

SITE PLAN REVIEW COMMITTEE MEETING SUMMARY

Park Arlington – 1200 N. Courthouse Road (SP #76)

SPRC Meeting #1

February 3, 2020

SPRC Chairs: Elizabeth Morton (Chair), Jane Siegel (Co-Chair)

Meeting Agenda

- 1.) Introductions
- 2.) Presentations
 - a.) Proposal Analysis (Staff)
 - b.) Proposal Overview (Applicant)
- 3.) SPRC Discussion
 - a.) Land Use and Zoning
 - b.) Site Design and Characteristics
 - i. Topography/site constraints
 - ii. Building location/orientation (to remain)
 - iii. Interior alterations
 - iv. Building entrance/exits
 - c.) Transportation
 - i. Connections/Infrastructure
 1. Vehicle access
 2. Pedestrian access/paths
 3. Streetscapes
 4. Mass transit access
 5. Bike routes and facilities
 6. Utilities
 - ii. Parking
 1. Surface Lots
 2. Garages
 3. Parking ratio
 - iii. Loading/Deliveries
 - d.) Landscaping and Open Space
 - e.) Architecture

i. Façade and roof-level changes

4.) SPRC Wrap-Up

5.) Public Comment

Introduction

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

Presentations

- Staff provided an overview of the site plan.
- The Applicant provided a project overview presentation.

SPRC Discussion

- **Land Use and Zoning**
 - Is this project complying with the R-B Corridor Standards?
 - Could staff explain how the Residential Parking Guidelines apply here?
 - How many additional spaces were gained in interior parking?
- **Site Design and Characteristics**
 - How do you expect to overcome topography with regard to ADA compliance?
 - Are you leaning one way or the other, in terms of apartments and condos?
 - I would like to see Type A units provided at 4%.
 - Who owns the swimming pool? If you are pushing a stroller/wheelchair, how can you access the building entrance from the sidewalk?
 - What is the pedestrian path through the parking lot?
 - On the side of the building, how are you going to accommodate a comfortable path, with storm drain?
 - For next time, please provide a cross-section of the cut-through path.
 - Are you going to add lighting to the path?
 - What was the mix when it was originally built? Was it two or three bedrooms?
 - Have you done any estimates on actual number of occupants (numbers, demographics profile)?
 - Is there any need to keep the porte-cochere?
- **Transportation**
 - Connections/Infrastructure
 - Is there opportunity for curb-cut reductions?
 - Rideshare drivers use the parking lot as a cut-through.
 - When you have large moving vans and trucks, where do they unload?
 - Is there a Capital Bikeshare nearby?

- Is scooter parking designated onsite?
 - What might replace the porte-cochere? More green space?
 - Is the retaining wall (on Courthouse Rd.) going to be removed?
 - Could you build an acre park structure over the surface parking?
- **Streetscapes**
 - I like the plans for greening Courthouse road.
 - In terms of design, landscaping and seasons changing, what are the renderings?
 - Are there street tree types?
 - Is the path behind the building lit?
 - There is a concern with pedestrians walking through parking lot to get to the building entrance.
 - I think you should turn the large parking lot into a park to serve as an entertainment space.
- **Parking**
 - Can you reduce the impervious surface?
 - What is the parking usage rate in the neighboring buildings?
- **Architecture**
 - Is there anything in mind for the roof terrace?
 - Could you provide a green roof, with sedum?
 - I think you should consider solar panels to increase energy efficiency.
 - I'd like to thank the applicant for reusing the building.
 - Can you consider "bird-friendly" windows?
- **Final Thoughts**
 - I'm excited to see how the re-design will look like, as it won't be a tear down.
 - The biggest challenge is the entry parking lot and connection through it.
 - I walked past the trashcan and appreciate the improvement of the pedestrian experience.
 - I have no issues with this site plan.
 - What you do with the parking lot and the landscaping is very important.
 - What is the maximum use density and zoning?
 - I like the idea of re-purposing and renovating the building.
 - I'm looking for a balance in re-using the existing building. I would like to hear more about the economics of the project. It's one thing to say this will be "affordable," but how affordable?
 - I would like to have safe pedestrian pathways.
 - I stress the importance of accessibility for the individual units.
 - There needs to be a section provided for cut-through path.
 - We have heard a lot about:
 - circulation

- The parking lot; asphalt and parking ratios.
- A lack of consensus on the parking numbers
- Different proposals for redesigning the parking lot
- Praise of the architecture and re-use
- Need to analyze bird-friendly windows
- The applicant will need to address parking, landscaping, and sidewalks.
- More details on window design needed.
- There is a lot of discussion on various challenges on site. Alternatives need to be looked at.
- There have been discussions regarding the site design and landscaping on the Post 4.1 since October 2019, however, no changes have been made. What have you been working on?
- When discussing sustainability, we don't know these buildings from an energy point of view.

Public Comment

- I think the project is a very good contribution to the community, and thank the applicant for reusing the building.
- I support the proposed parking.
- It would be great to cover over the parking with park space.