

## **SITE PLAN REVIEW COMMITTEE MEETING SUMMARY**

Market Common Phase II (SP #339)

SPRC Meeting #3

October 30, 2017

Planning Commissioners in Attendance: Stephen Hughes (Chair), Daniel Weir (Co-Chair), Nancy Iacomini, James Lantelme, Megan Shelby

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### **MEETING AGENDA**

- 1) 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
  
- 2) Community Benefits and Sustainability
  - a) Public Art
  - b) Affordable Housing
  - c) Other
  
- 3) Construction Issues
  - a) Phasing
  - b) Vehicle staging, parking, and routing
  - c) Community Liaison

### **SPRC DISCUSSION**

#### **Presentations**

- The applicant presented slides responding to prior SPRC comments on transportation and site design, and slides covering agenda topics including open space, community benefits, and construction phasing.
- Historic Preservation staff briefly provided a summary of the HALRB discussion of the project and discussed the process moving forward, including review by the HALRB Design Review Committee

#### **Clarifying Questions and Comments**

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Market Common Phase II (SP #339)  
Michael Cullen, CPHD Planning Division  
Rebecca Ballo, CPHD Historic Preservation  
Dennis Sellin, DES Transportation Division

- In response to the applicant noting that walkability on Edgewood St. can be improved using tree grates rather than a curb bump-out approach as proposed on Wilson Blvd.: a 4' clear width is insufficient for accessibility, and tree grates are not a long term solution.
- Is the southeast corner of the plaza, at the intersection of Clarendon Blvd. and Edgewood St., the location for a bike rack? The applicant responded that locations shown are preliminary and would be subject to review by staff. Discussion concluded that the corner should be kept as open as possible to reduce pedestrian obstructions.
- The historic building should be respected and the alley wall should probably be preserved to that effect
- The alley wall is a long expanse of unadorned brick, and windows have been approved in historic buildings in past projects. Historic Preservation staff noted that this is an HRI Essential building, which has a greater priority than preserved facades in similar projects in Clarendon.
- The concept showing accessible doors on the alley wall is preferred, buildings should evolve and windows are preferred here.
- The slide 6 concept better differentiates sections of the building and feels less monolithic
- Curious about the changes shown to the loading dock wall, and treatment of the existing mural at the back of the building. The applicant confirmed the loading dock did not change but that recessing the massing from the side wall of the Engravers Building creates a wall facing out. The applicant also confirmed that the mural would cut out and preserved, to be reinstalled at the new back wall that would be inside the loading dock.
- Don't like the blank wall now rising above the Engravers Building, there should be no negative impact from rooftop seating above.
- Speak to the McQuinn's Sporting Goods (Citizen Burger) in the Penzance project. Historic Preservation staff noted the building was not HRI Essential and had a lower designation since it had been altered many times, whereas ranking is determined by level of alteration.
- If you need to open the wall it's okay, but the owners don't have a tenant so the function of the opening cannot be assumed with a use that negates the activating function of windows. The full massing recess above Engraver's is preference, and floating of buildings overhead doesn't always make sense.
- The applicant confirmed that 2' 10" of back wall will be removed from the Engraver's Building
- How does truck turning relate to activating the alley? The applicant responded that café seating would be restricted during loading hours, and that max truck size is "WB-30" (or an articulated 40-44' truck)

**Open Space and Landscaping**

- People need to feel that a plaza is public space, and there needs to be a public access easement on this area.
- The Committee discussed the plaza seating, suggesting that there may be too much and seating at the arcade entrance does not promote pedestrian flow. The developer suggested this area is meant for café seating, not to walk through, and the retail arcade entrances are secondary – whereas if there is café seating in the arcade their research suggests people won't necessarily be walking through but would instead use primary entrances.
- Will there be a special material treatment for the alley café area? The developer plans to look at alternative materials. Some landscape plans come back to SPRC, perhaps the open question of material treatment here suggests this should come back.
- Public use is taking a secondary place to outdoor dining in the Clarendon Blvd. plaza, a more open feel could be added and it could be clearly marked so that it's for public use.

**Community Benefits and Sustainability**

- A member asked if green glass was going to be used as replacement of existing windows, and suggested that the existing windows are attractive and should be maintained or salvaged.

**Construction Issues**

- Need to have phased sidewalk closures so segments aren't closed for an extended period around the site. Staff confirmed that multiple staff would review the required MOT plan to ensure safe passage at all times.
- Would prefer keeping pedestrian paths with lighting through duration of construction in the MOT plan.

**Committee Member Closing Thoughts**

- Fourth SPRC meeting could be called with a significant architectural change, but Committee members did not raise any other issues that could be brought back.
- Anything that could be done to ensure the alley is activated would be appreciated, want to see the corner plaza be more public friendly with unobstructed space, and would like to see public art funded at the site.
- Like the building design, and would like to see the building broken up for a more organic feel, don't think impact from the 4th floor rooftop has been addressed, and there's been no discussion on building use as a public polling place.
- What is public and private realm area in the Clarendon Blvd. plaza? Need to show dimensions of clear area to avoid tables migrating together to further impact public space.
- Want to see clarity on public seating in the plaza area.
- Want to see on-site art, and also want to see what community benefits were approved with the original Market Common site plan approval.

- Suggest to staff to consider landscape condition that would provide an SPRC meeting to finish off alley with review of final landscape plan, and appreciate applicant's responsiveness to comments.
- This is an excellent project, and staff should forward PC meeting notice to the SPRC email list.

## **NEXT STEPS**

- No further SPRC meeting is anticipated at this time. Unless there are significant changes, design revisions that may occur as a result of HALRB and Design Review Committee comments may be reviewed by the full Planning Commission.