

SITE PLAN REVIEW COMMITTEE MEETING SUMMARY

2121 S. Clark Street (SP #11)

SPRC Meeting #1

March 23, 2015

Planning Commissioners in Attendance: Erik Gutshall, Steve Cole, Nancy Iacomini, Jane Siegel, Rosemary Ciotti

MEETING AGENDA

The purpose of the meeting was to review the Crystal Plaza 6 site plan amendment, requesting a change in use of two building floors from residential to office. The SPRC Chair, summarized the agenda and approach to the meeting review. Staff and the applicant both made presentations after which there was a discussion by the SPRC as summarized below.

SPRC DISCUSSION

Land Use and Zoning – Relationship to GLUP, sector plans, etc.

- There was a question regarding the site's mixed use zoning category and clarification as to density calculations, specific to the use of the "M-2" parcels of the site. Staff confirmed that only the "C-O" portions of the site on which there is development have been and are being used to calculate density.
- There were no issues expressed regarding the requested change in use of the two floors of residential to office.

Site Design and Characteristics – Allocation of Uses

- There was question as to why the top two floors of the building were proposed for the use change as opposed to the bottom floors. The applicant explained the implications of retrofitting the building with respect to the interior building design and layout as a determining factor.
- There was discussion regarding security and how it would work with the mix of office and residential within the same building.
- There was discussion and explanation of the neighborhood concept within the building and the number of floors per neighborhood. It was further clarified regarding an administrative change request that was approved to permit neighborhoods to consist of three floors as opposed to two.
- There were questions raised and ensuing discussion regarding the accommodation of WeWork members within the amount of office gross floor area being proposed; WeWork is membership based and therefore there is no set number of office workers or tenants per se. Questions were raised regarding the number of people that may be anticipated for the

office component and any restrictions on use. It was requested that information be provided as to how this works in the DC-based WeWork buildings – Wonder Bread and Dupont Circle locations. The general concern was with regard to clearly understanding the potential intensity of the use and how it would be accommodated.

Building Architecture – Design

- There were questions regarding the applicant’s commitment to LEED or incorporating elements of the program into the office component of the building. The applicant was encouraged to apply sustainable features and elements similar to what was done with the residential use to the office use with this amendment.
- There was clarification of the appropriate height for fob readers and their placement within the building at accessible heights, as well as appreciation expressed for the approved commitments to accessibility.

Transportation – Infrastructure, Traffic Demand Management Plan, Automobile Parking, Delivery Issues, Signage

- There was discussion regarding the parking ratios for the office and residential uses and questioning as to whether or not they will actually work; Discussion about the history of parking ratio for the building when it was approved for office use and how it worked. It was noted that there should be clear information presented regarding the approved parking ratios and the proposed parking ratios – better graphics.
- Staff provided an explanation as to implications of the proposed office parking ratio with respect to applicability of the County Board adopted Commercial Office Parking Study; How or if it would be applied and further any additional TDM measures that would be considered.
- It was noted that consideration should be given to the fact that WeWork/WeLive may have more parking needs beyond traditional office hours.
- While there was some concern expressed that the ratio was too low, a civic association representative expressed no concerns with the parking proposal noting that Crystal City is over parked currently and a ratio of 1 space per 1,000 square feet for office is appropriate in Crystal City.
- Question was raised as to how other WeWork buildings address parking and additional information requested for Planning Commission.
- There was a request to confirm the County’s commitment to implement improvements for the configuration of 23rd Street with redevelopment of the Crystal Plaza 5 site plan in front of Crystal Plaza 6 as indicated in July 2014 with the County Board approval of the site plan amendment for a change in use.

Open Space – Orientation and Use of Open Spaces

- There were no issues raised or identified. The applicant indicated that the Final Landscape Plan submission was being submitted to the County consistent with the approved conditions of July 2014.

NEXT STEPS

- A request to advertise public hearings at the May 2015 Planning Commission and County Board hearings will be considered by the County Board at its meeting in April 2015.