

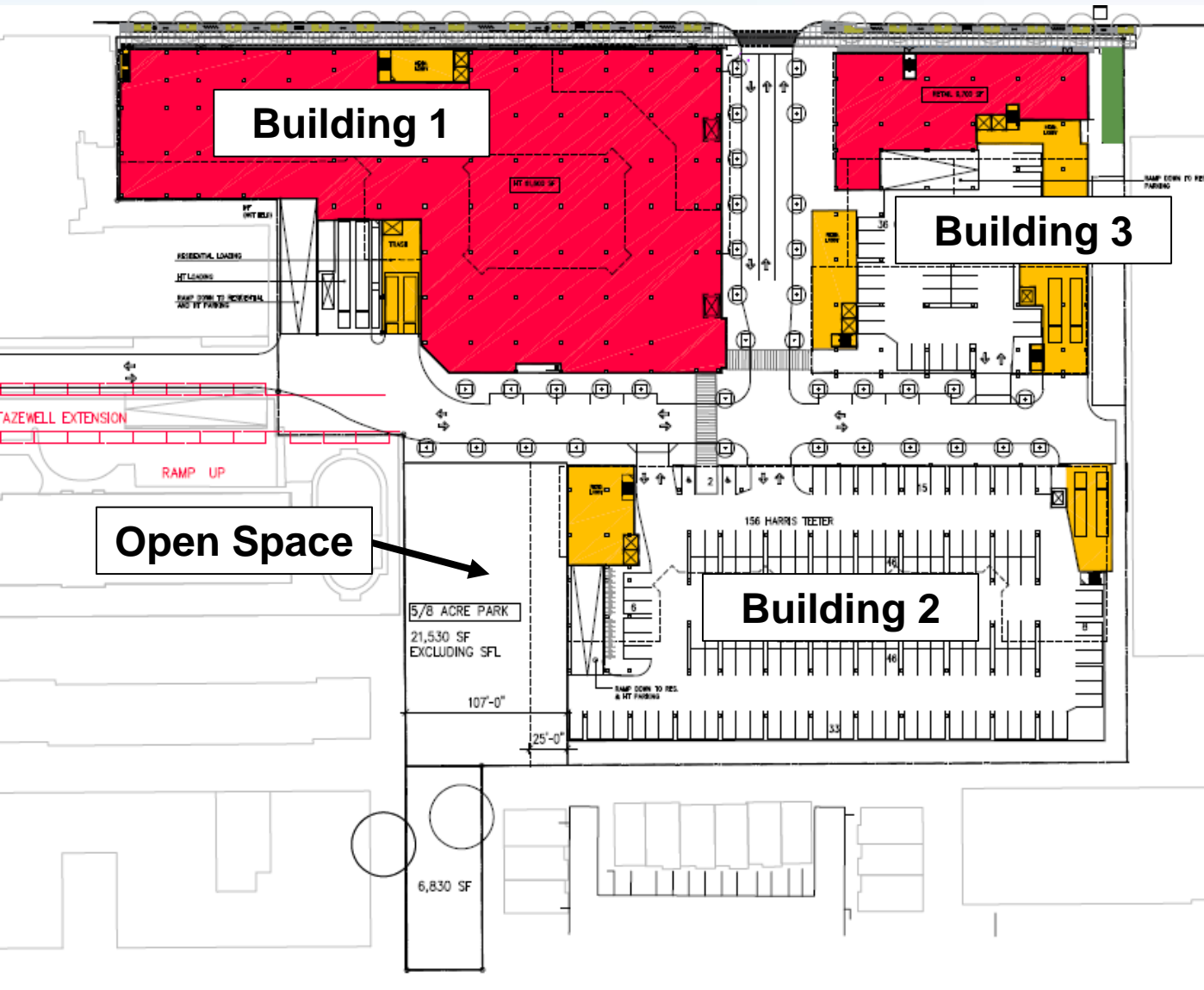
SPRC #2

Harris Teeter / American Service
Center (SP #72 & #315)
600 N. Glebe Rd

North Quincy Street Plan Addendum (NQSPA)

- Transportation
 - Improve connectivity and accessibility by introducing new public streets and multi-use paths
 - **Make the pedestrian experience safer and more enjoyable; limit curb cuts**
 - Continue Randolph and Tazewell streets into the block
 - Consider nearby parking availability and transit services when determining parking requirements
- Open Space
 - Establish a central open space of at least one-half acre in size within the block to provide for recreation opportunities, break up the bulk and massing of development on the block, and enhance the pedestrian experience.
 - Initiate County-led park/public space design processes for recommended neighborhood open space
- Site Design
 - Organize a rich mix of uses in a way that helps enliven the area
 - Ensure ground floor uses, building massing and frontages are designed to **add interest and enhance the pedestrian experience**
 - Concentrate the greatest building heights along N. Glebe Road, tapering down sensitively to the surrounding low-rise residential properties
 - Provide buildings with modestly-sized floor plates and slender building towers, except where large format commercial uses are approved.

Ongoing Matters of Discussion/Concern



- **Site layout, transportation, open space:**
 - Adding active ground uses along Tazewell extension / reducing ground-level parking
 - Loading spaces / design
 - Streetscape design / functions
 - Open space design (via DPR process)

Ongoing Matters of Discussion/Concern

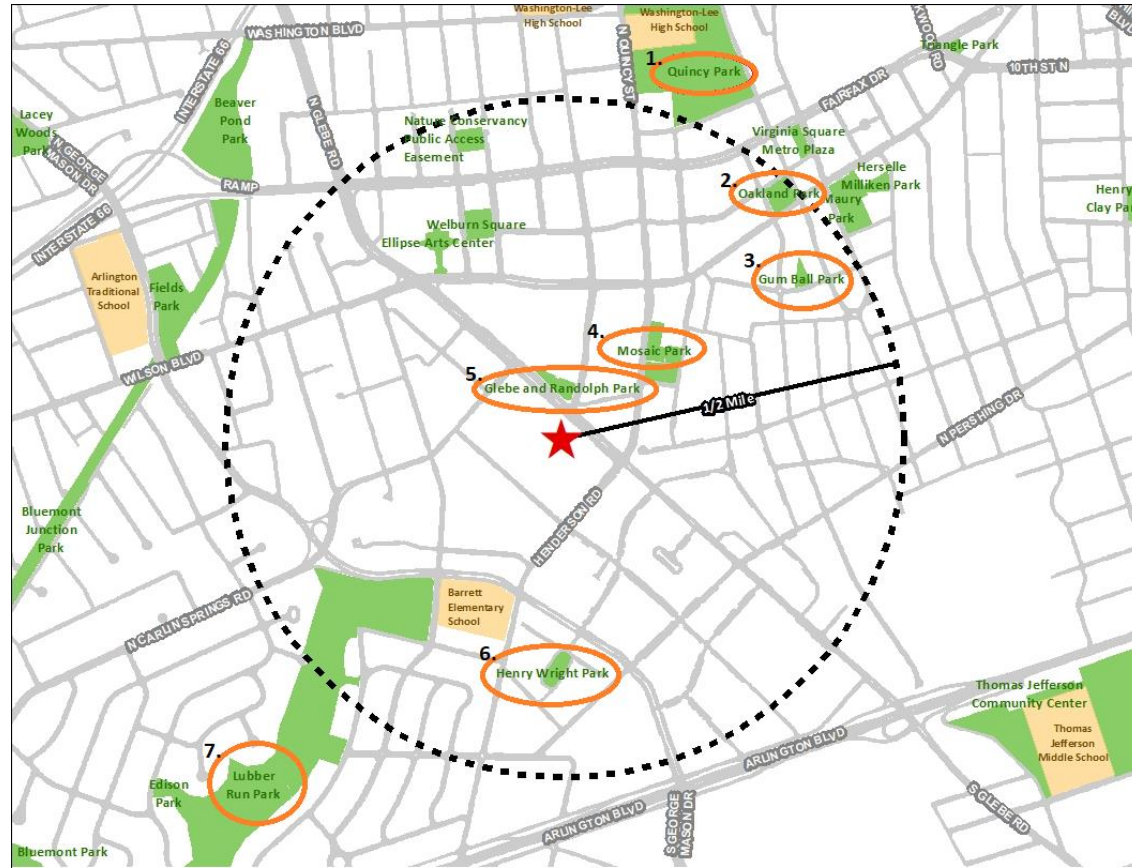
- For SPRC #3
 - Building architecture/design
 - Materials
 - Fenestration
 - Transparency
 - Detailed phasing information
 - Updated LEED information

Public Space

Harris Teeter / American Service
Center (SP #72 & #315)

600 N. Glebe Rd

Public Spaces Network



1. Quincy Park:

1. Diamond fields
2. Six tennis courts
3. Basketball court
4. Sand volleyball court
5. Casual use space
6. Reservable picnic shelters
7. Playground

2. Oakland Park:

1. Casual use space
2. Plantings

3. Gumball Park:

1. Casual use space

4. Mosaic Park

(under construction):

1. Water feature
2. Plantings
3. 2-5/5-12 Playgrounds
4. Multi-purpose court synthetic turf (unprogrammed)

5. Glebe and Randolph Park:

1. Bocce courts (2)
2. Plantings

6. Henry Wright Park:

1. Gazebo
2. Playground
3. Casual use space

7. Lubber Run Park & Community Center

(under construction):

1. 2-5/5-12 Playground
2. Pickleball (4) overlap with Volleyball and Basketball
3. Volleyball
4. Basketball

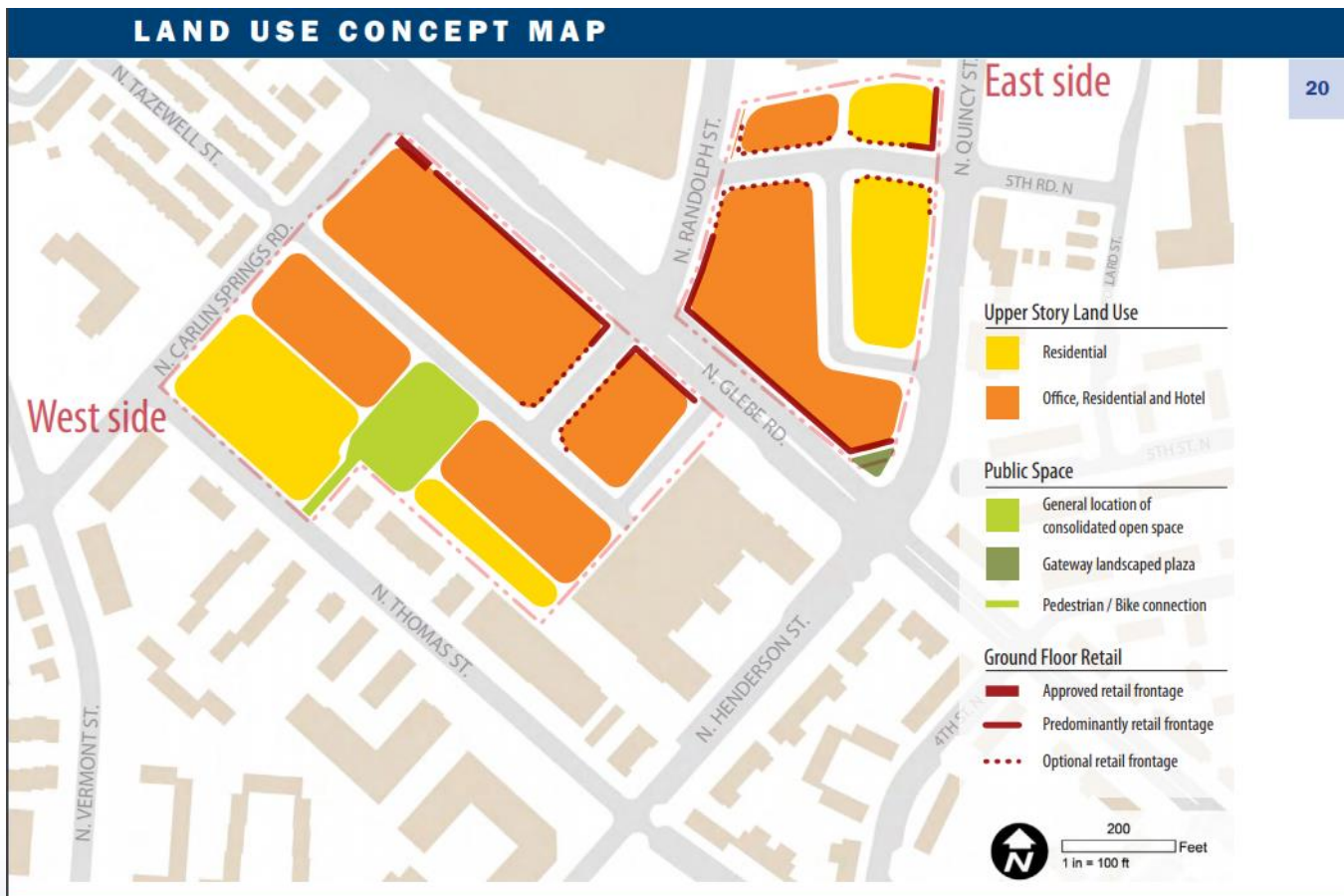
Public Plazas:

1. Wellburn Square
2. Ellipse Arts Center
3. Nature Conservatory

North Quincy Street Plan Addendum

- Open Spaces Principles:

- West Side: “Establish a central open space of at least one-half acre in size within the block to provide for recreation opportunities, break up the bulk and massing of development on the block, and enhance the pedestrian experience.”



600 N. Glebe Road Site

- Applicant is proposing a 0.625-acre public open space area within their site. That will provide opportunities for casual use and recreation and enhance the pedestrian experience within the block.



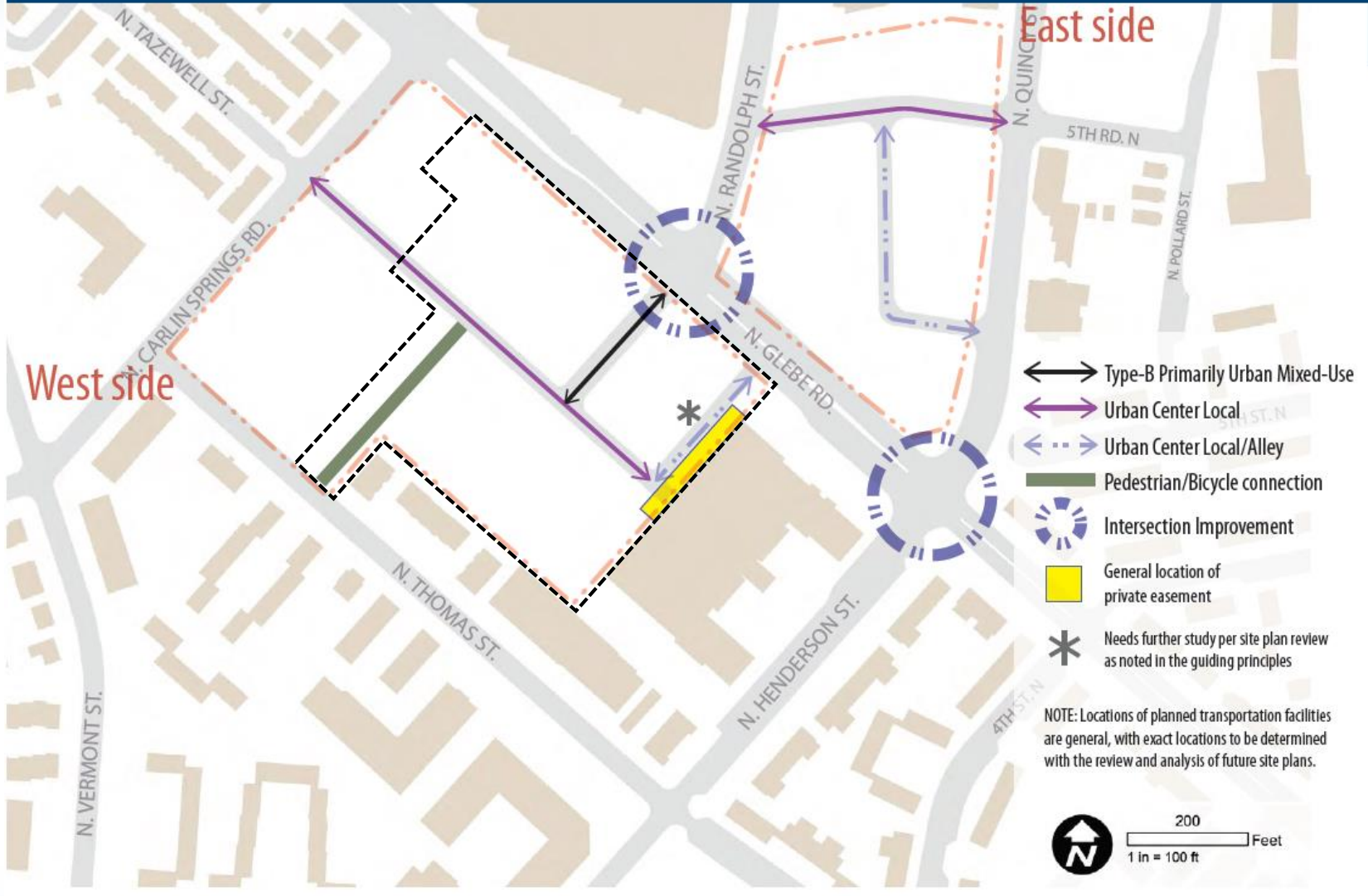
Public Space Planning Process

- DPR lead process referring to the newly adopted Public Spaces Master Plan and North Quincy Street Plan Addendum
- Public engagement will consist of 2 Open Houses & 2 Online Surveys:
 - **July 17- August 2:** Online Survey
 - **July 23rd:**
 - 1st Open House
 - Presentation at Parks and Recreation Commission
 - **Fall:**
 - 2nd Open House
 - 2nd Survey (concurrent with 2nd Open House)
 - Final concept presentation at Parks and Recreation Commission

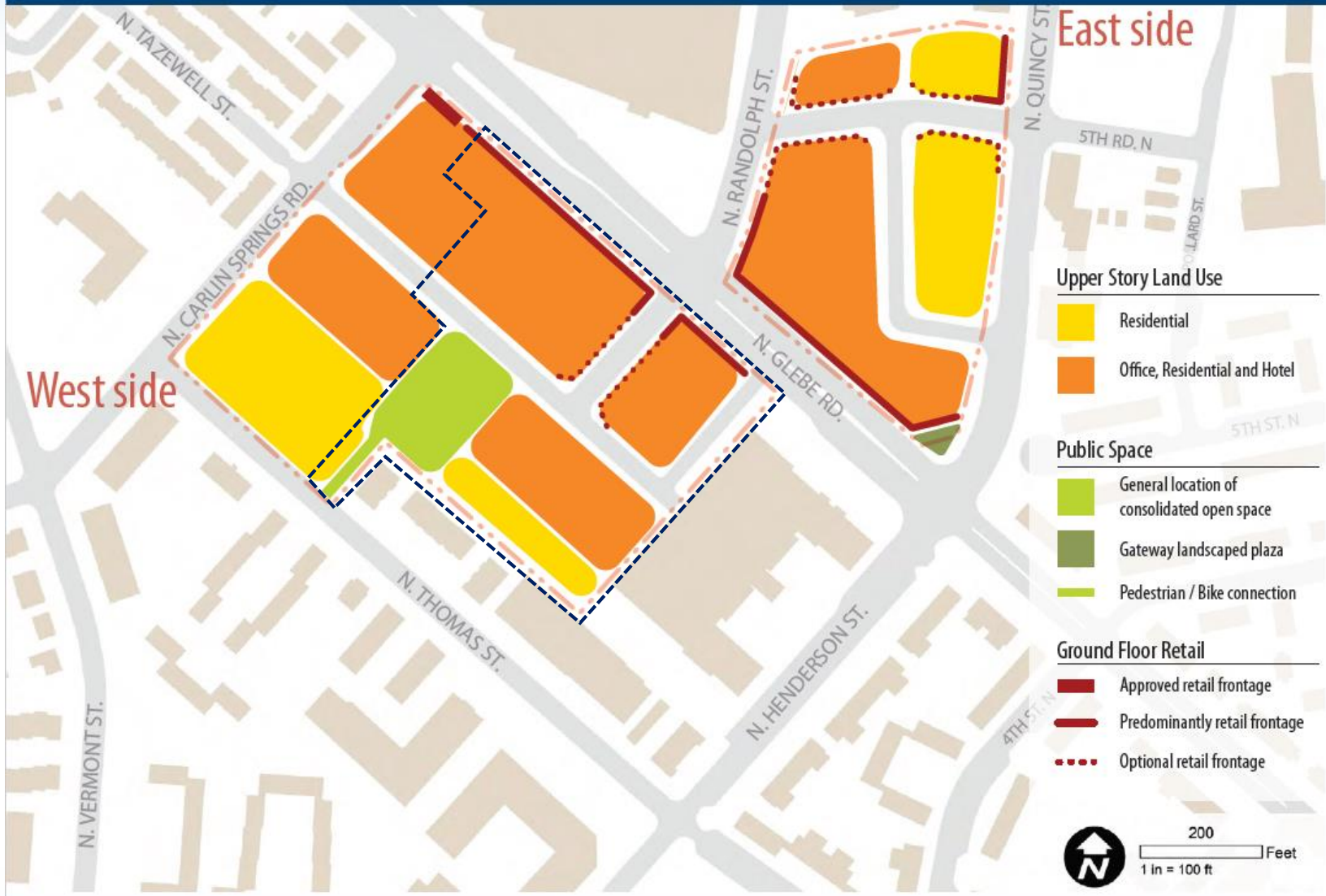
Thank you!

Additional Slides

TRANSPORTATION CONCEPT MAP



LAND USE CONCEPT MAP



BUILDING FORM CONCEPT MAP

