

SITE PLAN REVIEW COMMITTEE MEETING SUMMARY

Item 1 (7:00 pm – 8:25 pm)

400 Army Navy Drive (SP #2)

SPRC Meeting #5

September 29, 2014

Planning Commissioners in Attendance: Siegel, Cole, Iacomini, Brown, Gutshall, Kumm-Morris

MEETING AGENDA: The agenda for the meeting was as follows:

12) Building Architecture (cont.)

- a) Tower separation
- b) Rooftop treatment
- c) Façade venting
- d) Image of building from vehicular approaches to Arlington County

13) Landscaping (cont.)

- a) Rooftop treatment

14) Private drive-west side of site (cont.)

- a) Loading conditions
- b) Landscaping
- c) Impacts on streetcar operations and maintenance facility

15) Construction issues

- i) Phasing
- ii) Vehicle staging, parking, and routing
- iii) Community Liaison

16) Community Benefits

- a) C-O-Crystal City analysis

17) Conclusion/Wrap-up

SPRC Discussion: This meeting was intended to 1) review revisions to the site plan proposal that have occurred since the last SPRC meeting on May 22, 2014; 2) discuss the community benefits proposal; and 3) conclude the SPRC review.

Building Revisions: Following a presentation by the applicant, the SPRC discussed the following items:

- Compliance with the Crystal City Design Guidelines
 - Tower separation
 - Building setbacks
 - Mechanical tops
 - Streetscapes
- North elevation

- Concerns were expressed that this façade is too monotonous as compared to the other facades.
- Shy zone impacts
 - Concerns were expressed that reducing the width of the shy zone along Army Navy Drive to achieve a greater definition of the building's base is not an appropriate treatment and conflicts with the Crystal City Sector Plan's streetscape recommendations
- West elevation
 - Concerns were expressed about the "movie like" appearance of the ground floor and use of orange and yellow colors in the building materials
- Above-grade electrical transformers
- Streetcar facility on Teardrop Parcel
 - Explanation of potential impacts of the proposed redevelopment on the potential streetcar facility was requested and provided
- Private drive
 - Additional pedestrian amenities and higher canopy trees were requested

Community Benefits: Following a presentation on the draft version of the proposed community benefits proposal by staff, the SPRC discussed the following items:

- Open space improvements
 - A request was made that some improvements be provided within the Pentagon City area, namely on the PenPlace site
 - Support for allocating a large portion of the community benefits funds to Center Park was expressed
- Crystal City Inventory
 - A request was made that an update on the Inventory's status should be provided to the Planning Commission
- Teardrop Parcel interim improvements
 - A concern was expressed that this improvement is not supported by the Crystal City Sector Plan
- Traffic signal improvement
 - Questions were asked about the purpose of this improvement

Conclusion/Wrap-Up

- Shy zone
 - Concerns were reiterated that any reduction in the total streetscape width along Army Drive from that recommended by the Crystal City Sector Plan would not be a preferred treatment
- Private alley

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- Additional pedestrian and bicycle amenities should be provided
- Consideration of 2-way traffic on this travel aisle should be analyzed

NEXT STEPS

This was the final meeting of the SPRC for this project. The Planning Commission and County Board meetings are currently scheduled for November 2014.

SPRC Meeting — September 29, 2014
 Item 1. 400 Army Navy Drive (SP #2)
 Item 2. Key Boulevard Apartments (SP #181)

SIGN-IN SHEET

7:00 p.m.
 8:30 p.m.

Name	Organization	Mailing Address	Email
Aaron Shiber	DCPHD-PLANNING	2100 CLARENDON BLVD	ASHIBER@ARLVGTOVA.US
Dennis Connors	SKI DESIGN	7135 OLD LEMAYTON RD BETHESDA	dconnors@skidrvh.com
Rob Mandle	CCIBID	2001 Jefferson Davis Hwy Suit 505	rmandle@crystalcity.org
Ginger Brown	PC	4605 20th St N.	gingerb77@gmail.com
Steve Cole	PC	on file	on file
John E. Legend	PC		
Seik Gotschall	PC		
Ed Thorpe	Architectural Services		
Mary Reilly	PC		
Stephen Tompkins	LCOR	2 Bethesda Metro Ctr	" on file
John Henry	cel		JOHN HENRY@CEL-ENG.COM
Lauren Brandes	OCURS		lauren@ocurs.info
Josh White	LCOR		jwhite@lcor.com
Paul Myles	CCCH	on file	paulm@lpo.com
Arthur Fox	ARCA	on file	on file
Tom Cunningham	PC	on file	
Bill Guerkh	Te		

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