

**Shreve Apartments (SP #427)
Site Plan Review Committee Meeting #3
April 25, 2013
Meeting Notes**

Planning Commissioners in Attendance: Suzanne Klein, Rosemary Ciotti, Chris Forinash, Nancy Iacomini, Karen Kumm Morris

Meeting Agenda

This was the third SPRC meeting for the proposed rezoning and site plan for the Shreve Apartments Site Plan at 6873 & 6881 Lee Highway. The meeting focused on Transportation. Suzanne Klein, chair of SPRC review, provided introductory remarks. The applicant gave an overview of the Transportation elements of the plan. The applicant also provided an update on efforts to secure a tenant for the retail space. Staff provided an overview of the East Falls Church Area Plan (EFCAP) and options for site access for the remaining parcels on the block.

Issues Discussed

Transportation

- Members raised concerns about traffic impacts on Lee Highway since neither proposed driveway will be signalized. Changes to the existing signalization on Lee Highway may help, but queuing is a major issue on Lee Highway and left turns out of the easement will be difficult.
- Members raised concerns about the retail loading on the northern driveway. Trucks cannot be accommodated, and this will cause conflicts on Lee Highway if trucks park or back up on the street. The applicant noted that tenant leases will prohibit use of loading trucks which cannot be accommodated on site.
- Members noted that the turning movements in the northern driveway are problematic and potentially dangerous for pedestrians.
- One member raised concerns that the retail space is not well-connected to the loading dock for trash removal. Trash removal will likely occur on Lee Highway adjacent to the retail space.
- Members suggested that this site needs internal, through circulation because of the limited access and potential conflicts at both proposed driveways. Could the site accommodate an internal street adjacent to the eastern lot line? This internal circulation could also serve future redevelopment of other sites on the block and reduce the number of curb cuts overall.
- One member suggested that the internal circulation could potentially be accommodated by allowing through-access between driveways in the garage.
- One member inquired whether staff has studied whether an additional street network with north-south connections to the City of Falls Church should be provided on this site. Staff noted that the EFCAP recommends the connection to Westmoreland Street but does not call for a new north-south street on this site. A street connection to City of Falls Church would be difficult because of Four Mile Run.
- Members raised concerns that Fire operations may be negatively impacted by the proposed building's use of the easement for loading/garage access.
- One member recommended a shy zone be provided on Lee Highway to allow for outdoor seating. Staff noted that the shy zone is optional in the EFCAP.
- One member questioned whether the driveway could be relocated to the northernmost portion of the site (adjacent to the W&OD trail) so that it doesn't disrupt the street wall. Staff noted concerns about locating the driveway in close proximity to the Fairfax Drive intersection.
- One member noted that the accessible parking space in the at-grade parking area will need to meet ADA requirements.
- One member suggested that the applicant explore innovative bike amenities in the building, particularly because of the proximity to the W&OD Trail.

- Members continued to express concerns that the lot configuration is resulting in an undesirable site layout that may preclude the long-term vision in the EFCAP.

Next Steps

- The next SPRC meeting is scheduled for May 30, 2013.

SPRC Meeting — April 25, 2013
 Item 1. Shreve Apartments

SIGN-IN SHEET
 7:00 p.m.

Name	Organization	Mailing Address	Email
Elizabeth Kays	CPHD	2100 CLARKENDON BLVD, SUITE 700	
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Stephanie Poir & Matt		''	
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