

## SITE PLAN REVIEW COMMITTEE MEETING SUMMARY

### SPRC Meeting #2—October 22, 2015

Planning Commissioners in Attendance: Jane Siegel (Chair), Rosemary Ciotti, Steve Cole, Chris Forinash, Nancy Iacomini

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### MEETING AGENDA

This was the second Site Plan Review Committee (SPRC) meeting to a site plan proposed for the Washington Vista Apartments at 1411 Key Boulevard, a site plan for a six-story 63-unit condominium building. There is also an associated proposed General Land Use Plan (GLUP) change from “Low-Medium” Residential to “Medium” Residential.

Because several tenant advocates and at least one tenant had expressed the intent to attend the SPRC, the chair set aside approximately 20 minutes for the developer and staff to explain the County’s relocation programs and to encourage the developer to talk off-line with the tenants. The developer then made a presentation about the architecture for the project, and some refinements they had made since the initial submittal and the previous SPRC meeting.

The following was the agenda for the meeting:

- 4) Building Architecture
  - a) Design Issues
    - i) Building form (height, massing, tapering, setbacks)
    - ii) Facade treatments, materials, fenestration
    - iii) Roof line/penthouse form and materials
    - 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

### Architecture:

- Discussion of the proposed balconies. Some balconies are recessed into the building, but most balconies project outward from the façade. Commissioner Cole stated that the metal design and coloring used for the projecting balconies, might look cheap or insubstantial, especially for the balconies that will be prominent on Key Boulevard. Commissioner Iacomini compared them to fire escapes.
  - The applicant responded that they would look into this.
- Carrie Johnson asked if there was roof access to the townhomes.
  - The developer responded that there would be no access to the roof of the townhomes, and would use the Key Boulevard Apartments as a model for a roof design that would be pleasing to the occupants of the Turnberry Tower across the street.
- Carrie Johnson followed up by asking if the views from the apartments would be to Turnberry Tower. If the top floor was set back, they might have more interesting views.
  - The applicant responded that the building was designed for the pedestrian scale.
- There was a general discussion of the proposed fencing on top of the proposed retaining walls. The applicant was requested to have details (style/materials) when the plan comes before Planning Commission.
- Tom Kornis asked the applicant to explain the metal panels proposed as materials on the multifamily building.
  - The developer replied that the dark gray metal panels are interlocking and act as shingles, are durable and keep water out. However, the developer proposes as an alternative fiber-reinforced panels.
- Commissioner Iacomini expressed disapproval of the proposed alternative fiber panel and strongly encouraged use of the metal panel, and if the developer wished to have the fiber panel as an option, the architect should create building elevations showing what the fiber board would look like on the building.
- Commissioner Cole suggested that the applicant commit now to either the metal panel or the fiber board, and show the resulting choice on all elevations, and that the site plan be conditioned that the developer, having made the choice of materials, not be permitted to change after approval.
- Martha Moore asked the applicant how the proposed materials weather.
  - The developer replied that the metal panels were weathertight and impenetrable to water. The metal balconies depend on the type of paint coating and would have to be repainted every 15-20 years.
- Carrie Johnson asked about the porthole windows on the west façade.
  - The developer responded that those were windows over kitchen sinks, which had to be smaller, and they decided instead of just making square windows to make them round for visual interest.
- There was general discussion of the transformer enclosure and the materials used, and that the transformer had to be on private property.
- Commissioner Forinash asked if there was a green roof, and is it accessible?

- The developer answered that the roof was green. Level 6 would have a semi-private rooftop area, but most of the roof would not be accessible.
- Commissioner Cole stated that the proposed pedestrian path should be handicapped accessible, and that the entrance to the path seemed misplaced, not in the most likely place a pedestrian would look for it. Commissioner Cole also stated that the setback of the building seemed non-urban, and that if the Key Boulevard frontage of the building was bumped out to the back of the sidewalks the concern he had with the projecting balconies may solve itself.
- Commissioner Iacomini stated that she felt this was a transitional site, and the setbacks are appropriate for a site transitioning from high density to low density garden apartments. Wanted to state that the transformer should not be above ground.
- Commissioner Forinash stated that he thought the setbacks were appropriate for the townhouses, and probably not necessary on Key Boulevard.
- Carrie Johnson wanted to know how much the LEED goals add to the cost of the project.
- Stan Karson wanted to know more about the affordable housing program for the next meeting. Was the developer proposing about three units of on-site affordable housing? Asked if the existing units are considered market-rate affordable (MARKs). Losing Marks is a concern.
  - Melissa Cohen of the Housing division stated that they are. Also stated that the exact affordable housing program was still under discussion but it would probably about three (3) on-site units.
  - The applicant stated that the units will be ownership, the first in the County as part of a site plan project.
- Martha Moore encouraged elevators in the townhouses, and asked if any of the condos were multi-story?
  - The developer replied that all the condos in the multi-family building are flats.
- Commissioner Iacomini also encouraged the developer to consider if elevators could be retrofitted into the townhouses.
- Tom Korn suggested the developer work on the balcony details\.
- Bill Ross stated he liked the architecture, and had no issue with the balconies.
- Kirit Mookerjee stated he was glad the developer and property owner are committed to following the tenant/landlord guidelines and to rescind the eviction notices.
- Commissioner Cole asked the applicant to leave trees out of the elevations so that the architecture is clearly shown, and to always show the opposite sides of the street in certain elevations. Was also concerned that the fiber board would look cheap, especially when combined with brick and would detract from the overall look of the project.