

SITE PLAN REVIEW COMMITTEE MEETING SUMMARY

Pentagon Centre, 1201 S. Hayes Street and 1200 S. Fern Street (SP #297)

SPRC Meeting #5

June 8, 2015

Planning Commissioners in Attendance: Steve Sockwell, Chair; Christopher Forinash; Brian Harner; Jane Siegel; Rosemary Ciotti; Erik Gutshall; James Schroll

MEETING AGENDA

This was the fifth SPRC meeting for SP #297, Pentagon Centre. The SPRC Chair for this item, Steve Sockwell, opened the meeting. The applicant presented revisions to building architecture for Buildings A, C, and D and the proposed community benefits on the current Phase I Site Plan request, focusing on these same elements. Staff gave a presentation on the Pentagon Centre Design Guidelines relevant to phasing as well as the standard vs. additional site plan benefits associated with the project. Following the presentations, the SPRC discussed the following topics.

SPRC DISCUSSION

Building Architecture

- Concerns expressed about the appearance of above grade parking overall, particularly in Buildings A and D, and the compromises it requires on building design

Building A

- 12th Street South elevation needs additional work where the garage screening feature meets the lower part of the building. Proposed vertical ribbons deserve a base, should be left hanging in space.
- Above grade parking treatment is an interesting feature but it draws too much attention to what it is supposed to be shielding from view
- Residents may appreciate a separation from activity at street level by having above grade parking.
- Concern expressed regarding proposed signage, how it is evaluated/approved, and the ability to advertise uses on one building that are located elsewhere.
- Proposed brick work is elegant; signage is not – consider removing from areas w/ brick pattern.
- Look at ways to incorporate light into vertical elements.
- Proportions are better now but proposed brick detail is at odds with vertical elements; good details individually shown but may not work well together.
- Gray color palette is harder to pull off in terms of its friendliness.

Building D

- Planters proposed on Building D are better than the green screens, however the landscaped area is located adjacent to cars, this relationship will need to be addressed.
- Improvement to buildings made since last time.
- Concern that planters in Building D will work, will require a lot of maintenance, and be a lot more “in your face” than how they are experienced at National Airport
 - Applicant indicated that they will be irrigated; plants chosen will continue to have green stems in their dormancy

Community Benefits

- What is the size of the proposed grade level park space next to Building D?
 - Approximately 9K square feet.
- Provide more information regarding amenities at the ground level that can be accessed by residents and the public, including retail customers.
- Proposed benefits here mainly benefit the developer, not the community.
- Consider how monetary contribution can benefit more than just this immediate community and look at updating list of priorities.
- Be clear in how community benefits are characterized.
- Proposal “front loads” density but benefits are not received until much later.

Parking

- Building D should have below grade parking.

Transportation and Site Circulation

- Private alley adjacent to Building C has a lot of movement and circulation in a small space. How will pedestrians and cars navigate this area together?
 - Special paving materials are proposed to denote areas that designated for people vs. cars.

General Comments

- Additional information requested on the following:
 - Clarify prior approvals for this site as compared to the current proposal
 - Address transit impact of land use shift proposed here

NEXT STEPS

- The next SPRC meeting will be held on **Monday, July 13th**. The committee will complete a wrap-up discussion of the Phase I Site Plan, overall PDSP, and revisions to the approved urban design guidelines.