

## SITE PLAN REVIEW COMMITTEE MEETING SUMMARY

### Met Park 6-8 (SP #105-9) Site Plan Review Committee (SPRC) Meeting #2

September 23, 2019 | 7-9:30 p.m.

**Planning Commissioners in Attendance: Daniel Weir (Co-Chair), Elizabeth Gearin (Co-Chair), Nia Bagley, James Lantelme, Elizabeth Morton, Tenley Peterson, James Schroll, Jane Siegel.**

This was the second SPRC meeting for the Met Park 6-8 site plan amendment application.

The meeting was opened by the Chair, Daniel Weir, with introductions and ground rules.

Applicant presented follow up information from the previous (7/29) SPRC meeting.

Staff then presented a presentation on County adopted plans about open space, followed by applicant's presentation on open space

#### OPEN SPACE DISCUSSION

- Open space process is anticipated to take 6 months and begin in early 2020
- Staff's intent is to receive guidance from the CB as this proceeds to construction (though the overlap between the park's construction with Met Park's construction remains unclear)
- Will the green space accommodate the planned daycare space?
  - Yes. (4,200 sf envisioned)
- What's in and what's out in terms of the upcoming open space planning process?
- How will the greater (22202) transportation study be impacted by this development?
  - No impact on open space process.
- Can staff provide a mapped network of all open spaces in this area?
- Are there any easements which preclude certain design elements for the open space?
  - There do not seem so.
- How will public input be incorporated into the planning process for the open space? Part of that deals with the ownership element (and the involvement of Met Park property owners).
  - Park planning process, like others, will involve in person and online public participation.
- How will the aggregate open space total be distributed within the entire site?
- Are there any impediments (depth wise) to planting anything?
  - While there is underground garage under the park, it will permit trees and plantings. Eads Street is free of underground conflicts except for major utilities.
- What will the use mix be within the open space (any initial preferences)?
  - That decision will be subject to the process and community input (premature to signal one way or the other just yet).
- Open Space, when properly done, can be utilized as one of the most impactful mitigation measures for a large building – how will other local amenities/benefits be considered in this process and when will the County provide residents an opportunity to weigh in?
- Will the planning process account for existing spaces within a certain radius of the site?

- Is café seating envisioned along the perimeter of the site?
  - Yes
- Prior to the process, a multiple party agreement will be established among the property owners which brings all the property owners into the discussion and to allow the process to proceed.
- Is the proposal exceeding the minimum required?
- Yes, it exceeds the minimum required by 6,100 square feet.
- Mix of ground floor spaces is encouraged to achieve a diverse mix and help everyone thrive
- More to come on biophilic cities (at next SPRC meeting)
- Please plan for cut through traffic and diagonal paths to save green space from pedestrians
- Could some of the block corners (away from the greenspace) be greener?
- Urban agriculture has a lot of merit here and would be very welcomed
- Have we learned anything from the past failures of planning efforts (Pen Place or other?)
- How will the Livability framework be incorporated so that we have a comprehensive approach that minimizes any duplication of efforts and considers the entire broader network of parks.
- Design should reflect how people walk through the space, and capture the true depth for café seating,
- If the cost of the park is unknown, and not finalized until after approval, it will make it very difficult to weigh it as a community benefit and compare it against other contributions now
- Let's clarify responsibilities during and after this process (maintenance)

## TRANSPORTATION

- How much is Amazon charging for parking?
  - Amazon will charge market rate, amount not determined.
- Timelines – larger 22202 transportation study and how will this project correlate with it?
  - MMTA was submitted with this proposal (typical with site plans) and reviewed by staff. By the time work is being done on the roadway network, the greater study should be complete. Unclear what (if any) if any impacts may arise since it's we don't know what recommendations the study will be.
  - Staff agrees to think more comprehensively beyond just one site and study the system. This way, we can evaluate the long-term outlook on the system
  - The results of this project's MMTA will be incorporated into the greater study.
- Explain what the pedestrian experience will be like by the loading docks.
- Who will be managing the curb side spaces?
  - Subsequent reviews will occur with the County to approve drop off spaces and allow us to manage them for the life of the project (adjust as necessary). Those spaces are constrained and carving out space for scooters may be challenging (although they could have spaces – especially with left over/dead spaces too short for cars)
- County is very mindful and aggressive in utilizing various modes of travel to shift as many people as possible utilizing many of our programs which promote these options. Distant points of origin like Fredericksburg can utilize VRE and get off in Crystal City which is a 10 min walk to the site
- Can you explain the market street condition/treatment?
- How will the daycare operations work in terms of drop off and the limited area for cars?

- Day care centers need a use permit and specifics of transportation would be analyzed as part of the application.
- Any thoughts given to considering a second metro entrance in PC? Currently not in the CIP but staff will follow up.
- Will loading docks have gates and will they be closed? How come 15<sup>th</sup> street bike lane is not protected? Explain the differences between the various drop off areas (Eads and 14<sup>th</sup> Streets). Request staff/applicant follow up with responses later.

#### **WRAP-UP**

- Staff report should highlight the newly adopted bike element and indicate how it's been incorporated here (or informed the review).
- Any electric vehicle spaces anticipated (and will they be free)?
- Couldn't this development provide daycare options for everyone in the area?
- 15<sup>th</sup> Street needs more protected bike lanes...existing path into CC needs to be enhanced (until Route 1 comes down)
- Perhaps discourage offering monthly parking passes – they discourage different behavior once you've paid for the entire month of parking
- How could the garage evolve if electric vehicle industry changes (and requires more spaces)?
- Streets should be designed so that you can walk anywhere and have safe experience.
- This is the one place where we shouldn't just design a plain street.
- How have the local civic associations engaged with the rental community who will be most impacted (proximity to the site).
- Drop off and deliveries are much more important than parking (prioritize that limited space).

#### **PUBLIC COMMENT:**

- Doris Ray – requests a briefing on this project as it represents a center piece of regional activity – therefore demands input from the disability community. Who will be operating/maintaining the park is critical to this community – they therefore want to see a commitment that the space will be designed completely with Title II standards (built environment including furnishings) that are fully accessible. Can we confirm that the transportation/streetscape elements be fully accessible (curb ramps and pedestrian rights of way)? Will the existing metro entrance be improved so that it's finally accessible? How can that be prioritized? Elevator? What about accessible bus stops/shelters? Accessible taxis and protected street crossings should also be considered. Accessibility Commission should hear this prior to the PC/CB.
- Protected bike lanes are critical.
- Audubon Society – present info on bird-safe windows with greater details.
- 15<sup>th</sup> Street safety – needs a lot of work and re-prioritization. Several comments for a protected bike lane.
- Agriculture group will have a meeting on 10/3 at 5:30 to discuss the Amazon proposal
- How does Amazon plan to meet its own aggressive targets for energy efficiency given the proposed development is only LEED Gold?
- Mount Vernon trail is great but not accessible.