

## SITE PLAN REVIEW COMMITTEE MEETING SUMMARY

Item 1 (7:00 pm – 8:25 pm)

Clarendon West (SP #438)

SPRC Meeting #2

May 18, 2015

Planning Commissioners in Attendance: Ciotti, Iacomini, Brown, Sockwell, Cole, Forinash, and Siegel

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

- 2) Informational Presentations
  - a) Overview of Site Plan Proposal (Staff)
    - i) Land Use & Zoning
      - (1) Relationship of site to GLUP, sector plans, etc.
        - (a) Requested changes (if any)
        - (b) Justification for requested changes (if any)
      - (2) Relationship of project to existing zoning
        - (a) Special site designations (historic district, etc.)
        - (b) Requested bonus density, height, etc.
        - (c) Requested modification of use regulations
        - (d) Requested Zoning Ordinance amendment
    - b) Presentation of Site Plan Proposal (Applicant)

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

- Conclusions from the LRPC/ZOCO meeting on the proposed Zoning Ordinance Amendment related to maximum building heights for the subject site plan.
- Zoning Ordinance Amendment specifics regarding whether this is proposed as a text or map amendment.
- Density impacts of the Zoning Ordinance Amendment related to maximum building heights.
- Potential for including proposed open space parcels on the west side of 13<sup>th</sup> St. N in order to rezone them and eliminate 165' buffer impact.
- Proposed Zoning Ordinance Amendment has the potential to revise how staff implements the 165' buffer.
- Revised block structure results in a better arrangement by allowing streets to separate proposed Building 1 from the Beacon Apartment Building structures.
- Applicant should consider revising proposal to comply with the building heights as prescribed by the Clarendon Revitalization District.
- Effects of 165' buffer with anticipated road improvements to 13<sup>th</sup> St. N.

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- Clarendon Sector Plan recommends building heights for individual blocks that may result in redevelopment densities of less than 3.0 FAR.
- Zoning Ordinance Amendment has the potential to set a negative precedent for allowing building heights on other properties at heights greater than what the Clarendon Sector Plan recommends.
- Wind tunnel effect of pedestrian passage between proposed Building 1 and the smaller Beacon building.

**Next Steps:** The next SPRC meeting is scheduled for June 18, 2015 at 7pm. All materials for SPRC meetings will be posted to the project's [website](#).