

SITE PLAN REVIEW COMMITTEE UCMUD REVIEW MEETING SUMMARY

10th Street Flats/Clark Realty Capital (U-3348-12-1)

UCMUD Review Committee Meeting #2

December 12, 2013

Planning Commissioners in Attendance: Karen Kumm-Morris, Nancy Iacomini, Erik Gutshall, Steve Cole, Rosemary Ciotti

MEETING AGENDA

This was the second meeting of the UCMUD Review Committee for the 10th Street Flats project. The agenda was to finish discussion on site design and characteristics, which was not completed at the first meeting, and to discuss architecture and building design, including street activation and retail/commercial design.

SPRC DISCUSSION

Site Design and Characteristics (Continued from first SPRC meeting):

- Does the architectural detail (referred to alternately as the “fin” or “eyebrow” feature that extends above main roof height) count towards building height? What is the function of this feature? *Staff will research and provide a response at the next meeting.*
- What is the intent/function of the semi-public porch area at the live/work units?
- The residential lobby entrance isn’t articulated architecturally
- Discussion on live/work and its appropriateness on 10th Street. Are existing live/work units in Arlington actually leased by people living and working in the units?
- Concerns about length of building in relation to the illustrative plan, which shows two separate buildings on the site.

Relationship to Adjacent Properties:

- Discussion on the height of the existing 9th Road property (40 ft)
- Discussion of the impact to the AACH property.
- Discussion on the “cut-out” portion of the building and whether it extends to the AACH property line
- Do the upper floors of the building along the rear property line contain windows? Are there apartments adjacent to this property line? The project shows windows along the

common property line with AACH property. Will that require a setback for AACH? *Staff will research.*

- How does emergency access to the rear of the building work? Staff explained that all access will come from the alley.
- Where is the garage entrance to the 9th Street Building? The applicant responded that it is from the alley.
- Concern about roof-mounted condensers and the active roof generating noise audible to the surrounding community.
- The attorney representing AACH expressed that they would prefer a wall without glass abutting the shared property line.

Architecture:

- Will the applicant revisit architecture for the changes made to the ground floor plan?
- Will there be maintenance associated with the wood material? The applicant responded that the wood material is a composite, which will require no maintenance.
- There was a comment that the applicant should consider relocating the building entrance to the westernmost “eyebrow” in order to accentuate the entrance.
- Questions about the County Policy behind “active rooftops.” *Staff will research and provide a response at the next meeting.*
- Sector Plan sets building heights at 55 feet for occupied space. What are the rules with respect to building height? Does having a covered area on the rooftop affect height limit calculations? (*staff to provide response*). Concerns that the details that serve to break up building bulk may not be permitted.
- Has there been thought of providing different designs in different sections of the building to break down the building’s mass? The applicant responds that it was intended to have a unity of design, with elements that served to break up building bulk.
- *Staff will examine sector plan guidance on architecture.*

Street Activation

- Concern about the design of live/work units and the adjacent semi-private “porch” area. Feels uninviting; the gates are off-putting.
- Does the lobby have a canopy over it? The applicant states they are in the process of redesign.
- Are the live/work units at grade? The applicant states that they are.
- Do nonresidential uses within live/work units require home occupancy permits? *Staff will provide a response.*

Retail Design

- What type of retail is expected on 10th Street? Does the proposed ceiling height of 12 feet inhibit the types of retail that can be leased? AED says that 12 feet can work. The applicant responded that they are working with a retail consultant, and that the ceiling height will not have an effect on marketability of the space. Green Pig Bistro has only a 10 foot high ceiling.

- Concern about the façade design of the live/work units; the fitness center will have more street transparency than the live/work units.
- Concern about the fitness center on the ground floor; believes the office use may be more suited to the street.
- Concern that while live/work is an option available in the Sector Plan to activate the streetscape, it may not be a good way to preserve service commercial uses, as intended by UCMUD.

Wrap-up

- Concerns about the alley and about cars travelling to 9th Road.
- Concerns that the project is benefitting from too much bonus density for too little community benefits; the bonus density creates a massive building. Project needs more differentiation in architecture to reduce bulk and mass.
- Many concerns about the mass of the building. Although the architecture is pleasing, it does not do enough to break up mass of building.
- Concerns about the “party deck” active roof.
- Concerns about first floor configuration and the fitness center.
- Concerns about noise both from the active roof and from the lack of wall on the rear property line
- Concerns about the fitness center on the ground floor.