

SITE PLAN REVIEW COMMITTEE MEETING SUMMARY

Item 1 (7 pm – 9:00 pm)

400 Army Navy Drive (SP #2)

SPRC Meeting #3

April 24, 2014

Planning Commissioners in Attendance: Malis, Cole, Ciotti, Siegle, and Iacomini

MEETING AGENDA: The agenda for the meeting was as follows:

- 7) Streetcar Operations and Maintenance Facility
 - a) Staff presentation
 - i) Teardrop and Verizon parcels
 - (1) Status of ownership
 - (2) Current use
 - (3) Proposed use
 - (4) Development parameters
 - (a) Restrictions
 - (b) Use
 - (c) Height
 - (d) Streetscape improvements
 - ii) Public review process
 - (1) Purpose
 - (2) Content
 - (3) Timing

- 8) Site Design and Characteristics
 - a) Applicant presentation
 - i) Allocation of uses on the site
 - ii) Relationship and orientation of proposed buildings to public space and other buildings
 - iii) Streetscape Improvements
 - iv) View vistas through site
 - v) Visibility of site or buildings from significant neighboring perspectives
 - vi) Historic status of any existing buildings on site
 - vii) Compliance with adopted planning documents

SPRC Discussion: Dennis Leach (DES—Transportation) presented information related to the siting of a streetcar operations and maintenance facility on the Teardrop Parcel. Following his presentation, the SPRC discussed the implications of siting such a facility on this parcel. In addition, attention was given to staff's analysis of an alternative site near the Navy Annex, as well

as the commencement of the Public Facility Review Committee process that will occur later in 2014.

The second half of the meeting focused on the site design and characteristics of the site plan proposal as revised. A staff presentation was followed by the applicant's presentation on the subject. Discussion with the SPRC ensued on the topic of the revised site layout in response to the major change—the proposed vacation of Old South Eads St. This detail raised concerns by SPRC members that require additional analysis.

The following are a list of issues identified by the SPRC as needing further analysis and discussion:

Issues for Further Discussion

- Density considerations on the Teardrop parcel
- Building orientation
- Short term loading activities
- 11th Street treatment
- Alley treatments
- Community benefits
- Building architecture
- Vehicle and pedestrian circulation
- Streetcar cycle track impacts on vehicle and pedestrian circulation
- Public realm around entirety of site
- Sustainable building attributes of building
- Architectural design compatibility with streetcar operations and maintenance facility
- Building tower separation
- Mechanical structure design and setback

NEXT STEPS

The next meeting of the SPRC will be on May 22, 2014. The agenda for this upcoming meeting will be based upon the issues identified by the SPRC as needing further attention.

① SIGN-IN SHEET
7:00 p.m.

SPRC Meeting — April 24, 2014
Item 1. 400 Army Navy Drive (SP #2)

Name	Organization	Mailing Address	Email
Aaron Shriber	CPHD-Planning	2100 Clarendon Blvd	Ashriber@arlingtonva.us
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Harry Meyer	ACF/SPRC	on file	on file
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Bill Gumbert	TC		
Tom Kofus	SPRC		

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