commissioners in Attendance: Suzanne Klein, Steve Cole, Brian Harner**

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**Meeting Agenda**

This was the second SPRC meeting for the proposed rezoning and site plan for the Shreve Apartments Site Plan at 6873 & 6881 Lee Highway. Suzanne Klein, chair of SPRC review, provided introductory remarks. The applicant gave an overview of the revised plan, which included a reconfiguration of the site access and a reduction in the number of units, the size of the retail space and the height. The applicant also presented the building architecture. Staff provided comments on the revised plan and an overview of the East Falls Church Area Plan (EFCAP) recommendations. The meeting agenda then focused on Land Use & Zoning, Site Design & Characteristics, and Architecture.

Revisions to the proposal included:

- Reduction in proposed retail area from 12,719 square feet to 1,449 square feet
- Reduction in the number of proposed residential units from 228 units to 180 units
- Reduction in the building height from 6 stories to 5 stories
- Reconfiguration of the site access and driveway locations
- Several changes to the building footprint and façade design
- Redesign of the parking garage to provide the majority of the parking spaces below-grade
- Further design details regarding W&OD Trail access and railroad siding preservation

**Issues Discussed****Land Use & Zoning**

- Several members expressed concern about the ability of the proposal to meet the EFCAP retail, open space and transportation goals given the lack of consolidation.
- The applicant suggested the proposed retail space would be appropriate for a restaurant or similar type use. Members requested some assurance that the retail would be neighborhood-serving and relate well to the W&OD Trail.
- Additional retail should be provided to better meet the EFCAP goals.
- The proposal is not able to achieve the streetscape improvements envisioned in the EFCAP due to the small amount of frontage on Lee Highway.
- Members requested more discussion regarding the bonus density and potential open space contribution. The goal of the EFCAP was to achieve on-site open space if consolidation was achieved.

**Site Design & Characteristics**

- A large portion of the Lee Highway frontage is utilized for the driveway. The design lacks a significant retail presence and would limit the ability to provide retail continuity on Lee Highway in the future.
- One member questioned how the block would potentially develop over time as separate parcels and asked staff to explore this further. The proposal should not preclude the ability to achieve the EFCAP goals in the long-term.

**Building Architecture**

- Members were generally favorable toward the design elements that take queues from the existing Shreve building, but felt this could be done more consistently throughout the design.

- Ground floor units are an improvement on the trail elevation. Consider whether an entrance to the building would be appropriate on this frontage.
- Five stories is an improvement over the previous six-story proposal.
- Additional setbacks on two sides of the building and the removal of the at-grade garage are improvements.
- The setback on the east side of the building is still very close to the property line and adjacent buildings.
- The building design feels somewhat busy. Consider simplifying some of the elements, such as the canopy/shades, building tops and color variation.
- Consider creating a hierarchy of facades. The Lee Highway and W&OD Trail facades are more prominent than the other façades and should be treated differently.
- The proposed architecture should better relate to adjacent buildings.
- The blank wall along the east façade (behind the out parcels) is not well-integrated with the design of the portions of the building above it.
- Consider whether 20 feet is necessary for the ground floor height. The applicant noted that this was needed to allow fire access through the northern driveway.

**W&OD Trail/Historic Siding (These topics will be discussed further at the next SPRC meeting)**

- Ground floor units are an improvement on the trail elevation.
- Concern with proposed retail parking adjacent to the railroad siding. Evaluate whether parking is necessary here. The siding should be made more of a feature on the site.
- Provide more detail on the proposed bike path connections to the trail (private vs. public). What fencing or other barriers are being considered to separate the public and private areas of the site?

**Transportation/Site Access (Transportation will be discussed further at the next SPRC meeting)**

- The northern driveway is located in close proximity to the animal hospital's driveway and the Westmoreland Street intersection. Confirm that VDOT would approve this access point.
- Provide more detail on the Lee Highway improvements
  - Shy zone/temporary use of the interim wide sidewalk
- Determine which bicycle paths through the site should be public.
- Consider whether two curb cuts are needed to access the building. Concern that this will have a negative impact on Lee Highway pedestrian and vehicular traffic.

**Next Steps**

- The next SPRC meeting is scheduled for April 25, 2013. The meeting will focus on Transportation and Open Space.

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                       |
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| Jim Oliver      | AHCA            | on file                       | on file                     |
| Steve Cole      | PC              | on file                       | on file                     |
| Mitch Bonanno   | VORWARD         | "                             | "                           |
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| PAULA R. GARNER | ARCA            | on file                       | on file                     |
| Looney Peeth    | PC              | "                             | "                           |
| Brian Hines     | PC              | "                             | "                           |
| LITA MALLS      | PC              | "                             | "                           |
| Bill Guahart    | TC              | "                             | "                           |
| Arthur Fox      | ARCA            | "                             | "                           |

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