

**Shreve Apartments (SP #427)
Site Plan Review Committee Meeting #4
May 30, 2013
Meeting Notes**

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

Meeting Agenda

This was the fourth SPRC meeting for the proposed rezoning and site plan for the Shreve Apartments Site Plan at 6873 & 6881 Lee Highway. The meeting agenda focused on outstanding issues, open space, historic preservation, community benefits, and construction issues. Suzanne Klein, chair of SPRC review, provided introductory remarks. The applicant gave a presentation on changes to architecture and site circulation, potential development options for the remaining parcels on the block, the railroad siding, community benefits, and construction plans. Staff provided comments on the outstanding issues and an update on the Historic Affairs and Landmark Review Board input on the preservation of the railroad siding.

Issues Discussed

Transportation

- Members raised concerns about conflicts with Fire Station #6 operations in the shared easement. The applicant noted that, should the driveway be blocked, fire trucks could alternatively use the drive aisle adjacent to the fire station parking spaces. The Falls Church Volunteer Fire Department noted concerns about use of the drive aisle.
- Members raised concerns about traffic issues on Lee Highway. The long-term option presented would not resolve these issues.
- One member questioned how the County would guarantee shared access in the garage for future parcels. Staff responded that the applicant could agree to a condition which would allow the future access.
- One member raised a concern about parking. This area tends to be auto-dominated despite the distance to Metro. More visitor parking should be provided.
- The applicant and staff should provide clarity on the legal status of the easement on the Fire Station driveway for the next meeting.

Open Space/Historic Preservation

- One member asked whether additional trees could be planted on the site. The applicant noted that the fire lane restricts the placement of more trees.
- One member suggested that amenities be provided on the roof since there isn't much open space on the site. The applicant noted that the wood-frame construction type cannot support an accessible rooftop.
- One member noted that the preservation of the railroad siding is a positive element of the plan.
- One member of the public noted that the oil tanks on site may be worth saving as part of the historic preservation of the siding. The bike trail should be moved to accommodate this.

Consistency with East Falls Church Area Plan

- Members noted that the amount retail provided is not consistent with the East Falls Church Area Plan, and, therefore, the full density should not be granted.
- One member stated that the proposal does not achieve the goals of the East Falls Church Area Plan, particularly with the minimal retail and streetscape improvements.
- Members questioned whether the requested bonus density for an open space contribution is warranted. They asked for further clarity at the Planning Commission (PC) meeting.

- One member noted that the proposal seems tortured and isn't responding enough to recommendations in the East Falls Church Area Plan.

Community Benefits

- Members suggested that more open space/recreational amenities for families would be desirable in the neighborhood. The applicant and staff should look further into options for improving the W&OD trail and providing more open space amenities (including playground equipment).
- One member suggested that additional improvements to Four Mile Run should be considered and coordinated with the City of Falls Church.
- Members discussed the importance of encouraging non-vehicular trips to/from the development. Consider such community benefits as contributions to the western entrance of the Metro, bus stop improvements, and a transit board in the lobby of the building.
- Members requested more clarity on which items are being offered as community benefits (as opposed to East Falls Church Area Plan elements) for the PC meeting.
- Members suggested that off-site streetscape and undergrounding of utilities should be considered.
- One member commended the developer for including on-site affordable units and requested that some of them be fully accessible.

Construction Issues

- One member raised a concern that construction staging is shown in the vicinity of the railroad siding.
- One member asked whether pile driving is planned. The applicant responded that they don't expect to pile drive.

Architecture

- One member noted that the architecture hadn't changed enough to address previous comments.

Next Steps

- The site plan will be scheduled for public hearings at the Planning Commission and County Board.

SPRC Meeting — May 30, 2013

Item 1. Shreve Apartments (SP #427)

SIGN-IN SHEET

7:00 p.m.

Name	Organization	Mailing Address	Email
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Nancy Adams	PC	on file	on file
Carrie - plus	SPRC	"	"
Chris Forinash	PC	on file	
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