

## SITE PLAN REVIEW COMMITTEE MEETING SUMMARY

**SP #442 Century Center Residential (Lowe Enterprises)**

**SPRC Meeting #1, December 8, 2016**

**Planning Commissioners in Attendance: Stephen Hughes (Chair), Kathleen McSweeney**

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### MEETING AGENDA

This was the first Site Plan Review Committee (SPRC) meeting for a proposed site plan for a 24-story residential building with 303 residential units and ground floor retail located at 2351 Jefferson Davis Highway.

The following was the agenda for the meeting:

The meeting began with introductions. Anthony Fusarelli of the Comprehensive Planning Section of the Arlington Planning Division gave a presentation on the Long Range Planning Committee (LRPC) study of the applicant's proposed block plan. The LRPC met once on November 7, 2016. Mr. Fusarelli went over the staff memo about the block plan and the memo from the Chairwoman of the LRPC. It was stated that two scenarios will be presented to the County Board for approval: One scenario that follows the recommendation of the Crystal City Sector Plan with regard to the build-to line on Crystal Drive and the other scenario will match the applicant's proposal for an unplanned open space at the corner of Crystal Drive and 23<sup>rd</sup> Street.

There followed presentations by staff and the applicant.

### SPRC DISCUSSION

#### Discussion of LRPC memo

- Christer Ahl stated the Civic Association strongly supports the applicant's development scenario with the unplanned open space, especially because the block otherwise has no planned open space in the Sector Plan. Also stated that would only want the build out of that area if an alternate open space of the same size is found elsewhere on Block Q.
- Bill Ross asked how big the open space was.
  - The developer responded it is a few thousand square feet altogether.
- Arthur Fox stated his support of the scenario with unplanned open space.
- Judy Freshman stated that there would always be unique site conditions or contingencies to support more than one scenario.

#### Land Use/Zoning

- Arthur Fox asked if the building that was planned for the site in the 70s would have been office or residential. Good to have residential fronting Crystal Drive with views of the Potomac.
  - The proposed building in the early 70s would have been office.

### Site Design/Characteristics

- Bill Gerhardt asked about the proposed 23<sup>rd</sup> Street section.
  - Staff and applicant stated that the plans would be significantly revised after conversations with staff.
- General discussion of the developer's shadow study that justifies the bulk plane angle modification request.
- Question if the 2<sup>nd</sup> level of the building is open to the public.
  - The developer answered that only the first level will be open to the public, the second level will be tenants only.
- Discussion of rooftop uses.
  - The rooftop pool is not a full size one, but will still require bathrooms by code.
- Discussion of handicapped accessibility. ADA requires 12 Type A units, some of which will have roll in-showers.
- Natasha Atkins asked if the applicant was considering solar power or other environmental measures.
  - The developer responded that they were planning a Variable refrigerant flow (VRF) system, which meets the goals of the Community Energy Plan.
- It was also asked if the glass would be bird friendly?
  - The applicant stated that they would look into it.
- Discussion of lighting on the building
  - The building would have standard condition of rooftop lighting. The applicant was probably not proposing to light the architectural feature.
- There was general agreement that the applicant's proposed rooftop design met the intent of the Crystal City Sector Plan for a significant rooftop architectural feature.

### Beginning of architecture discussion

- Arthur Fox stated that the south and east elevations are somewhat unique, whereas the brick on the other facades looks somewhat industrial.
- Would the rooftop feature be visible from the ground, or the river?
  - Yes, the feature will be visible from the street, and from some angles, from the Potomac River.
- Discussion of materials:
  - The developer answered that the materials would be aluminum window wall system, burgundy brick, the balconies are translucent (the white depicted in the elevations should be clear). The white bands are metal composite.

The meeting was wrapped up at 8:30 p.m. Chairman Hughes announced that the discussion of architecture would continue at the next meeting.