

SITE PLAN REVIEW COMMITTEE MEETING SUMMARY

1501 Arlington Blvd. – Best Western Site Plan (SP #233)

SPRC Meeting #2

October 15, 2018

SPRC Chairs: Kathleen McSweeney (Chair), Jane Siegel (Co-Chair)

Meeting Agenda

- 1.) Site Walking Tour
- 2.) Introductions and Presentations
 - a.) Site Plan Proposal and Housing (Staff)
 - b.) Site Design and Characteristics, and Architecture (Applicant)
- 3.) SPRC Discussion
 - a.) Site Design and Characteristics
 - b.) Building Architecture
 - c.) Housing
- 4.) Public Comment

Walking Tour

- Staff and the Applicant led a walking tour of the site and the surrounding neighborhood prior beginning the SPRC meeting.

Presentations

- Staff provided a presentation summarizing the site plan proposal, design, and the Special Affordable Housing Preservation District (SAHPD).
- The Applicant gave a presentation covering the proposed site design, building architecture, and shadow study.

SPRC Discussion

Site Design

- Please explain why the parking garage isn't entirely below grade.
- Will there be any "greening" along Fairfax Dr.? Is it an urban space?

- Please explain the history of the stairwell behind the hotel on 16th St. Why is it there? The street is a barrier to accessing Hillside Park.
- 16th St. is a private driveway. This was litigated with the County Attorney.
- Where is the WMATA tunnel?
- Does the existing easement on 16th St. allow pedestrian activity?
- How does the WMATA tunnel impede undergrounding the garage?
- Is the garage recessed? Where is the roof of the garage? The roof seems like a viable spot for open space.
- I think that it is critical that you show the WMATA tunnel in your section drawings
- Explain how the open space will function between the residential and hotel buildings.
- How will trash removal be handled?
- For the next SPRC, please tell us the size of the trucks you expect for loading and deliveries.
- For the next SPRC, where will tour buses park?

Architecture

- Is the glass bird-friendly?
- Why are you using “flat,” fiber cement materials on the façade? I’m concerned about the choice of materials.
- Where are the locations of the utilities, venting, and lighting?
- What materials are being used on the garage façade?

Housing

- I’m surprised that an AHIF contribution has been used in the past under the SAHPD. My position is that something should be done to keep all 14 units on-site.
- Is the SAHPD part of the bonus density request?
- I’m concerned that the replacement units stay in the same price range -- if market-rate units are what is being demolished, then that’s what I want to see it replaced with.
- What will the term of affordability commitment be? I would like to see as many multi-bedroom units as possible.
- For next SPRC, please explain the proposed contribution for Ft. Myer Heights Park

Wrap-up Topics/Questions for the Next SPRC

- I’m concerned about losing green space, and getting all 14 units replaced on-site.
- I’m concerned about the loss of MARKs. Please provide as many replacement units as possible.
- Reducing the number of curb cuts to one would be ideal. I’m concerned about above grade parking, and wish it would be undergrounded to create open space.
- More information from WMATA would be helpful.
- Perhaps a pedestrian cut-through on 16th St. could be worked out with the Belvedere.

- We need more information about the WMATA tunnel. I'm very concerned about the cement façade materials, and how long they last. For open space, I would like to know where the nearest tot-lot is.
- You're adding more people to the site, so there should be more open space added.
- I would like to more about the loading docks. Also, the garage should be greened – people don't want to look at a parking deck.

Public Comment

- I would like to hear more about the parking garage.
- I'm concerned that if there's a gap between the garage and Parc Rosslyn it will create an unsafe place for kids to hang out in.
- The existing Hillside Park is not a pleasant park, and the County has not put enough into it.
- What will the signs look like?

Next Steps

- The next SPRC will meet on November 15, 2018. Discussion topics will include transportation, open space, and construction.