

**SITE PLAN REVIEW COMMITTEE  
MEETING AGENDA**

**DATE:** Monday, October 2, 2017  
**TIME:** 7:00 – 8:25 p.m.  
**PLACE:** 2100 Clarendon Boulevard  
Conference Room 311  
Arlington, VA 22201

**SPRC STAFF COORDINATOR:** Matt Ladd

- Item 1. Red Cross/Trenton Street Residential (SP #446)** **7:00pm–8:25pm**  
(RPC#s 20-028-001, -002, -003, -004)  
Planning Commission and County Board meetings to be determined.  
*Michael Cullen (CPHD Staff)*

The Site Plan Review Committee (SPRC) is comprised of Planning Commission members, representatives from other relevant commissions and several appointed citizens. The SPRC reviews all site plans and major site plan amendments requests, which are submitted to the County Board and the Planning Commission for consideration. The major responsibilities of the SPRC are the following:

1. Review site plan or major site plan amendment requests in detail.
2. Advise the Planning Commission by recommending the appropriate action in regard to a specific plan and any conditions, which it might determine to be necessary or appropriate.
3. Provide a forum by which interested citizens, civic associations and neighborhood conservation committees can review and comment on a particular plan, or the effects that the proposed project might have on the neighborhood.

In order to save copying costs, staff has selectively chosen the reduced drawings to be included in this package. The complete full size drawings are available for review in the Arlington County Zoning Office, 10th Floor, Courthouse Plaza, 2100 Clarendon Boulevard and also in the Central Library's Virginia Room, 1015 N. Quincy St., (703) 228-5990.

For more information on the Arlington County Planning Commission, go to their web site  
<http://commissions.arlingtonva.us/planning-commission/>

For more information on the Site Plan public review process, go to the Arlington County Planning Division's web site on Development Proposals/Site Plans  
[http://www.arlingtonva.us/Departments/CPHD/Planning/applications/site\\_plans/CPHDPlanningApplicationsSite\\_plansMain.aspx](http://www.arlingtonva.us/Departments/CPHD/Planning/applications/site_plans/CPHDPlanningApplicationsSite_plansMain.aspx)

To view the current Site Plan Review Committee schedule, go to the web site  
<http://commissions.arlingtonva.us/planning-commission/sprc/>

## ITEM 1

### **Red Cross/Trenton Street Residential (SP #446)**

(RPC#s 20-028-001, -002, -003, -004)

#### **SPRC AGENDA: 1st Meeting – October 2, 2017**

- 1) Introduction
  - a) Presentation of Site Plan Proposal (Applicant)
  - b) Overview of Site Plan Proposal (Staff)
  
- 2) Land Use & Zoning
  - a) Relationship of site to GLUP, sector plans, etc.
  - b) Relationship of project to existing zoning
    - i) Requested rezoning
    - ii) Requested density exclusions
  
- 3) Site Design and Characteristics
  - a) Circulation and alley characteristics
  - b) Allocation of uses on the site
  - c) Relationship and orientation of proposed buildings to public space and other buildings
  - d) Streetscape Improvements
  - e) View vistas through site
  - f) Visibility of site or buildings from significant neighboring perspectives
  - g) Compliance with adopted planning documents

#### **SPRC Walking Tour: TBD**

Walking Tour of Site

#### **SPRC AGENDA: Items for Discussion at Future Meeting(s)**

- 4) Building Architecture
  - a) Design Issues
    - i) Building form (height, massing, tapering, setbacks)
    - ii) Facade treatments, materials, fenestration
    - iii) Roof line/penthouse form and materials
    - iv) Street level activism/entrances & exits
    - v) Accessibility
  - b) Commercial/Retail Spaces
    - i) Location, size, ceiling heights
    - ii) Storefront designs and transparency
  - c) Service Issues
    - i) Utility equipment
    - ii) Venting location and type
    - iii) Location and visibility of loading and trash service
    - iv) Exterior/rooftop lighting

- 5) Transportation
  - a) Infrastructure
    - i) Mass transit facilities and access
    - ii) Street systems (w/existing and proposed cross sections)
    - iii) Vehicular and pedestrian routes
    - iv) Bicycle routes and parking
  - b) Traffic Demand Management Plan
  - c) Automobile Parking
    - i) Proposed v. required (tenant, visitor, compact, handicapped, etc.)
    - ii) Access (curb cuts, driveway & drive aisle widths)
  - d) Delivery Issues
    - i) Drop offs
    - ii) Loading docks
  - e) Signage (parking, wayfinding, etc.)
- 6) Open Space and Landscaping
  - a) Orientation and use of open spaces
  - b) Relationship to scenic vistas, natural features and/or adjacent public spaces
  - c) Compliance with existing planning documents and policies
  - d) Landscape plan
- 7) Community Benefits and Sustainability
  - a) Public Art
  - b) Affordable Housing
  - c) Other
- 8) Construction Issues
  - a) Phasing
  - b) Vehicle staging, parking, and routing
  - c) Community Liaison

### **Applicant Information:**

#### **Applicant**

Wesley Housing Development  
Corporation  
5515 Cherokee Avenue, Suite 200  
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#### **Attorney**

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#### **Architect**

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**Engineer**

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**SPRC Neighborhood Members:**

|              |  |  |
|--------------|--|--|
| Bernie Berne | Buckingham Community Civic Association | <a href="mailto:bhberne@yahoo.com">bhberne@yahoo.com</a>               |
| Brian Tucker | Arlington Oaks Condominiums            | <a href="mailto:briantucker.ao@gmail.com">briantucker.ao@gmail.com</a> |
| Peter Rich   | Bethel United Church of Christ         | <a href="mailto:parichva@hotmail.com">parichva@hotmail.com</a>         |

**Interested Parties:**

|                  |                                       |  |
|------------------|---------------------------------------|--|
| Chris Donahue    | Arlington Oaks Condominiums           | <a href="mailto:cdonahue3579@gmail.com">cdonahue3579@gmail.com</a>                   |
| Art Lipman       | Bethel United Church of Christ        | <a href="mailto:artlipman@comcast.net">artlipman@comcast.net</a>                     |
| Rev. Anne Holmes | Bethel United Church of Christ        | <a href="mailto:aeholmes416@verizon.net">aeholmes416@verizon.net</a>                 |
|                  | Saint Thomas More Cathedral           | <a href="mailto:stmoffice@stmschool.org">stmoffice@stmschool.org</a>                 |
|                  | Saint Thomas More Cathedral School    | <a href="mailto:stmoffice@stmschool.org">stmoffice@stmschool.org</a>                 |
|                  | The Chatham Condominiums              | <a href="mailto:manager@thechatham.net">manager@thechatham.net</a>                   |
| Chris Siple      | Barcroft School & Civic League        | <a href="mailto:chris@bscl.org">chris@bscl.org</a>                                   |
| Lander Allin     | Alcova Heights Citizens Association   | <a href="mailto:ahca.mail@gmail.com">ahca.mail@gmail.com</a>                         |
| Allison Kennett  | Arlington Forest Citizens Association | <a href="mailto:president@arlingtonforestva.org">president@arlingtonforestva.org</a> |
| Martha Moore     | Civic Federation                      | <a href="mailto:martha.moore@verizon.net">martha.moore@verizon.net</a>               |

**Planning Commissioner Chairing This Item:**

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|------------------------|---------------------|--|
| Stephen Hughes – Chair | Planning Commission | <a href="mailto:stephenthughes@gmail.com">stephenthughes@gmail.com</a> |
|------------------------|---------------------|--|

**Staff Members:**

|                |                 |  |
|----------------|-----------------|--|
| Michael Cullen | CPHD – Planning | <a href="mailto:Mcullen@arlingtonva.us">Mcullen@arlingtonva.us</a> |
|----------------|-----------------|--|

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