

## SITE PLAN REVIEW COMMITTEE MEETING SUMMARY

1501 Arlington Blvd. – Best Western Site Plan (SP #233)

SPRC Meeting #1

September 17, 2018

SPRC Chairs: Kathleen McSweeney (Chair), Jane Siegel (Co-Chair)

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### Meeting Agenda

- 1.) Introductions and Presentations
  - a.) Presentation of Site Plan Proposal (Applicant)
  - b.) Land Use and Zoning History (Staff)
  
- 2) Land Use & Zoning
  - a) Land Use and Zoning History
  - b) Relationship of site to GLUP and Zoning
  - c) Relationship of project to other policy documents
    - i) Rosslyn Station Area Plan Addendum
    - ii) National Capital Mall Axis Resolution

### Presentations

- The Applicant provided a summary presentation covering the basic land use and density for the proposal
- Staff provided a presentation providing information on the GLUP and Zoning history, requested density, and applicable plan and policy guidance

### SPRC Discussion

#### Clarifying Questions and Comments

- What is the history of the site ownership? Is it commonly owned?
- What is breakdown of current tenant income (AMI) for the Ellis Arms apartments?
- What is the maximum development potential, by-right and special exception, for the neighboring Williamsburg apartments?
- What is the unit mix for the residential building?
- Is the parking shared and why isn't the garage below grade?
- Where will dogs use the bathroom?
- How many affordable units are being lost and what will replace it?

- I see a multi-use trail shown in the sector plan along Fairfax, is that part of this redevelopment?
- Why isn't the site integrated with 16<sup>th</sup> St. N.?
- I would like to know more about the "gourmet grocery"
- How will the open space and amenities be shared?
- I would like to hear more from the architect on the justification for the façade treatment.
- Why is parking above ground?
- Why is the lobby located where it is? How will Uber/Lyft drop-off passengers?
- Is there a potential conflict between the loading docks and parking lot entrance/egress?
- How will pedestrians get to the Metro?
- I'm concerned about the hotel serving higher-income guests that the existing hotel serves. Who will own and manage the building?
- What are the parking ratios?
- I would like 16<sup>th</sup> St. N. covered under the Traffic Impact Analysis.
- I would like to see 3D renderings of the shadows on the Belvedere condos.
- Will there be a right of first refusal on the market rate affordable housing units?
- The parking garage should be underground or covered with a green roof.
- Will there be traffic mitigation during construction?
- How will the retaining wall be handled during construction?
- How will the existing easement be protected?
- I would like to see a materials panel for the architecture discussion.
- What trees are being replaced along Fairfax Drive?
- How will the Applicant provide for the improvements to Ft. Myer Heights Park, as proposed?
- What is in the tenant relocation plan for construction?
- Chair: there is a lot of interest in affordable housing, so we will move the housing discussion from SPRC #3 to SPRC #2

## Public Questions and Comments

- What is on the roof of the hotel, and how will noise be mitigated?
- What testing will be done on the buildings for removal of lead or asbestos?
- How do the glass loading doors work?
- I'm concerned about shadows, and looking down onto a parking deck
- What will be the impact to the Belvedere pool during construction of the site?

## Summary Topics

- The SPRC Chair noted, in summary, that the following topics were raised/recurring during the meeting:
  - More information is needed on the affordable housing and SAHPD
  - Questions about the Williamsburg apartments
  - Relationships with roads

- What the roof will look like
- Pets
- Parking
- Bike and pedestrian trail
- Shortcuts to Metro
- Shadow studies
- Belvedere easement
- Lead and mold
- Noise and construction techniques
- Questions about the grocery
- Would like to see a materials board
- Tenant relocation plan

## Next Steps

- The next SPRC is on October 15, 2018, with a walking tour of the site beforehand. The focus of the next SPRC will be on site design, architecture, and housing.