

## SITE PLAN REVIEW COMMITTEE MEETING SUMMARY

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

SPRC Meeting #2

June 27, 2019

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

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### Meeting Agenda

#### 1.) Introductions

#### 2.) Presentations

- a.) Outstanding concerns/discussion topics and open space design process (Staff)
- b.) Project updates/changes since SPRC #1 (Applicant)
- c.) Transportation and open space (Applicant)

#### 2.) SPRC Discussion

- a.) Transportation
- b.) Open Space
- c.) Site Design & Characteristics
- d.) Wrap Up

#### 3.) Public Comment

### Introduction

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

### Presentations

- Staff provided a presentation summarizing some of the project improvements and outstanding issues in relation to the *North Quincy Street Plan Addendum* (NQSPA) and other planning/zoning regulations; and DPR staff provided an overview of nearby parks and open spaces, and the forthcoming public process for the subject open space design.
- The applicant provided an overview of project updates made to-date in response to SPRC and staff comments, including topics such as zoning, building massing and height, parking, open space size, and streetscape design.
- The applicant provided a presentation on transportation and open space. The presentation covered aspects such as transportation facilities, circulation, parking,

loading, and TDM; and open space context, framework design, and potential programming.

## SPRC Discussion

### Transportation

- I don't see any open space access from Carlin Springs, is there a gate that could be added from adjacent properties?
- What is the percentage increase in traffic into Tazewell with this project?
- Have you pulled the parking structure out from under the open space?
- What truck traffic increases are you expecting?
- Has the parking for Harris Teeter retail been reduced?
- Please reduce the parking for the Harris Teeter store.
- Why have two curb cuts into the garage from Tazewell? Curb cuts should be reduced.
- I would like to see a bike share station provided on-site.
- Where are Harris Teeter customers coming from; do you have more data on traffic coming from Tazewell?
- What is the updated parking count? How many parking spaces are proposed now?
- Like would like to hear more about how changing the traffic signal is going to address parking and circulation.
- How are you going to accommodate grocery pick-up/deliveries etc.?
- I assume that you will be using ADA 2010 standards for accessibility, and that you will be applying that to the parking garage.
- Where are bus stops going to be?
- Please make sure that the Glebe crossings are accessible.
- You need to provide really easy access to bike parking for Harris Teeter customers.

### Open Space

- I would like to see updated tree replacement drawings.
- Do we have historic data for the use of these smaller parks? Could we have one larger park?
- I'm concerned that this project is not providing vistas and views. Hyde Park would like more green vistas into the site and more park area
- It would be better to have the roof amenity space along Tazewell on Building 2
- This park is too narrow. It should be widened further.
- We are very concerned about trees being cut down along the property line with the Ballston Crest townhomes
- APAH has a playground backing up to the open space, please be mindful in designing this space
- Who is going own the park?

- For next meeting: please show the open space in terms of ownership and property lines. The private landscaped area outside of the site should not be indicated as part of this open space.
- For the next meeting: can we have a tree canopy plan?
- Can we see views into the park from the adjacent buildings?
- I would like to see pollinator habitats, and less impervious surface. There shouldn't be playgrounds or active uses. The open space should be passive use.
- I'm still not seeing enough green space — there are a lot of people being added, and the green space should be bigger.
- Are there still residential units on the ground floor of Building 2 facing the park?
- This open space needs to be designed well to integrate into the block and the existing buildings.
- Who is staff inviting to participate in the survey and open house?

### Site Design & Characteristics

- We want a locked gate with keys from the adjacent property into the open space.
- Please show renderings of vistas and views from Hyde Park.
- This project is shoehorning buildings the size of Macy's into the block.
- The buildings are too large, and the floor plates are too large.
- The vistas from Hyde Park need to be improved.
- Is Hyde Park that much more density or height than what is being proposed by Harris Teeter?
- What vehicular and pedestrian impact is this project going to have, and how safe and accessible will it be?
- Is Randolph Street still a curbside treatment?

### Wrap Up

- Please show drawings looking from Hyde Park
- Consider flipping the green roof on Building 2 to face the Tazewell extension.
- The applicant should do more to reconcile the building forms.
- How the seniors from the Carlin going to get to the block?
- I would like to see the tree survey and update on park plan
- I would like to see a bikeshare station location identified
- This should be a passive park, it should not be paved or have a playground.
- Bluemont has taken an official position provided in a letter to the SPRC Chairs and staff
- Make sure there is good loading dock management. Maybe this should have the same condition that was applied to the 800 N. Glebe project.
- I commend the applicant on working with the neighbors; I think Building 2 corresponds with the plan. Please make the open space bigger.
- Reduce the curb cuts.
- Please continue to reduce parking on the site. Would like to see active uses wrapping the ground level of Building 2.

- For next time: please show us the fenestration and transparency along Glebe.

## Public Comment

- What is the green wall at the back of the site?
- This plan is flawed — the root of the problem is the Harris Teeter is in an urban environment. The facade needs to be broken up.
- Put this development in the context of the existing development — there are going to be 1100 units added to Ballston. There's going to be too much traffic. Add windows to the Harris Teeter frontage on Glebe.
- I take issue with the "express lane" for the Harris Teeter grocery pickup. More the parking underground entirely would align more with the plan.
- The building tapering has gone away. I'm concerned about having to look at Building 2.
- The parking seems high. Will there be any layby lanes? This plan is very car-oriented.
- Please resolve how many parking spaces there are.
- We are seeing a fortress-like blank wall along Glebe Road.
- A bikeshare station would be a competitive advantage; the path through the park should be separated path for pedestrians vs. bikes/scooters; What is the Glebe wall pedestrian experience going to be?

## Next Steps

- The next SPRC is tentatively scheduled for July 22, 2019.