

## SITE PLAN REVIEW COMMITTEE MEETING SUMMARY

600 N. Glebe Rd. – Harris Teeter/ASC Site Plan (SP #72 & #315)

SPRC Meeting #1

April 29, 2019

SPRC Chairs: James Schroll (Chair), Daniel Weir (Co-Chair)

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### Meeting Agenda

- 1.) Introductions and Presentations
  - a.) Project overview, architecture and building massing (Applicant)
  - b.) GLUP/Zoning, planning policies, project overview (Staff)
  
- 2.) SPRC Discussion
  - a.) Clarifying Questions
  - b.) SPRC Comments
  
- 3.) Public Comment

### Introduction

- The SPRC Chair provided a summary of the topics to be discussed and asked for introductions around the room.

### Presentations

- The Applicant gave a presentation covering the overall proposed development, as well as a walk-through of floor plans and renderings showing the building locations, massing, and architecture.
- Staff provided a presentation summarizing the existing/proposed GLUP and zoning designations, the *North Quincy Street Plan Addendum* (NQSPA) and other planning policies related to the site, and the redevelopment proposal.
- Following the presentations, the Chair remarked that for future meetings, the applicant should include page numbers on the presentation and use a consistent plan view orientation.

## SPRC Discussion

### Clarifying Questions

- Why is there a GLUP/Zoning change needed for the parcel at 525 N. Thomas St.?
- How is traffic anticipated to run on Tazewell St. extension?
- Where does that conclusion come from that the single-family home should be zoned R-C?
- Phasing - when will the park be provided?
- Is 525 N. Thomas St. to be part of the park?
- Where is the parking located in phase II?
- Once the grocery and phase II are complete how does parking function for Harris Teeter?
- Is the applicant going to be reducing the overall amount of parking given the recent ZOA to the R-C district?
- Provide very clear drawings of how traffic circulates for SPRC #2
- How has the site plan evolved over time?
- Overall, I feel this project falls short of achieving the goals of the NQSPA
- Please provide more information on the relationship of buildings to one another. What materials are being used? What are the roof top treatments?
- Can we get a materials board for the next SPRC?
- We need to see more exhibits of fenestration
- Is the project meeting the Retail Action Plan - Blue Street criteria?
- Can we get information on whether the existing Harris Teeters are over-parked, under parked, etc.?

### SPRC Comments

#### Land Use/Zoning

- The applicant is proposing a 29% increase in density over the existing density – this is too great and does not fit into the existing block. In addition, the lot coverage is too high.
- I disagree that the parcel at 525 N. Thomas St. should be considered for a GLUP change and rezoning from S-D to R-C.

#### Architecture/Urban Design

- We need a much more fulsome architecture presentation. We need to know more about the rooftop treatment.
- Are the buildings stick? I don't think donut parking is not great building design. Will the buildings be condo or rental?
- Are there shared streets? I find the public realm presentation confusing. Show what you are going to see from ground level.
- We need to see better elevation exhibits
- The applicant should look at the development at Glebe and Wilson; it provides better context.

- Architecture legibility is an issue.
- Where are the entrances to buildings?
- Where are the express lanes for Harris Teeter?
- I have issues with the proposed stick construction.

#### Transportation/Parking

- What if there's not enough parking on-site? Is the proposed parking sufficient? How can we keep cut-through traffic out of the neighborhoods?
- What kind of bicycle elements are proposed?
- Why is at-level or above grade parking warranted here? Other nearby groceries do not have this.
- Why is there no protected bike lane on Glebe?
- Where can you accommodate a capital bike share station?
- What are the traffic needs of the intersections at Glebe and Randolph?
- I appreciate the inclusion of flush sidewalks and streets.
- I object to any above grade parking.

#### Building Form/Massing

- Why isn't there a tallest building located above the Harris Teeter?
- Where are the building tapers called for in the NQSPA?

#### Open Space/Landscaping

- Are there units opening on to the park?
- I think the park is too small and is being squeezed. It's also not central.
- I've very concerned about eliminating any required landscaping.
- How does the proposed open space connect to other open spaces nearby?
- I feel that the park is not meeting expectations
- I would like to see an open space impact study. What are all the pedestrian connections into this place?
- Where is the 10% landscaping?
- What is the process going to be for the park design?
- What is occurring at the edges of the site? Will the existing wall by the townhomes be maintained? Will the landscaping at the edges remain? We need to see more about the edge treatment
- I concerned about the park. It shouldn't be an ancillary open space. Residential ground-floor units should not be fronting on to the park.
- How would Hyde Park have access to the proposed open space?
- I object to the park not being transferred to the County fee simple.
- Overall, I'm excited about the project -- let's work together to make a better center park.

#### Community Benefits

- Is there affordable housing included with the proposal?
- What are the community benefits?

## Public Comment

- Where will be park be after Harris teeter is open?
- What is the distance from the property line to the town homes?
- What will occur with the existing masonry wall?
- I'm concerned about lighting. What kind of lighting is envisioned?
- Pick-up grocery service is going to be problematic
- I would like to see more about accessibility for the project.
- I have general enthusiasm for the grocery upgrade, but the density is too much; why isn't the park bigger?; why isn't parking underground?
- Will the proposed HVAC/vents make noise?
- The tallest building is in the wrong place. I'm concerned about the tall building being too close to Hyde Park.

## Next Steps

- The next SPRC is tentatively scheduled for May 23, 2019.