

SITE PLAN REVIEW COMMITTEE MEETING SUMMARY

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

SPRC Meeting #3

November 15, 2018

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

Meeting Agenda

1.) Introductions and Presentations

- a.) Belvedere Driveway and Nearby Public Parks (Staff)
- b.) Site Design/Architecture Update, Open Space, Transportation, Sustainability and Construction (Applicant)

2.) SPRC Discussion

- a.) Clarifying Questions
- b.) Circulation/Parking
- c.) Open Spaces
- d.) Community Benefits/Sustainability
- e.) Construction

3.) Public Comment

Introduction

- The SPRC Chair provided a summary of the topics discussed at previous SPRC meetings, and list of issues discussed to-date, including:
 - Undergrounding the parking garage
 - Amenity space
 - Community benefits
 - Park improvements
 - Façade materials
 - Streetscape/trees
 - Parking garage lighting
 - Safety around the garage

Presentations

- Staff provided a presentation summarizing the history of ownership and easements on the Belvedere Driveway (16th St. N), as well as nearby public and privately-owned public parks and the conditions of the two nearest parks.
- The Applicant gave a presentation covering updates to the parking garage (with green roof added), building façade and signage, open space/landscaping, transportation, sustainability, and construction.

SPRC Discussion

Clarifying Questions

- Can we be confident that there will be no cars visible in the garage from the side?
- What is the streetscape like around the bus stop, and are there bus stop improvements planned?
- How long is the layby?
- Is there a hotel entrance from the amenity space?
- How many existing spaces are at the hotel, currently? What is the utilization rate of the spaces?
- Is there parking for a tour bus? How would the site accommodate a tour bus?
- How is the bicycle parking broken down between the residential and the hotel?
- Is there an opportunity to have bicycle parking within the residential building? I'm concerned about the convenience of residents accessing bike parking.
- Is there a plan for streetscape improvements along Fairfax?
- How many trees will be replaced?
- How many trees are there total?
- Where are the handicap ramps to the residential building?
- Will the residential be condo or rental?
- What is the proposed residential unit breakdown?
- From Route 50, how do I get to/from the site on a bicycle?
- With the green roof added to the garage, what is the proposed soil depth and plantings?

Circulation/Parking

- How do you get in to the garage?
- Have the number of parking spaces changed with the garage design revision?
- Why are you asking for a parking ratio reduction?
- RAFOM is for maximizing the street trees along Fairfax Dr.
- I would like to see a four-way stop at the intersection of N. Pierce St. and 16th St. N.
- What will happen to the bus stop during construction?
- What kind of trucks are being accommodated?
- What happens if a truck over 30 feet arrives?
- Are there standard site plan conditions for loading?

- Will there be any excessive smells or noise from the hotel trash?
- I would like the loading dock hours to be the same as the Belvedere – 9am to 5pm.

Open Space

- I like the addition of the dog park
- What is the tree canopy coverage?
- Will there be any trail enhancements between Route 50 and Fairfax Dr.?

Community Benefits/Sustainability

- Could some of the benefits go to Hillside Park?
- With the SAHPD, we would like to see one-for-one replacement onsite.
- If the residential is ownership, we would like to see some MIPAP funding available.
- Why the red pallet choice for the fiber cement façade? I remain saddened by this choice and that it's not brick or stone.

Construction

- Belvedere residents are very concerned about pile driving during construction.
- What are the proposed construction hours? I would like for work to end at 6:30 pm.

Public Comment

- Will light reflect on the Belvedere?
- How is the garage ventilated?
- Speeding on Pierce St. is not enforced by the Police. There should be traffic calming.
- I'm concerned about the truck delivery area.
- Where are the air conditioning units located?

Next Steps

- SPRC concludes, and the project will come before the Planning Commission and County Board for consideration likely in January or February 2019.