

SPRC #3

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

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 Feedback Tools:
 - **July 22nd - August 5th:** 1st Online Feedback Tool
 - **July 23rd:**
 - 5:00-6:30 p.m. – 1st Open House – (Courthouse Plaza, Cherry & Dogwood Conference Rooms)
 - 7:00 p.m. – Presentation at the Park and Recreation Commission meeting (Courthouse Plaza, Conference Room 311)
 - **Fall:**
 - *Sept. 9th – Sept. 23rd: 2nd Online Feedback Tool
 - *Sept. 11th, 2019: 2nd Open House
 - *Sept. 24th (Tentative): Final concept presentation at Park and Recreation Commission meeting

(* - Dates are subject to change)

SPRC Feedback To-Date: Summary

- Density and lot coverage too high
- Concerns about building form and massing
- Architecture
- Parking should be reduced
- Traffic/loading impacts
- Bike access/CaBi
- Additional green/open space design
- Active ground floor uses
- Concerns about tree removal/replacement
- Views from Hyde Park

Architecture

- Ground floor activation on Tazewell (Buildings 2 & 3)
- Pull S-shaped tower back slightly from Tazewell above ground floor (Building 2); allow roof terraces/greening while respecting step-down to Thomas St.
- Improve differentiation/enhance treatment
 - Building 1: Glebe residential entrance
 - Building 1: SW corners
 - Building 2: garage entrance/clock
- 50% min. transparency on Glebe

Architecture, cont.



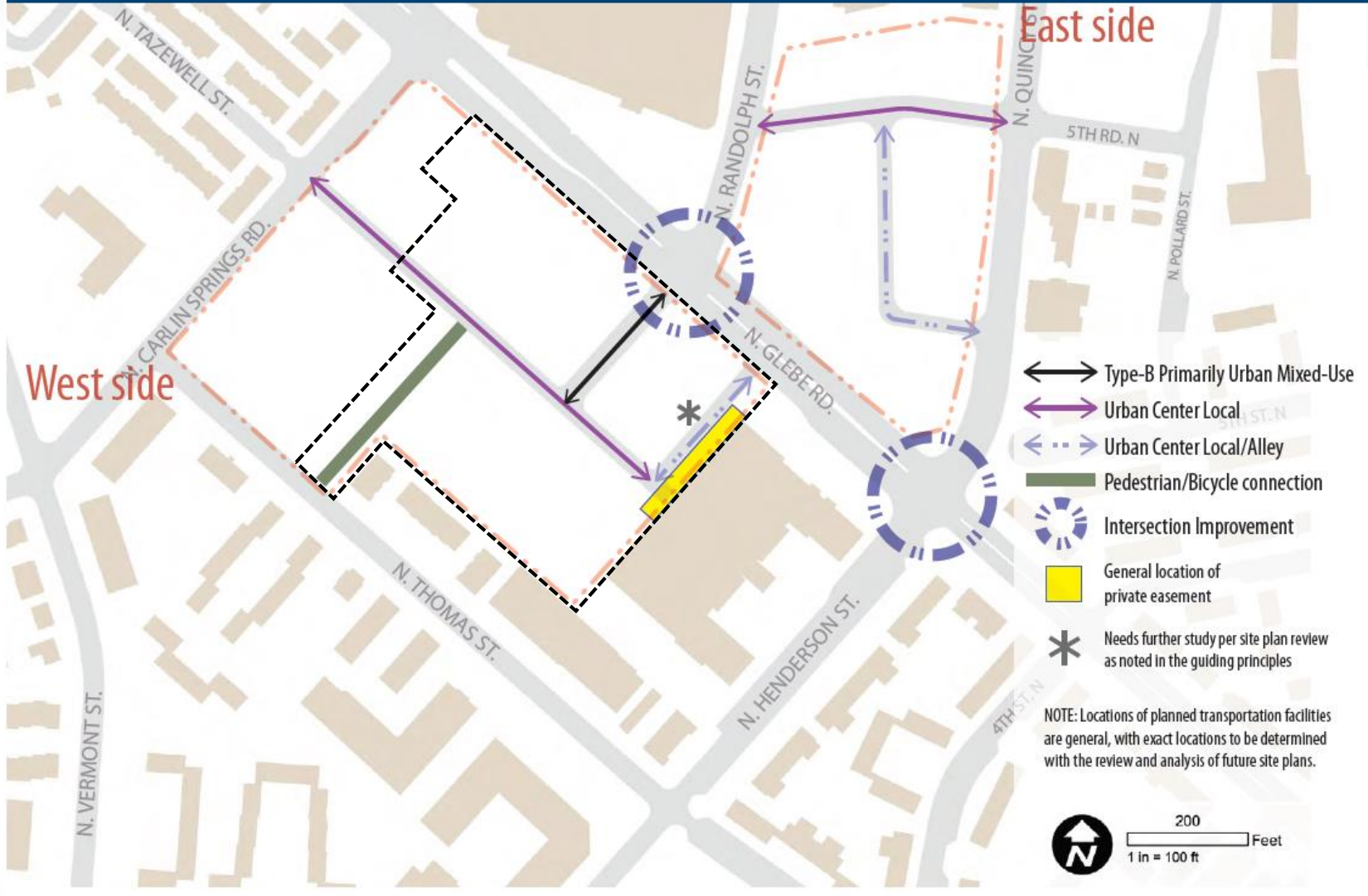
Next Steps

- SPRC concludes
- Open Space process continues
- Staff and applicant work to resolve outstanding issues
 - Parking/Loading
 - Landscaping
 - Ground floor treatment/activation
 - Architecture
 - Phasing
 - Transportation/traffic engineering
- Applicant files fully revised 4.1 plan set
- Commission meetings
- County Board meeting

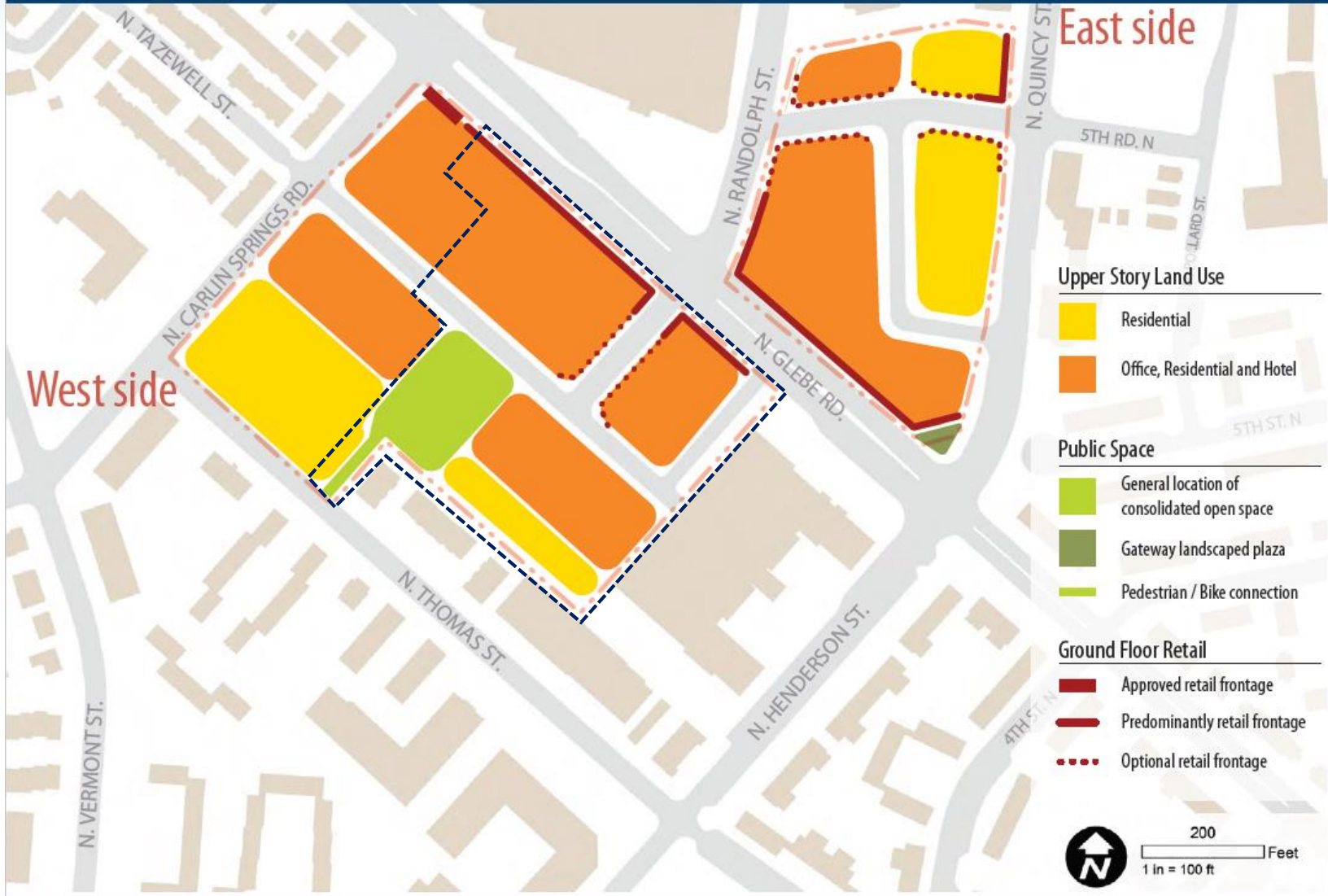
Thank you!

Additional Slides

TRANSPORTATION CONCEPT MAP



LAND USE CONCEPT MAP



Upper Story Land Use

- Residential
- Office, Residential and Hotel

Public Space

- General location of consolidated open space
- Gateway landscaped plaza
- Pedestrian / Bike connection

Ground Floor Retail

- Approved retail frontage
- Predominantly retail frontage
- Optional retail frontage

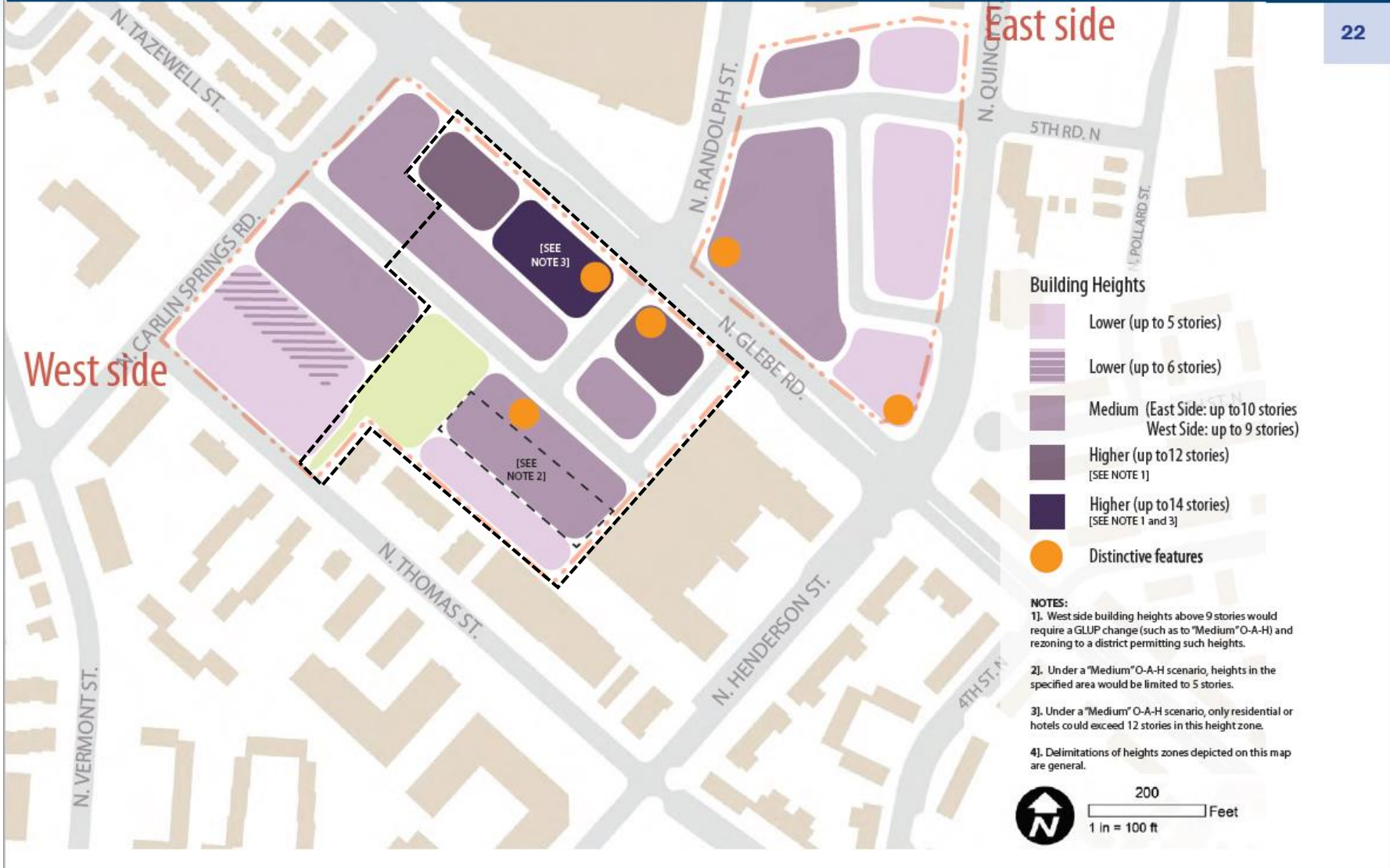


200
1 in = 100 ft

West side

East side

BUILDING FORM CONCEPT MAP



West side

East side

Building Heights

- Lower (up to 5 stories)
- Lower (up to 6 stories)
- Medium (East Side: up to 10 stories
West Side: up to 9 stories)
- Higher (up to 12 stories)
[SEE NOTE 1]
- Higher (up to 14 stories)
[SEE NOTE 1 and 3]
- Distinctive features

NOTES:

- 1). West side building heights above 9 stories would require a GLUP change (such as to "Medium" O-A-H) and rezoning to a district permitting such heights.
- 2). Under a "Medium" O-A-H scenario, heights in the specified area would be limited to 5 stories.
- 3). Under a "Medium" O-A-H scenario, only residential or hotels could exceed 12 stories in this height zone.
- 4). Delimitations of heights zones depicted on this map are general.

