

## SITE PLAN REVIEW COMMITTEE MEETING SUMMARY

Red Cross/Trenton Street Residential (SP #446)

SPRC Meeting #1

October 2, 2017

Planning Commissioners in Attendance: Stephen Hughes (Chair), Nancy Iacomini, James Lantelme, Jane Siegel

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### MEETING AGENDA

- 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 DISCUSSION

#### Presentations

- Staff presented slides covering land use and zoning.
- The applicant presented slides providing an overview of the project, with specific emphasis on site design and circulation.

#### Clarifying Questions and Comments

- Can a breakdown of parking across the site be provided for the next meeting?
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- Will there be lighting improvements for the tunnel below Arlington Boulevard?

### Land Use and Zoning

- Why the request for R15-30T? Doesn't RA8-18 have a lower parking ratio?
- What is the building height to the ridge line? Need to clarify zoning height limit vs special exception approval (outlined in ACZO Section 12.3.7)
- Can another diverse housing type be considered instead of townhouses, such as mixed unit condos, or partial rental?
- Why are Whitefield Commons not considered committed affordable units (CAFs)? What is the difference between market rate affordable units (MARK) and CAFs?
- What is the affordability/% AMI for the project? How is density being accounted between the Whitefield Commons and new buildings?
- Historic Preservation easement over Whitefield Commons is an appropriate discussion topic.

### Site Design and Characteristics

- Should provide a map that shows circulation between N. Pershing and the Training Center across Arlington Boulevard, as well as between N. Glebe and George Mason Drive, with bike lanes.
- How do you access N. Thomas Street from the new building? A pedestrian circulation exhibit should be provided. Is Metro getting rid of the bus stop along the access road? No, but service is expected to be reduced to peak hours.
- Where will new building guests (not Whitefield Commons residents) park? On street parking is available, and townhouse owners will have access to guest parking spaces.
- A St. Thomas More Cathedral representative expressed concern over access to N. Thomas over gridlock that occurs during student drop off at St. Thomas More Cathedral School, and concern over additional pedestrian cut through on the school campus.

### Committee Member Closing Thoughts

- Support one zoning district for the site for both multifamily and townhouse areas. Don't see a reason for a second zoning district.
- Consider missing middle market rate housing, also interested in framing differences between townhouse zoning districts.
- Historic Preservation staff noted defining navigation between open space and existing Whitefield Commons site.
- Want to see drawing with dimensions of sidewalks, buildings to public realm. The existing sidewalk along the Service Road is too narrow.
- Concerned about the missing middle, and hate to give up trees for new surface parking area.
- Affordable housing plan doesn't recommend increasing affordable housing, Buckingham has 70% of affordable housing, want to see more height on Service Road and leave more open space in the middle of the site.
- Interested in playground and amenity space for the neighborhood.
- Missing middle can mean a variety of affordability, want to see building materiality in next meeting.

- Project will force Bethel United Church of Christ to move due to loss of shared parking, which will be a loss for the existing preschool that has a 200-child waiting list.
- Want to see building materials and how the back of the building relates to Whitefield Commons, and context of Whitefield Commons in materiality and massing. Also want to see hard wearing materials.
- Don't believe the plan is consistent with the garden style design of the community.
- Concerned about the playground and green space available from the project.
- Concerned about the high rate of speed coming off Arlington Boulevard.

## **NEXT STEPS**

- SPRC meeting #2 has not been scheduled at this time.