

SITE PLAN REVIEW COMMITTEE MEETING SUMMARY

672 Flats/Penrose Group

Site Plan Review Committee Meeting #2

April 16, 2015

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

MEETING AGENDA

The second meeting began with a walking tour of the site at 670 North Glebe Road. There were several stops on the tour, and markers were set up where the building footprint is proposed to be. The tour included all building frontages, a walk down the existing alley, and a walk along 7th Street North. The meeting then commenced at Courthouse plaza; staff provided a brief presentation following up on questions from the previous meeting, and the applicant provided a presentation addressing the agenda items. The SPRC then discussed. Finally, SPRC members and audience members were allowed to provide wrap up comments.

SPRC DISCUSSION

Context

- At each end of the townhouses, the dimensions are +/- 28 feet
- There is a site plan standard that buildings be separated by 40 feet; this was put into place along Quincy Street
- Concern about enough open space in the vicinity
- Concerns about consistency of building placement along the west side of Glebe from Fairfax Drive to Henderson; opportunity to create a consistent build-to line
- How much sun will the alley get? How will this affect new plantings in the alley?
- Will the proposed building and shadowing effect existing trees in the alley?
- Concern about potential for signal at 7th Street; if signal is installed it could result in cut-through traffic from Carlin Springs along Tazewell.
- Make the alley a ped/bike priority street
- Vaults in the drive aisles of the loading and parking garage entries are supported because it is an efficient use of space
- Will utility lines be moved? Answer: no.
- What is the guidance with respect to the proximity of the proposed building to the townhouses?
- Townhouses have the expectation that new development will not harm them.

- What is the context of the density? Is this considered the metro station area?
- What is the retail environment along Glebe Road?

Other

- Should retail be clustered together? How does the retail comport with the draft Retail Action Plan?
- What will the rear façade look like? Eager to see updated elevations
- The alley should be “humanized.”
- Feedback about whether existing street trees are kept (they will not be).
- Appropriateness of the density
- Concern about amount of green space included in project

Requests for Follow-up Information

- Note distance between buildings; where are other examples of residential buildings sited close to townhouses.
- Provide accurate dimensions between townhouses and building face
- Check on the open space requirement from the “R-C” Zoning District
- Check on site plan standard that there is a 40-foot separation between buildings.
- Provide pedestrian counts on 7th Street