

SITE PLAN REVIEW COMMITTEE MEETING SUMMARY

Item 1 (7:00 pm – 8:25 pm)

Clarendon West (SP #438)

SPRC Meeting #3

June 18, 2015

Planning Commissioners in Attendance: Ciotti, Iacomini, Brown, Gutshall, and Schroll

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

- 3) Zoning Ordinance Amendment Discussion (continued from previous meeting)
- 4) Site Design and Characteristics (Applicant)
 - a) Allocation of uses on the site
 - b) Relationship and orientation of proposed buildings to public space and other buildings
 - c) Streetscape Improvements
 - d) View vistas through site
 - e) Visibility of site or buildings from significant neighboring perspectives
 - f) Historic status of any existing buildings on site
 - g) Compliance with adopted planning documents
- 5) Building Architecture (Applicant)
 - a) Design Issues
 - i) Building form (height, massing, tapering, setbacks)
 - ii) Facade treatments, materials, fenestration
 - iii) Roof line/penthouse form and materials/rooftop uses
 - iv) Street level activism/entrances & exits
 - v) LEED/Earthcraft/Green Home Choice Score
 - vi) Accessibility
 - vii) Historic Preservation (if applicable)
 - b) Retail Spaces (if applicable)
 - i) Location, size, ceiling heights
 - ii) Storefront designs and transparency
 - iii) Mix of tenants (small v. large, local v. national)
 - c) Service Issues
 - i) Utility equipment
 - ii) Venting location and type
 - iii) Location and visibility of loading and trash service
 - iv) Exterior/rooftop lighting

SPRC Discussion: Discussion amongst the Committee members revolved around the following issues:

SP # 438

Aaron Shriber

Building Heights

- Questions were raised about how building heights are measured.
 - Staff responded that heights are measured from an established average site elevation (ASE) and that the Clarendon Revitalization District limits heights for the subject site based upon a number of stories and heights.
- Concerns were expressed that proposed building heights along 13th St. exceed 55' and that this is in conflict with the Clarendon Sector Plan recommendation for the site.
 - Staff explained that the heights of the buildings as measured from the ASE do not exceed 55', but that the building heights as measured from the finished grade of the sidewalk do exceed 55', which is reflective of the sloping character of the site that is lower at the 13th St. portion of the site.
- A discussion ensued regarding the applicant's justification for the Zoning Ordinance Amendment related to the creation of the 13th St/Washington Blvd park and any potential future rezoning actions that might alter the zoning of those parcels.

Site Design and Characteristics

- Comments about the proposed walkway between the north side of Building 1 and the smaller Beacon Apartment Building included the following:
 - Concerns expressed about the window orientation of windows on both buildings
 - Questions about the proposed width of the walkway
 - Issues related to the character and design of the walkway
- Questions were raised about the proposed rooftop designs and activities for the buildings.
 - The applicant explained the locations of and types of rooftop amenities (green roofs, pools, lounge areas, etc.) proposed for the buildings
 - Comments were raised about the potential negative impacts of noise from rooftop activities on adjacent single family residential properties
 - Staff explained that conditions will be carefully crafted, similar to the 10th St. Flats project as suggested by a committee member, to ensure that the proposed rooftop activities are designed and used in a manner that would not permit active rooftop uses on the portions of the buildings closest to 13th St.
 - The feasibility of green roof infrastructure was questioned.
 - The applicant's landscape architect explained that those concerns would not be relevant with the proposed buildings due to the concrete construction type which can adequately support the necessary depths of soil to support rooftop plantings.
- A question was raised about the accessibility of the proposed ground floor units.
 - The applicant responded that they will be fully accessible from the interior of the building rather than from the street.
- Concerns were raised about the proposed location of the main lobby along Washington Boulevard, primarily from the perspective of the location of loading facilities.

- Staff explained that an enclosed loading bay is proposed along 12th St. and that both 13th and 12th Streets will have on-street parking that could potentially be managed by the County for short-term drop off activities.

Architecture

- Comments were raised that the proposed buildings lack architectural detailing, as is present in the historic retail buildings within Clarendon.
- Concerns were expressed about the appearance of the proposed projecting balconies.
- Support was expressed for the alternative building designs that incorporate a lighter tone of brick with additional details including revised balconies and plaza treatment at the southwest corner of Building 1
- A suggestion was made that the appearance of vents located on the facades of the buildings need to be minimized.

Next Steps: The next SPRC meeting is scheduled for July 13, 2015 at 7pm. All materials for SPRC meetings will be posted to the project's [website](#).

Item 1. Clarendon West (Red Top Cab Site)

7:00-8:25 p.m

Name	Organization	Mailing Address	Email
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