

**SITE PLAN REVIEW COMMITTEE  
MEETING AGENDA**

**DATE:** Monday, November 20, 2017  
**TIME:** 8:30 – 10:00 p.m.  
**PLACE:** 2100 Clarendon Boulevard  
Conference Room 311  
Arlington, VA 22201

**SPRC STAFF COORDINATOR:** Matt Ladd

- |                |   |                          |
|----------------|---|--------------------------|
| <b>Item 1.</b> | <b>Crystal Square North Retail (SP #90)</b><br>(RPC # 34-020-248 through -251, 34-020-037, and 34-026-033)<br>Planning Commission and County Board meetings to be determined.<br><i>Peter Schulz (CPHD Staff)</i> | <b>7:00pm–8:25pm</b>     |
| <b>Item 2.</b> | <b>Red Cross / Trenton Street Residential (SP #446)</b><br>(RPC#s 20-028-001, -002, -003, -004)<br>Planning Commission and County Board meetings to be determined.<br><i>Michael Cullen (CPHD Staff)</i>          | <b>8:30 – 10:00 p.m.</b> |

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

**Site Location:** The subject site is located at 4333 Arlington Boulevard, and is currently occupied by the existing Whitefield Commons apartments, comprised of four buildings with 63 total dwelling units, two single-family homes, and the Red Cross Arlington County Chapter office. The site is bounded by Arlington Oaks condominium property to the north, N. Thomas Street and Saint Thomas More Cathedral and School to the east, Arlington Boulevard and the National Foreign Affairs Training Center to the south, and N. Trenton Street and Arlington Oaks condominium property to the west.

**Applicant Information:**

**Applicant**

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**BACKGROUND:** There are no prior special exception approvals impacting the subject property. The project area contains a group of garden apartment buildings now known as Whitefield Commons (historically as the Windsor Apartments), and are identified collectively as an “Important Resource” in the County’s Historic Resources Inventory (HRI). Whitefield Commons was constructed in 1942, and is listed as eligible for the National Register of Historic Places in the Arlington County Garden Apartments, Apartment Houses, and Apartment Complexes: 1934-1954, Multiple Property Document (MPD).

The proposed site plan area also contains the American Red Cross Building, constructed in 1949 and located at 4333 Arlington Boulevard. Two single-family houses, located at 15 North Trenton Street and 19 North Trenton Street, also occupy the site. The two single-family houses appear on the 1936 Sanborn map and are the oldest extant buildings on the subject site plan holdings.

**The following provides additional information about the site and location:**

Site: The site is located at 20 N. Thomas Street; 15, 19 N. Trenton Street; and 4333 Arlington Boulevard (RPC #20-028-001, -002, -003, -004), located within the Buckingham neighborhood on the block generally bounded by Arlington Oaks condominium property to the north, N. Thomas Street to the east, Arlington Boulevard to the south, and N. Trenton Street to the west. The site is defined by the following uses:

To the north: Arlington Oaks condominiums (4490 N. Pershing Drive) zoned "RA8-18".

To the east: Saint Thomas More Cathedral (3901 N. Cathedral Lane) and Saint Thomas More Cathedral School (105 N. Thomas Street) zoned "R-6" to "RA8-18".

To the west: Arlington Oaks condominiums (4490 N. Pershing Drive) zoned "RA8-18" and Bethel United Church of Christ (4347 Arlington Boulevard) zoned "R-6".

To the south: National Foreign Affairs Training Center (4000 Arlington Boulevard) zoned "S-3A".

Existing Zoning: ["R-6" One-Family Dwelling District](#) and ["RA8-18" Multiple-family Dwelling District](#)

Proposed Zoning: ["RA8-18" Multiple-family Dwelling District](#) and ["R15-30T" Townhouse Dwelling District](#)

General Land Use Plan Designation: ["Low-Medium" Residential \(16-36 units per acre\)](#)

Neighborhood: The site is located within the Buckingham neighborhood and is adjacent to the Alcova Heights, Barcroft, and Arlington Forest neighborhoods. The Arlington Oaks condominiums borders the site to the north and west, and is represented by the Arlington Oaks Condominium Association.

**Site Location**



**Existing Development:** The site is occupied by the existing Whitefield Commons apartments, comprised of four buildings with 63 total dwelling units, as well as two single-family homes, and the Red Cross Arlington County Chapter office.

**Development Potential:** The following is a breakdown of the permitted development within the existing and proposed zoning districts based on site area allocated for density purposes:

District (Site Area: 172,194 sf)	Density Allowed/Typical Use	Maximum Development (dwelling units)
"R-6" By-Right (42,836 sf area zoned R-6)	One-Family Dwellings (minimum 6,000 sf lot area per unit)	7
Whitefield Commons: "RA8-18" By-Right (60,984 sf)	One-Family Dwellings (minimum 6,000 sf lot area per unit)	10
	Townhouse Dwellings (minimum 1,200 sf lot area per unit)	50
	Multi-Family Dwellings (minimum 1,200 sf lot area per unit)	50
Whitefield Commons: "RA8-18" Special Exception Site Plan (60,984 sf)	One-Family Dwellings (minimum 5,000 sf lot area per unit)	12
	Townhouse Dwellings (22 units/acre)	30
	Low-Income Multi-Family Dwellings (36 units/acre)	50
New Multifamily Building: "RA8-18" By-Right (79,122 sf)	One-Family Dwellings (minimum 6,000 sf lot area per unit)	13
	Townhouse Dwellings (minimum 1,200 sf lot area per unit)	65

	Multi-Family Dwellings (minimum 1,200 sf lot area per unit)	65
New Multifamily Building: "RA8-18" Special Exception Site Plan (79,122 sf)	One-Family Dwellings (minimum 5,000 sf lot area per unit)	15
	Townhouse Dwellings (22 units/acre)	39
	Low-Income Multi-Family Dwellings (36 units/acre)	65
Townhouses: "R15-30T" By-Right (32,088 sf)	One-Family Dwellings (minimum 5,000 sf lot area per unit)	6
	Townhouse Dwellings (minimum 5,000 sf lot area per unit)	6
	Multi-Family Dwellings (minimum 5,000 sf lot area per unit)	6
Townhouses: "R15-30T" Special Exception Site Plan (32,088 sf)	One-Family Dwellings	N/A
	Townhouse Dwellings (30 units/acre)	22
	Multi-Family Dwellings (30 units/acre)	22
*Townhouses: "RA8-18" By-Right (32,088 sf)	One-Family Dwellings (minimum 6,000 sf lot area per unit)	5
	Townhouse Dwellings (minimum 1,200 sf lot area per unit)	26
	Multi-Family Dwellings (minimum 1,200 sf lot area per unit)	26
*Townhouses: "RA8-18" Special Exception Site Plan (32,088 sf)	One-Family Dwellings (minimum 5,000 sf lot area per unit)	6
	Townhouse Dwellings (22 units/acre)	16
	Low-Income Multi-Family Dwellings (36 units/acre)	26

\*Provided for comparative purposes only. RA8-18 is not proposed for this portion of the property.

**Proposed Development:**

	Zoning District Requirement	Proposed
<b>Site Area</b>	-	172,194 sf 3.95 acres
<b>Density</b>	137 units total	194 units total
Whitefield Commons	50	63
Multi-Family Building	65	112
Townhouses	22	19
Density Exclusions	-	3,331 sf
<b>Height (Multi-Family Building)</b>		
Average Site Elevation	-	245.15 ft
Total Height	60 ft	52.35 ft
AMSL	-	297.5 ft
Upper Roof	-	52.35 ft
AMSL	-	297.5 ft
Penthouse	83 ft	61.35 ft

AMSL	-	306.5 ft
<b>Height (Townhouses)</b>		
Average Site Elevation	-	-
Total Height AMSL	45 ft	43.5 ft -
Midpoint of Gable Roof AMSL	-	37.75 ft -
<b>Parking</b>		
<b>Total</b>	<b>235 spaces</b>	<b>187 spaces</b>
Whitefield Commons	71	43 spaces
Multi-Family Building	126	102 spaces
Townhouses	38	42 spaces
<b>Ratio</b>		
Whitefield Commons	1.125 spaces/unit	0.68 spaces/unit
Multi-Family Building	1.125 spaces/unit	0.91 spaces/unit
Townhouses	2 spaces/unit	2.26 spaces/unit
<b>Earthcraft Rating</b>	-	Earthcraft v.4 Gold

**Density and Uses:** The applicant, Wesley Housing Development Corporation, proposes to rezone portions of the property from R-6 to RA8-18, and from RA8-18 to R15-30T and construct a new multifamily residential building with 112 units and two rows of townhouses with 19 total units. The site area includes the existing 63-unit Whitefield Commons buildings, which will remain. Additional project details include:

- 112 new multifamily units in a 5-story building, with
  - 100% committed affordable units
  - Proposed Earthcraft v.4 Gold certification
- 19 new townhouse units (3-stories)
- 63 existing units maintained in Whitefield Commons
- Proposed Project density is 54 units per acre within the RA8-18 District, and 25 units per acre in the R15-30T District
- Proposed parking includes 102 structured parking spaces in the multifamily residential building, and a net increase of 5 on-site surface parking spaces for Whitefield Commons residents and townhouse visitor parking

**Site and Design:** The new multifamily building includes pedestrian lobby access off of the Arlington Boulevard Service Road, with vehicular and service traffic access from N. Trenton Street and N. Thomas Street at the back side of the building. The townhouses are oriented so that they front N. Thomas Street, with the second row of townhouses facing the back of the #204 Whitefield Commons building and proposed surface parking area. Curb cuts along the N. Trenton Street (four existing) would be consolidated to one curb cut, while existing curb cuts located along N. Thomas Street would remain unchanged. An existing playground area located

along the Arlington Boulevard Service Road would be redeveloped as similar open space, with additional details to be provided.

**Arlington Boulevard Service Road at N. Trenton Street – view looking northeast**



**Sustainable Design:** The building is proposed to be designed to achieve a Earthcraft “Gold” level of certification (Earthcraft v.4 Gold).

**Transportation:** The project is located in the Buckingham neighborhood just north of Arlington Boulevard, between North Thomas Street and North Trenton Street. The site is primarily accessible by auto however it is accessible by multiple modes. The project proposes to provide physical and programmatic improvements to support users arriving and departing the site by auto, transit, bicycle, or by walking.

**Streets and Sidewalks:** The Master Transportation Plan (MTP) identifies Arlington Boulevard as Type F-Primarily Low to Medium Density Mixed Use arterial. Along the site frontage, the MTP designates the westbound Arlington Boulevard service road a Neighborhood non-arterial. North Thomas Street and North Trenton Street are also designated Neighborhood non-arterials on the MTP.

The westbound Arlington Boulevard service road is one-way and approximately 26-feet wide curb to curb along the site frontage. Just east of North Thomas Street there is an exit ramp from westbound Arlington Boulevard to the service road. There is no deceleration lane along Arlington Boulevard prior to the exist to the service road, as a result westbound vehicle along

the service road must stop prior to the exit ramp giving vehicles exiting Arlington Boulevard the right-of-way. A second exit is located just east of North Trenton Street. There is an 8-foot wide sidewalk located at the back of curb, along the north side of the road. The project proposes maintaining the existing width of the service road with sidewalk improvements along the proposed multifamily building. Along the multifamily building the streetscape is proposed to be widened to 10 feet including a 5-foot wide sidewalk and a 5-foot wide planting strip with street trees. Along the Whitefield Commons the project proposes maintaining the existing 8-foot wide sidewalk. Staff has requested that the applicant look into providing a uniform 10-foot wide streetscape from North Thomas Street to North Trenton Street. The applicant has identified that widening the streetscape along the Whitefield Commons property would require the removal of a significant number of existing trees. The applicant is exploring the possibility of narrowing the service road to provide the uniform streetscape without impacting existing trees. The project also proposes closing the existing curb cut to the site located along the service road.

North Trenton Street is approximately 24-feet in width along the project. There are missing links of sidewalk on both sides of North Trenton Street. With the development of the site the project proposes widening North Trenton Street to 26-feet wide along with adding sidewalk on the east side of the street. The streetscape along the project is proposed to be 10-feet wide including a 5-foot wide sidewalk buffered from the street by a 5-foot wide planting strip with street trees. There are five curb cuts along North Trenton Street that are proposed to be replaced by a single new driveway to the project. The new 21-foot driveway will support all existing and proposed uses on the site.

North Thomas Street is approximately 26-feet wide along the Whitefield Commons site. There are 5-foot wide sidewalk on both sides of North Thomas Street. The project proposes no changes along North Thomas Street.

Located approximately mid-block between North Thomas Street and North Trenton Street there is an underground walkway, below Arlington Boulevard, providing north/south pedestrian and bicycle access. The walkway also helps connect pedestrians to eastbound transit service operating along Arlington Boulevard. The tunnel is frequently used by residents of the area as employees at the Foreign Service Institute (FSI) located on the south side of Arlington Boulevard. The closest Capital Bikeshare station to the site is also located on the south side of Arlington Boulevard at the entrance to the tunnel. The tunnel is not handicap accessible, with stairs on either end.

Staff and the applicant are working to improve sidewalk connections internal to the site.

Transit: The site is a short walk to multiple Metrobus and ART routes including:

- Metrobus – 4A, 10B, 22ABC, and 23ABT

- ART - 41

The closest transit service, 4A, operates along Arlington Boulevard with a westbound stop along the site's frontage. The closest eastbound stop for the 4A is located on the other side of Arlington Boulevard accessible by using the pedestrian tunnel. The project proposes making improvements to the existing bus stop on along westbound Arlington Boulevard.

The site is located approximately one block, from both Glebe Road and George Mason Drive. Each of these streets are designated part of Arlington's Primary Transit Network on the MTP. Glebe Road is served by Metrobus routes 23ABT and the 10B as well as the ART 41 route. George Mason Drive is served by Metro's 22ABC routes.

Bicycle: The the service roads on the north and south sides of Arlington Boulevard are designated as on street bike ways without dedicated bike lanes. North George Mason Drive is similarly designated as a bike way. South of Arlington Boulevard, South George Mason Drive is marked with shared lane markings "sharrows" southbound and dedicated bike lanes northbound to support cycling for a segment of the road with sharrows mark further south to Columbia Pike.

The project proposes providing visitor and secure bicycle parking for the multifamily residents consistent with standard site plan requirements. The applicant is reviewing how to provide additional bicycle parking facilities for residents of Whitefield Commons.

Trip Generation: As part for the submission of the project the applicant included the Traffic Impact Analysis (TIA), prepared by Wells+Associates dated March 20,2017, studying the impact of the proposed development on nine (9) intersection along with all site driveways. The analysis concluded that during the AM and PM peak hour, approximately 42 and 60 vehicle trips peak hour trips respectively would be added to the surrounding street network. In the existing, future, and future conditions with the proposed project all intersections within the study area will continue to operate at LOS D or better.

**DISCUSSION:** The applicant, Wesley Housing Development Corporation in partnership with Madison Homes, proposes to rezone portions of the property from R-6 to RA8-18, and from RA8-18 to R15-30T and construct a new multifamily residential building with 112 units and two rows of townhouses with 19 total units. The following analysis is provided:

**Adopted Plans and Policies:** The site is not located within a sector plan area. The Whitefield Commons Apartments (historically as the Windsor Apartments) are identified collectively as an "Important Resource" in the County's Historic Resources Inventory (HRI). The site is located within the Buckingham Neighborhood Conservation Plan area.

**Modification of Use Regulations:** The applicant requests the County Board modify the following use regulations:

Residential Parking Ratio: The applicant requests a parking ratio of 0.91 spaces per residential unit in proposed multifamily building, and a parking ratio of 0.68 spaces per unit for the existing Whitefield Commons apartments.

**Parking Availability**

<b>Residential Use</b>	<b>Parking Spaces</b>	<b>Location</b>
Whitefield Commons	43	Surface Parking
New Multifamily Building	102	Below Grade Garage
Townhouse	38	Individual Garage
Townhouse Visitor Parking	4	Surface Parking

Bonus Density: The applicant requests 58 additional bonus units, justified by Earthcraft v.4 Gold Certification of the building and for committed affordable housing provided for multi-family building and Whitefield Commons units.

Green Building Density Incentive Program: Arlington County’s Green Building Density Incentive Policy for Site Plans contains bonus density provisions for site plan projects that meet the objectives of the County’s green building program. Per Section 15.5.7 of the Zoning Ordinance, the County Board may permit bonus density for provisions made for open space and other environmental amenities. The applicant is proposing to commit to a certification of Earthcraft v.4 Gold. The applicant is therefore requesting, consistent with the County’s policy, bonus density of the maximum of 0.40 FAR for the project. Total green building bonus density equals 30 units in the proposed multifamily building.

**Preliminary Issues:** Some issues have been identified within the proposal, which are detailed below.

Historic Preservation

The HRI policies for Important properties should be implemented for this site plan due to the inclusion of the Whitefield Commons Garden Apartments, and an historic preservation easement should be considered for the area comprised of the Whitefield Commons buildings. Specifically, the HRI calls for:

**Goal 5: Promote the Preservation of the Important Historic Buildings in the HRI**

- The County will strive to protect and promote the reuse of those properties listed as Important.
- The County will collaborate with owners of Important properties to preserve the buildings’ historical and material integrity to the maximum extent possible.

- The County will require that new development proposals affecting Important properties be reviewed by the Historical Affairs and Landmark Review Board (HALRB).
- The County will encourage owners of Important properties to take advantage of available financial incentives (e.g., Federal and state rehabilitation tax credits, preservation easements, County real estate tax exemption for rehabilitation).
- The County will encourage owners of Important properties to take advantage of available zoning tools (e.g., site plans and use permits, TDR, local historic district designation).

### Site Design

The site area proposed for redevelopment contains both mature tree canopy coverage and existing surface parking area. The project proposes to construction new surface parking area, which represents an opportunity cost to replacing some of the tree canopy that would be lost. Further, the orientation of the townhouse buildings results in the second row of units fronting new surface parking area. Staff has also indicated the potential need to review improvements for existing sidewalks along the Arlington Boulevard Service Drive frontage of the Whitefield Commons site area. Sidewalk improvements were recently construction along N. Thomas Street resulting in a narrow planting strip separating the sidewalk from the curb. Along the Service Road, however, there is no separation from the street. Design alternatives should be explored which take into account streetscape dimensions and existing mature trees located along the edge of the Service Road sidewalk.

Additional details are needed to evaluate a proposed open space where an existing playground is located. A conceptual design should be provided for review and comment. Public use and access information, including appropriate times of availability to the public, should be provided to evaluate what would be subject to a public use and access easement.

### Architecture

The applicant has responded to prior staff comments regarding blank facade wall area and insufficient screening of structured parking along the Service Road and at N. Trenton Street. Staff will continue to review recently revised drawings and provide additional feedback to ensure both the Service Road and N. Trenton Street frontages provide a pleasant pedestrian experience.

### Utility Structure

A 36-inch storm sewer pipe is located beneath two existing Whitefield Commons buildings. The County requires a public utility easement for all existing infrastructure located on a site that is subject to the site plan review process, but utility easements cannot be recorded when a structure is located above a utility line that would prevent access for maintenance and repair.

**SPRC Neighborhood Members:**

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**Planning Commissioner Chairing This Item:**

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**Staff Members:**

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