SITE PLAN REVIEW COMMITTEE MEETING SUMMARY

750 N. Glebe Road/Mazda Block – BF Saul
Site Plan Review Committee Meeting #4
March 21, 2016
Planning Commissioners in Attendance: Nancy Iacomini, Jane Siegel, James Schroll, Rosemary Ciotti, Ginger Brown

MEETING AGENDA
The fourth meeting of the Mazda Block SPRC included informational presentations from staff and the applicant, and then a discussion on architecture and building massing. The discussion focused first on building design issues, such as building form, façade treatments, and building tops and roofline. Next, street level activation and design of retail spaces were discussed.

SPRC DISCUSSION
Building Design:

• Bluelmont CA has endorsed bonus height, and believes there is room for bonus height concentrated towards the intersection of Glebe and Wilson.
  o The applicant has determined that additional height on Glebe/Wilson is not an option due to building code restrictions (requirement for fireman’s lobby on each floor above)
• Architectural work is beautiful, however there is still concern about building access.
• Will there be entrances to the units on Tazewell? (applicant answered yes)
• Will there be access to the amenity space for the public (applicant answered no, for security reasons)
• The project’s massing is driven by the grocery store. Concern about the fact that the grocery is driving the building design.
• This building is a fortress. The architecture is window dressing.
• Are there units behind the notch? Why not transparent glass?
  o Yes, there are units behind the notch, but single-loaded corridor
  o Transparent glass would still be opaque. It would not accomplish a view through to the interior of the block
• Concern about the fact that the open space is not publicly accessible. Concerned about the lack of open space.
• Concern about the design of back entrance/cut through at the grocery store
• Could the grocery store be on two levels? Residents do not believe that the grocery store cannot be on two levels.
  o The applicant has commented that grocers are weary of two-story grocery stores, and has ruled that specific design out.
• Certain residents do want a grocery store, and recognize the difficulties of providing a two-story store

SP #440, Mazda Block/750 N. Glebe
Matthew W. Pfeiffer, DCPHD, Planning Division
Residents demand options for a plan with a two story grocery store and internalized access
The applicant has done a great job choosing materials
Seventh Street façade fails because it is not consistent with the “Street Principles.” The façade doesn’t match the façade on the opposite side of Seventh Street N.

Ground floor/Activation:
The applicant has decided that they can no longer do the cut-through for the grocery due to conflicts with the store layout
  o Concern about the loss of permeability
  o Concern that if there was a two-story grocery store, then permeability could be created.
Will there be café seating near the notch?
The notch should be recessed at ground level, and café seating provided in the recess
Is there a residential loading dock across from residential on Tazewell?
  o Yes, but it is at the far end near the intersection with Vermont.
There should be like across from like.
Are there dummy doors on the Seventh Street N. façade?
Concern about placement of retail doors. Why would these be subject to change?
Is ventilation available for all retail spaces (answer: yes)
Does the loading dock on Tazewell Street include trash (answer: yes)
Concern about sconce lighting along Tazewell St.
Will the loading doors be backlit? Community members were happy with the 672 Flats loading doors, which were back lit.

Wrap-up:
There should be more permeability. The loading/garage doors should be designed to limit noise.
All loading should be interior to the block. The Seventh Street N. frontage is not consistent with the Streets Principles.
Concern about the accuracy of the applicant’s drawings showing that truck movements out of a loading dock aligned with the alley would not work.
There should be options presented by the applicant similar to what was done for 672 Flats.
Would like to know the County’s policy about breaking up superblocks.
Is this a superblock? Can staff elaborate on this point?
The grocery store is driving the design. How many County policies will we violate for a grocery store?
Interested in seeing garage doors designed for speed.
This is an edge site, and the developer is not treating it as one.
There should be multiple options, one which shows the grocery store on two levels.