

SITE PLAN REVIEW COMMITTEE MEETING SUMMARY

SP #53 Key Bridge Marriott

SPRC Meeting #2, December 16, 2019

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

MEETING AGENDA

- 1) Introductions
- 2) Building Architecture- Hotel & East Residential Building (Applicant)
- 3) Historic Interpretation Design (Applicant)
- 4) Transportation Policies & Updates (Staff)
- 5) Transportation Analysis (Applicant)

SPRC DISCUSSION

Building Architecture- Hotel

- An SPRC member suggested providing a green roof above the ballroom.
 - The applicant will follow-up at SPRC #3
- An SPRC member questioned why the applicant wasn't pursuing a LEED rating above Silver to be compliant with the Community Energy Plan (CEP).
- An SPRC member questioned the need for steps and ADA access on the ballroom terrace leading into the hotel. The member also requested that steps should be avoided to provide universal design/ ADA access for all, including accessible hotel units, like new hotel projects in New York City and D.C.
 - The applicant acknowledged and pointed to ADA ramps that flank the steps. They also noted that the steps could offer more seating opportunities. The applicant will explore this area further.
- An SPRC member suggested that public access should be provided on the upper level or provide a rooftop terrace to experience the views. The member also noted that views from the Presidential Suite would be blocked by the east residential buildings.
 - The applicant will consider as follow-up for SPRC #3.
- SPRC members requested more views of all facades for SPRC #3.
- SPRC members requested more attention on bird friendly design.

Building Architecture- East Residential

- An SPRC member asked for clarification on the material used for the roof mechanical screens.
 - The applicant confirmed the material would screen the units and be perforated to allow ventilation.
- An SPRC member asked to see views from the hotel through the two residential towers.

- An SPRC member commented that the podium feels like a wall and asked if residents can access the east park from the building.
- SPRC members were concerned about the excessive use of glass and asked for more bird friendly design given the site's proximity to the river.
 - The applicant explained different types of glass that could be used, including the pros and cons. They also pointed out that the curvilinear façade and overhead balconies could minimize impacts with reflection and shadow. The applicant will explore this detail further.
- SPRC members asked for more views/elevations, particularly for the north side.
- An SPRC member suggested using more warmer materials such as wood on the ground floor.
- CPHD Urban Design staff expressed concern about the pinch point/narrow space between the north podium level and the property line. Staff requested the design of this area be explored further to ensure the opening is wide enough to feel welcoming, safe, and visually links open spaces. Staff also commented on the Lee Highway/Ft. Meyer Dr. corner experience/façade treatment, and how it should feel more urban/active.

Transportation

- DES staff began by giving a brief presentation of existing transportation policies, plans, and project updates, including guidance from the Master Transportation Plan (MTP), Rosslyn Sector Plan, Lynn Street & Martha Custis Trail Improvements, and Core of Rosslyn Transportation Study.
- The applicant followed with a traffic presentation and multimodal traffic assessment (MMTA).

SPRC Discussion

- An SPRC member commented that the EV parking ratio is too low, and that 10% would be ideal. This will be evaluated further.
- An SPRC member asked why there were two parking garage entrances on the west residential building. The member also commented that we should not design parking for peak hour times.
 - The applicant responded that two entrances are needed for access by residential and hotel guests. This will be evaluated further.
- An SPRC member asked about signal timing and improvements for the corner of Lee Highway and Ft. Meyer Drive. They also asked if staff would consider a "scramble" at the intersection if warranted in the analysis.
 - Staff will consider and provide updates to SPRC and TC.
- An SPRC member asked where tour bus parking would occur.
 - The applicant responded that drop offs would occur on the frontage road at main hotel entrance and then buses would move offsite.
- An SPRC member requested more information on the look and feel, and typologies for the new streets. They also asked if it would be a curbless, shared street.
 - The streetscape will be discussed at the next SPRC.
- Several SPRC members were concerned about cyclists coming from the esplanade and mixing with traffic on the new Nash St. extension. Further analysis, diagrams and views were requested for the next meeting.
- SPRC members asked about the nomenclature for the new streets.

- Staff confirmed the new streets would require an amendment to the MTP and the naming process would follow.
- An SPRC member requested pedestrian counts on the pedestrian bridge. Further analysis will be provided.
- An SPRC member commented that the pick-up/drop-off at the east residential is not a typical design seen on other projects
 - The applicant responded that it allows someone to drop off and exit without having to turn around at the end of the street.
- An SPRC member raised concern over the pinch point on the north side of the east residential building and the retaining wall proposed near the east park. This will be evaluated further.
- An SPRC member asked if a Capital Bikeshare station could be considered for this site.
 - Staff will evaluate and provide an update at next meeting.

Public Comments

- Concern was raised about jay-walking on Lee Highway with the bridge removed. They also asked if a barrier could be installed to prevent this from happening in the future.
- Clarifying question about a community liaison/ transportation contact during construction.
 - Staff confirmed that a liaison will be identified and is part of standard site plan conditions.

SPRC Wrap-up

- Requests for additional materials:
 - more views from upper levels of the garage and hotel
 - open space esplanade cross-section, materials and paving
 - rendering, views of esplanade/trail at pinch point on north edge at east residential building
 - view from Gateway Park to hotel front entrance for visibility reasons
 - more information on dog runs, shadow studies and impact from west residential building on the RPA and plant life, invasive species, etc.
- An SPRC member from Potomac Palisades townhomes asked about overflow construction parking wanting to ensure that didn't occur on that property.
- An SPRC member asked for an update from NPS and NCPC on open space for the next meeting.
- An SPRC member suggested a mid-block crossing on Lee Highway between the new streets.
- An SPRC member agreed with staff on the design comments made about the corner of Lee Highway and Ft. Meyer Drive, noting that it feels suburban and should be more active.
- There was brief conversation about historical interpretation efforts on the property. One question was asked if that was going to be the public art contribution.
 - The Public Art Committee member confirmed that historical interpretation is not public art.
 - The SPRC Chair responded that it was not, and that the public art contribution was a separate conversation typically held at the final SPRC along with public art.

- An SPRC member suggested the project go to HALRB for review of historical interpretation design features. More exhibits showing the overall design intent were requested.
- An SPRC member requested the steps be removed on the ballroom terrace for ADA universal design reasons. They also suggested a low knee-wall could be used to provide seating instead.