

SITE PLAN REVIEW COMMITTEE MEETING SUMMARY

SP #53 Key Bridge Marriott

SPRC Meeting #1, November 21, 2019

Planning Commissioners in Attendance: Chair, Nancy Iacomini, Co-Chair, Nia Bagley, James Lantelme, Elizabeth Gearin, Kathleen McSweeney, James Schroll, Jane Siegel, Daniel Weir, Sarah Steinberger.

MEETING AGENDA

- 1) Introductions
- 2) Overview of Site Plan Proposal (Applicant)
- 3) Analysis of Proposal (Staff)
- 4) Site Design and Characteristics (Applicant)
- 5) Building Architecture- West Residential Building (Applicant)

SPRC DISCUSSION

Site Design & Characteristics

- An SPRC member asked if land disturbance in the Resource Protection Area (RPA) would trigger compliance with the Chesapeake Bay Preservation Ordinance for mitigation.
 - Chair Iacomini confirmed that the existing garage (partially located within the RPA) is 'grandfathered in' and the applicant is not proposing any disturbance, so mitigation is not needed.
- An SPRC member asked about viewsheds in the Rosslyn Sector Plan (RSP) and if new buildings proposed would block views from the Central Place observation deck.
 - The applicant provided simulated views showing views to the Potomac River, National Cathedral, and Key Bridge would be maintained.
- An SPRC member asked for clarification on the National Park Service (NPS) land ownership, access and views.
 - Staff confirmed that discussions with both NPS and National Capital Planning Commission (NCPC) have begun and coordination will be essential going forward to address site improvements on or adjacent to NPS lands.
- An SPRC member asked where public access easements are located.
 - The applicant replied that exhibits will be shown during open space discussion in SPRC #3.
- An SPRC member asked if there could be pedestrian access behind the garage to experience the views, landscape and stream.
 - Staff confirmed that the garage sits on the edge of the property line and that permission would need to be granted from NPS since it's their land.

- Several SPRC members suggested the applicant introduce more biophilic design elements throughout the site (including building architecture) being sensitive to the adjacent natural landscape and river.
- An SPRC member requested that the applicant strive for universal design and ADA accessibility throughout the project and to avoid introducing steps or ramps.
- An SPRC member requested more information on pedestrian safety, crossing of Lee Highway with the proposed removal of the pedestrian bridge.
- An SPRC member raised concern about traffic impacts resulting from the proposed removal of the drive entrance on Fort Meyer Drive.
 - Staff confirmed that the drive entrance is on NPS land and that NPS requested the entrance be removed and the area restored to landscape.

Building Architecture- West Residential Building

- An SPRC member asked why the architect chose terracotta instead of brick for the west residential building.
 - The applicant responded that it provides the look/color of brick and is more flexible in design/application.
- Several SPRC members said it would be great to have public access on top of the existing garage for views. A member also asked if retail space would be allowed in the Zoning Ordinance.
- An SPRC member said that exposed parking on the top level of the garage is a missed opportunity to provide access for views and/or provide a green roof/amenity space for residents.
- An SPRC member suggested using more terracotta and less metal on public facing facades, including garage entrances of the west residential building.
- An SPRC member said the south and north façades seem flat and recommended more depth/variation on balconies to provide more interest.
- An SPRC member suggested making a nod back to the old brewery in the architecture.
- An SPRC member suggested that the garage façade facing Lee Highway should be active and not read as parking. There may be an opportunity for historic interpretation facing the Custis Trail.
 - The applicant responded saying that proposals for historic interpretation will be shown at SPRC #2.
- Several SPRC members requested the applicant pursue a higher LEED rating (above Silver) to demonstrate alignment with goals outlined in Arlington's Community Energy Plan.
 - Other green building design suggestions include:
 - Bird friendly design for facades
 - Solar PV panels on roof tops
 - Green roofs