

SITE PLAN REVIEW COMMITTEE MEETING SUMMARY

Item 1 (7 pm – 8:30 pm)

Clarendon West (SP #438)

SPRC Meeting #5

July 27, 2015

Planning Commissioners in Attendance: Iacomini, Brown, Cole, Schroll, and Harner

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

- 9) Community Benefits (Staff)
 - a) Public Art
 - b) Affordable Housing
 - c) Underground Utilities
 - d) Historic Preservation
 - e) Other

- 10) Construction Issues (Applicant)
 - i) Phasing
 - ii) Vehicle staging, parking, and routing
 - iii) Community Liaison

- 11) Discussion of outstanding issues for further review

SPRC Discussion: Discussion amongst the Committee members included the following:

Community Benefits

- A Planning Commissioner asked what categories staff has identified for inclusion in the community benefits package.
 - Staff responded that affordable housing, sustainable building design, open space improvements, and off-site transportation improvements are the elements currently under consideration.
- A committee member questioned the value of vacating the Ivy Street right-of-way.
 - Staff responded that this vacation, along with the value of the amount of bonus density, are under review and will be determined by an independent real estate appraisal.
- A committee member questioned whether on-site affordable housing units were under consideration.
 - Both the Applicant and staff responded that on-site affordable housing units were being considered as compensation for a portion of the requested bonus density.
- A Planning Commissioner questioned whether in-building wireless communication systems were being provided in the buildings.

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- Staff responded that the Applicant has been requested to provide this system, but that it would not be considered a component of the community benefits package for the project.
- A Planning Commissioner questioned whether the County would consider allowing the Applicant to escrow funds for future open space improvements for the Washington Blvd/13th St. Park in the event they are unable to acquire the remaining parcels.
 - Staff responded that the County does not typically utilize escrow payments for such improvements, but that the issue will be studied further.
- A committee member questioned whether the parcels to be dedicated by the County would be used for road improvements.
 - Staff responded that a portion of the parcels to be dedicated by the County will accommodate the reconfiguration of Johnson Street to 13th Street as well as for the Washington Blvd/13th St. Park.

Construction Issues

- A Planning Commissioner asked the Applicant to explain the proposed phasing schedule, which the Applicant did.
- A committee member asked the Applicant to explain the construction hauling routes, which the Applicant did.
- A committee member questioned whether the Applicant would seek an exception to the standard construction hours of operation.
 - The Applicant responded that it did not intend to seek any exception.
- A committee member expressed her desire that pile drilling rather than pile driving be utilized in association with sheeting and shoring work on the site.
 - The Applicant indicated that they would estimate the cost of this and consider utilizing this construction technique.

Outstanding Issues for Further Review

- A committee member requested that continuous soil panels be utilized for all street frontages in order to increase the soil volume for each tree.
 - The Applicant responded that a continuous soil panel will be utilized along Washington Blvd.
- A committee member expressed concern about lighting of rooftop amenity spaces.
- A committee member expressed concern that the pedestrian pathway must be designed well with safety as a principal design element.
- A Planning Commissioner questioned staff about the status of the residential parking study.
 - Staff responded that research has begun, but no formal study has yet commenced.
- A Planning Commissioner requested that staff provide a justification for their position on the parking related modifications for the Transportation Committee meeting.
 - Staff agreed to provide such requested justifications for all of the requested modifications for both the Transportation and Planning Commission meetings.
- A committee member expressed concern about the proposed parking ratio with regard to visitor parking accommodations and potential adverse impacts it may have on the adjacent neighborhood.
- A Planning Commissioner questioned whether electric vehicle charging stations would be provided in the parking garages.

Wrap-Up

Next Steps: This was the final scheduled SPRC meeting for this project. The Planning Commission's ZOCO is scheduled to discuss the associated Zoning Ordinance Amendment at its July 28, 2015 meeting. A request to advertise (RTA) action for the Zoning Ordinance Amendment will be heard by the County Board at their September 19, 2015 meeting. The public hearings for the site plan, and all associated actions, are scheduled to be heard by the Planning Commission and County Board at their respective October 2015 meetings.

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Item 1. Clarendon West (SP #438)

7:00-8:25 pm

Name	Organization	Mailing Address	Email
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<i>Drane Roberts</i>	<i>County</i>	<i>-</i>	<i>-</i>

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