

SITE PLAN REVIEW COMMITTEE MEETING SUMMARY

11th & Vermont (1031 N. Vermont Street) – NVR, Inc.

Site Plan Review Committee Meeting

January 4, 2018

Planning Commissioners in Attendance: James Schroll, David Ricks, Jane Siegel, Jim Lantelme,
Megan Shelby

MEETING AGENDA

This was the third SPRC meeting for the 11th & Vermont site plan. The meeting agenda began with an informational presentation by the applicant providing information requested from the previous meeting, and then information on the remaining agenda items. The SPRC then picked up the agenda where it left off, beginning the conversation with transportation, moving through construction issues and community benefits. Members of the public were then given time to speak.

SPRC DISCUSSION

Presentations:

- Participants expressed that they would like the end units on the north block to be better oriented towards N. Vermont Street; the entries off N. Vermont Street should be the front doors to the units.
- Participants read aloud the Planning Commission recommendation from the GLUP Study recommending a 6-story building and a building separation of a minimum of 30 feet north-south and 50-feet east-west.
- Participants questioned staff's interpretation of the shadow studies provided, and requested that the applicant prepare a shadow study showing the existing conditions. Participants in particular disagreed with the assertion that there will be no shadowing on the 6-story Westview wing as a result of the proposal.
- Participants were interested in seeing landscaping between the sidewalk and the eastern façade of the townhouse unit on the south block adjacent to N. Utah Street.
- Residents of Victoria at Ballston would prefer planters on the eastern property boundary of the North Block as opposed to the proposed bollards.
- Residents adjacent to the North Block would prefer the courtyard to have an open feel, and not walled off to adjacent properties. Residents would also like site plan conditions to keep the courtyard open during portions of the day.
- Participants also expressed concern about security for the courtyard. Staff commented that there is a standard site plan condition that requires review by the Police Department for Community Policing Through Environmental Design (CPTED).

Transportation:

- The applicant should prepare a walkshed map of the vicinity to see where people are walking and how the subject site plan would affect that existing pattern. The GLUP Study is not prescriptive.
- Residents expressed concern about only two of the three required visitor spaces being provided on the North Block as surface parking spaces. Residents also expressed concern about the tandem parking spaces proposed for eight of the 12 townhouses on the North Block.
- Which of the streets surrounding the site participate in the Residential Permit Parking program?
- Would the proposed alley on the North Block be open for pedestrian traffic to use as a cut-through? The applicant responded that it would, but that it wouldn't be very efficient for a pedestrian when they could just use the sidewalk.
- Where will the temporary drop-off occur? Will the lay-by on N. Vermont Street be signed for short-term parking? Concern that there is not enough curb space dedicated to this use, and also that there should be an off-street area for deliveries/drop off.
- Is there too much parking proposed for the South Block? Participants requested information about parking ratios for comparable site plans.
- The bike parking ratio should be increased.
- How many on-street parking spaces are being lost with this development? Staff answered approximately two, but that information will be provided at TC and PC.
- Residents expressed concern about congestion with a school bus stop at the southwest corner of 11th & Vermont St.
- Immediate neighbors appreciate the high parking ratio being provided.
- Participants asked whether the TIA prepared for the project factors in the new public parking garage being opened in the vicinity, as well as the new office and retail development coming on line soon. The applicant's transportation consultant responded that pipeline development was factored into the TIA.
- Some participants felt that N. Utah Street was a better location for the garage access.

Community Benefits:

- The applicant explained that there is no official community benefits package because they are not requesting bonus density. However, the project is offering LEED Silver Certification, four affordable dwelling units, utility undergrounding, streetscape improvements, and improvements to the landscaping at the terminus of N. Utah Street abutting the site.
- Neighbors remain concerned about the loss of green space, but are pleased with the proposed landscape improvements the terminus of N. Utah Street.
- Participants requested input into the design of the landscaping at the terminus of N. Utah Street.
- There was a question about how undergrounding utilities impacts stormwater management. Staff responded that Code requires the applicant to hold and treat stormwater on site. Stormwater held on site is connected to the public storm sewer system.
- Applicants inquired as to how trash collection will work.

Construction Issues:

- The applicant explained that they plan to split construction of the north block and south block into two distinct phases; the South Block will be constructed first, with the North Block used as a staging area.
- A question was asked of the applicant where they anticipate truck hauling routes to be. The applicant responded that they have not worked those details out, but they will have to prepare a Maintenance of Traffic Plan for their building permit submission, which will determine those details.
- A question was asked how the Westview garage will be impacted by construction? The applicant replied that they would like to coordinate with the Westview Board on some construction issues.
- A question was asked about pile driving; the applicant responded that because there's no garage proposed for the north block, there will not be pile driving at that location.
- A question was asked about whether sidewalk access will be maintained during construction. Staff responded that it is required per the MOT plan.
- A question was asked about the total construction timeline. The applicant responded that it is estimated to be 16 months total.

Wrap up comments:/deliverables

- The applicant should prepare a walkshed map of the vicinity to see where people are walking and how the subject site plan would affect that existing pattern.
- Which of the streets surrounding the site participate in the Residential Permit Parking program?
- Participants requested information about parking ratios for comparable site plans.
- Participants requested input into the design of the landscaping at the terminus of N. Utah Street.
- Participants requested better perspectives/renderings of the east side of the south block.

Public comment

- Concern expressed about the loss of on-street parking.
- Concern about the impact to the views of the residents living on the third floor of the Westview.
- Concern about a place to walk dogs
- Request a better rendering/perspective from the east side of the South Block
- Citizens expressed that they believe that the proposed building will cast shadows on the Westview, and that it will eliminate the afternoon sunset during the summer months.
- Citizens are requesting community input into the design of the landscaping improvements at the terminus of N. Utah Street.
- Concern about the construction impact to the Westview garage.
- Concern about the density being proposed and the loss of green space.
- Citizens commented that the Board advertised 6-7 stories, but that the flexibility they sought could've meant that a 5-story building was appropriate; therefore the applicant is not entitled to a 7-story building.
- This proposal does not adhere to the PC recommendation; request that staff work with the applicant to change the project to adhere to the PC recommendations regarding height, building separation, and sculpting.
- Citizens requested that the applicant provide sculpting on the east side of the multifamily building.