

SITE PLAN REVIEW COMMITTEE MEETING SUMMARY

SP #449 American Legion/APAH

SPRC Meeting #3, January 7, 2019

Planning Commissioners in Attendance: Stephen T. Hughes (Chair), James Lantelme, Elizabeth Morton, James Schroll, Jane Siegel.

MEETING AGENDA

This was the third Site Plan Review Committee (SPRC) meeting for a proposed new site plan to demolish the existing American Legion post and to construct a new 160-unit seven story residential building.

The meeting began with introductions. The agenda for the meeting was a general wrap-up of changes made to the plan and the provision of additional information that was requested at previous meetings. The applicant made a presentation on Architectural issues.

SPRC DISCUSSION

Architecture Follow-up

- Guus Bosman stated he was disappointed that the applicant had not chosen a specific design for the western fence yet.
- Ted Saks asked what the thinking was on not having sidewalks on the other side of the north/south alley.
 - Staff responded that the Casual Adventures on the west side is a possible redevelopment site and putting sidewalk on that side now would unfairly limit options for the redevelopment of that site, and that site should also be responsible for their side of the infrastructure, per the Special GLUP study recommendations for street infrastructure. In addition, there must be sidewalk against the building since that is where the lobby is, the site must accommodate parking, two-way, travel, fire access and at least one sidewalk.
- Henry Staples stated that a sidewalk on the west would have been a better buffer for the community.
- James Lantelme asked if the barrier on 12th Road would accommodate bicycles and pedestrians.
 - The applicant stated it will be designed that way.
- James Schroll asked where an exiting car levels out at the garage exit?
 - The applicant responded that the garage ramp goes up 16% and then eight feet before the exit to an 8% grade.

- James Schroll asked if it is known that a car at that level would not shine lights at that angle. Some of the fence types the applicant shows block light better than others.
- Jane Siegel asked about what vegetation would be against the fence?
 - The applicant responded tall grasses or flowers could be done against the fence. Staff explained that since 4 feet are required for fire access and cannot be planted with anything other than regular grass, only two feet is left for the fence and planting.
- Jane Siegel asked if the applicant could plant on the neighbor's side.
 - The applicant would need the neighbor's permission.
- Henry Staples asked who would own/maintain the fence, and it would help the adjacent community if 12th Road were closed off entirely.
 - The applicant stated that they would maintain the fence.
- A question was asked about irrigation and storm water management.
 - The applicant answered that there will be no irrigation. For stormwater management and quality, there are bioretention planters and a green roof at the lower level, all part of Earthcraft Gold certification. There are no existing stormwater issues on the site. The stormwater facilities are for this property only.
- Henry Staples stated that American Hophornbeam is sensitive to salt, so along the street it may not be the best choice.
- Elizabeth Morton asked if the landscaping to the rear will change once the east-west connection is built.
 - The applicant replied that the street trees, sidewalk and planting strip will remain once the travelway is built.

Transportation Follow-up

- Jane Siegel stated she was concerned about overuse of 12th Road.
- James Schroll asked if staff was okay with the proposed parking ratio?
 - Staff stated that the proposed parking ratio is consistent with adopted County policies in the Master Transportation Plan and Affordable Housing Master Plan, which are components of the Comprehensive Plan. However, it is up to the County Board to decide.
- Bill Braswell asked about parking for the disabled and specialized transit for the disabled.
 - The proposed building will meet the ADA requirement for handicapped parking at a minimum. There are parallel parking spaces near the lobby for pick-up and drop off, although the County ultimately decides how the spaces will be sign posted when the north-south alley is dedicated to the public.
- Henry Staples stated that when such a building abuts a residential neighborhood, there does seem to be additional impact. Also, wouldn't base the parking number on the average.
 - The applicant stated that the data from Queen's Court dates from 2017, as that is the last existing data at full occupancy of the building as the site is currently being emptied out for redevelopment. Applicant also stated that they want to be a good neighbor, and want to make the parking work.

- Henry Staples stated that soon after construction of Arlington Mill, the hours of residential zone parking was expanded. On 12th Road, parking may be lost due to the fire access easement.
- Ted Saks commented that the turnaround in the rear could have a pavement treatment that emphasizes it's a multi-use space and not just for vehicles.
- Bill Braswell asked what the construction cost per unit, and the construction cost per parking space.
 - Staff responded that adding parking spaces would cost about \$50,000-60,000 per space.
 - The applicant responded that the total construction cost was \$300,000 per dwelling unit.
- Jane Siegel asked that she heard something about a memo?
 - Staff stated that they had asked the applicant to provide a detailed justification for their parking request with supporting information.

Construction Staging follow-up

The applicant at this point made a presentation on construction staging. At least three lanes of Washington Boulevard will remain open during construction. There will be a covered pedestrian walkway along Washington Boulevard when the building goes vertical (it will have to close if a load is being lifted over it by the crane), and a six-foot green screen fence.

- Staff stated that, due to the tightness of Washington Boulevard the applicant will start work early on Washington Boulevard so that it is not simultaneous to the rest of construction. Staff also stated that if another building starts construction at the same time as the Legion, the County may not be able to keep the north side of Washington Boulevard open to pedestrians.
- James Lantelme asked where construction workers would park.
 - The applicant replied that it would have to be off-site, and the standard site plan conditions include van pools.
- Henry Staples asked to see a full swing diagram.
 - The applicant stated that loads will not swing over adjacent properties, however, the crane will need to be able to swing in the wind when not in use.

American Legion Post follow-up

- The American Legion made a presentation with further information:
 - The Post will not have a liquor license, only beer and wine and the bar is much smaller;
 - There will not be permanent medical facilities on site;
 - The intent is for low-impact activities, as well as events for members.

Public Comment

- Cara Troup stated there was a missed opportunity here for additional public open space; concern about noise level of garage doors; concern about parking overspill into adjacent neighborhood; wouldn't 2 & 3-bedroom units be likely to need more parking; and stated that staff and the applicant haven't responded to some of the community's questions.
- Nikki Toner stated that 12th Road has no sidewalk and is dark, that the proposed plan would change the character of the street, and construction will affect the neighbors as well.

- Eric Bartunek asked why noise abatement was cost prohibitive, if firearms are allowed at the American Legion, proposed fence will not block noise and since trees cannot be planted in a 2-foot strip will not help; need more of a buffer between my house and the road, American Legion has not been a good neighbor up to this point.
- Pamela Smith stated she supports the project.

Wrap-up Comments from SPRC members

- James Schroll stated he was comfortable with the project.
- Shruti Kuppa stated the disappointment in the lack of public open space.
- Henry Staples said the neighbors have made their point and will continue to do so.
- Ted Saks stated he felt this was an “entrance” project and an opportunity to do good things here.
- Ian Blackwell stated that he was supportive, that the streetscapes should be inviting, the location is a good one for affordable housing.
- Elizabeth Morton requested a checklist of outstanding issues.
- Jane Siegel stated she agreed with Elizabeth Morton.
- Guus Bosman was pleased that the east-west connection was provided for, was also concerned about spillover parking, and requested more specifics of the 12th Road entrance design.
- Chair Stephen Hughes summarized the upcoming Commission meetings and stated staff would put them on the project website.

At this point the meeting adjourned.