

## SITE PLAN REVIEW COMMITTEE MEETING SUMMARY

Item 2 (8:30 pm – 10:00 pm)

Clarendon West (SP #438)

SPRC Meeting #4

July 13, 2015

Planning Commissioners in Attendance: Ciotti, Harner, Sockwell, Brown, Iacomini, Gutshall, Siegel, and Schroll

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

- 6) Building Architecture (continued from previous meeting)
  - a) Retail Spaces
    - i) Location, size, ceiling heights
    - ii) Storefront designs and transparency
    - iii) Mix of tenants (small v. large, local v. national)
  - b) Service Issues
    - i) Utility equipment
    - ii) Venting location and type
    - iii) Location and visibility of loading and trash service
    - iv) Exterior/rooftop lighting
  
- 7) Transportation (Applicant)
  - a) Infrastructure
    - i) Mass transit facilities and access
    - ii) Street systems (w/existing and proposed cross sections)
    - iii) Vehicular and pedestrian routes
    - iv) Bicycle routes and parking
  - b) Traffic Demand Management Plan
  - c) Automobile Parking
    - i) Proposed v. required (tenant, visitor, compact, handicapped, etc.)
    - ii) Access (curb cuts, driveway & drive aisle widths)
  - d) Delivery Issues
    - i) Drop offs
    - ii) Loading docks
  - e) Signage (parking, wayfinding, etc.)
  
- 8) Open Space (Applicant)
  - a) Orientation and use of open spaces
  - b) Relationship to scenic vistas, natural features and/or adjacent public spaces
  - c) Compliance with existing planning documents and policies
  - d) Landscape plan (incl. tree preservation)

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

#### Retail

- A discussion evolved about the Retail Action Plan Draft's "Blue" category for the subject site and how this category differs from other retail designations.
  - Staff explained these differences and what types of uses would meet the "Retail Equivalent" category.
- A question was asked about whether the Clarendon Sector Plan recommends a specific amount of retail to be provided with the redevelopment of the subject site.
  - Staff answered that it does not.

#### Loading

- A question was asked about the contextual relationship of the proposed loading for Building 3 and the Hudson Apartment Building.
  - Staff will provide a contextual graphic explaining this for the next SPRC meeting.

#### Transportation

- A question was raised about the security measures that will be employed with the bicycle parking areas.
  - The Applicant explained both access and security measures that will be utilized with the bicycle parking areas for each building.
- Additional concerns were raised about short-term parking and loading activities for Building 1.
  - Staff and the Applicant explained the revised lobby for Building 1 and the on-street parking spaces that will be provided along 13<sup>th</sup> Street, as well as the possibility of utilizing the northernmost westbound lane of Washington Boulevard for on-street parking in the off-peak hours.
- A discussion ensued about the County's research efforts regarding residential parking utilization rates.
  - Staff will provide the SPRC with addition information related to these efforts.
- A question was asked of the Applicant about what parking ratio would they provide if there was no Zoning Ordinance requirement of 1 parking space/residential unit.
  - The Applicant responded that they would likely build to what they believe is the current market rate of .75 spaces/residential unit.
- A committee member asked for staff to provide information regarding all of the transit routes and publicly accessible garages that serve the property and its neighborhood.
  - Staff will provide the SPRC with this information.
- A concern was raised that the proposed block structure for Building 1 is in violation of the Clarendon Sector Plan's grid network proposed for the site and results in a building form that is too large for the site.

#### Open Space

- A question was raised about how the Washington Boulevard/13<sup>th</sup> St. Park will be implemented.

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- Staff explained the issues related to property acquisition, dedication, and road improvements that are all components of creating this open space feature.

**Next Steps:** The final SPRC meeting is scheduled for July 27, 2015 at 7pm. In addition, the ZOCO meeting for the associated Zoning Ordinance Amendments is scheduled for July 28, 2015 at 7pm. All materials for SPRC meetings will be posted to the project's [website](#).

**Item 1.** Pentagon Centre (SP #297)  
**Item 2.** Clarendon West (SP #438)

7:00-8:25 pm  
 8:30-10 pm

Name	Organization	Mailing Address	Email
Judy Prohman	CCCA	Cryptal Towers	judyprohman@yahoo.com
Chittler An	CCAT	on file	
James Schroll	PC	on file	
On Form	SPRC	" "	tomkorn@verizon.com
Abigail Dodge	AREA NE	on file	
PC			
Gregory Brown	PC	on file	
Arthur Fox	AREA		
Bill Ross	PRC	" "	
Nancy Jaramila	PC		
Ann Seay	PC	" "	
SEIK Gustafson	PC		
Rob Mandle	CCBFD		
Collin Cook	RVSCA	on file	on file
Jim Lanfome	LVCA	on file	on file
Loria Porcari	WCA		
Tommy H. K. P. P. P.	LVCA		
Kathy Haines	Bromptons@ClarendonWest	on file	on file
Doug James	WCA	on file	on file
Eric Schlegel	"	"	"

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Name

Organization

Mailing Address

Email

ARZOU SHRIBER CPD-PD 2100 CLARENDON BLVD ASHRIBER@ARLINDOTGOV.VA.US

Steve Sockwell PC on file " "

~~Mary Ricketts~~ on file on file

Yungim Cho WDL on file on file

JOHN WROSNANSKI BOWMAN on file on file

Paillross PRC " "

ERIK GUBRAL PC " "

MARK VIANI BTK " "

Bill Gault TC " "

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