

SITE PLAN REVIEW COMMITTEE MEETING SUMMARY

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

Site Plan Review Committee Meeting

January 25, 2018

Planning Commissioners in Attendance: James Schroll, David Ricks, Jane Siegel, Jim Lantelme,
Nancy Iacomini

MEETING AGENDA

This was the fourth SPRC meeting for the 11th & Vermont site plan. The meeting began with a half-hour open house in which the applicant provided three displays for individual discussions with the applicant, staff, and planning commissioners: perspectives from all sides of the project; evolution of the project from the GLUP Study through three SPRC meetings; and transitions to neighboring properties. Next, the meeting began and the applicant provided a presentation on information requested at the following meeting. Clarifying questions on the presentation were taken. The SPRC agenda concluded with a final project wrap up where SPRC members gave their final impressions of the project. Finally, members of the public were given time to speak about their final thoughts.

SPRC DISCUSSION

Clarifying Questions:

- A question was asked about the width of the lay-by on N. Vermont Street, and the precise location. The applicant responded that it will be 8 feet wide and is located directly adjacent to the building entrance on the south block.
- Participants requested an axonometric view of the existing conditions shadow study.
- Participants also requested better dimensions displayed on the plans for the sculpting on the south façade of the multifamily building.
- A question was asked about whether the trees shown on the rendering depicting the eastern property line of the north block were on the applicant's property or on the Victoria at Ballston's property. The applicant responded that the trees were on their property.
- A question was asked about the sidewalk in the above-referenced rendering. The applicant responded that that was inaccurate and will be removed. Participants expressed concern about the accuracy of the plans being provided.
- A request was made that the County Urban Forester take a look at the conceptual landscape plan prior to the Planning Commission.
- A comment was made about the bollards at the end of the alley, and whether those could be provided as planters instead? The applicant responded that there are height and grade constraints that would impact what goes at that location. The PC Chair responded that they will need to see a perspective prior to the PC meeting.
- A request was made that the shadow study be enlarged to include the north block. The developer agreed that they could do that and make it available in their PC materials.

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- A request was made that staff include a map of the RPP program in the vicinity of the project for the PC.

Final Thoughts:

- A participant indicated that they were happy with the architecture.
- A participant thought that the landscaping treatment at N. Utah Street provided a good gathering place for the community.
- Concern expressed about parking, particularly visitor parking on weekends. Would like a site plan condition to address that residents of the new development cannot be eligible for the RPP.
- A participant reminded the SPRC of the 500-signature petition opposing the GLUP Study for the site. Would like to reaffirm the PC recommendation for:
 - 6 stories
 - 30-foot separation north-south
 - 50-foot separation east-west
 - Sculpting on southern façade
- The Civic Association is caught in the middle on a lot of these issues. They are requesting an exception to the moratorium on the RPP because of the challenging nature of the parking in the vicinity.
- There should be more sculpting on the northern façade of the multifamily. Still not clear why parking and loading access cannot be provided off of N. Utah Street rather than off of N. Vermont Street. Remain concerned about Vermont Street facades on north block – should be oriented more towards N. Vermont Street. Remain concerned about lack of parking on the north block. Remain concerned about too much density; should be 8 townhouses instead of 12.
- Requests that the applicant work with UDR staff on the landscaping. Wondering by what mechanism will the guest/shared spaces in the parking garage be made available to users. Wondering why the sculpting on the south façade can't be taken down an additional two stories.
- Interested in more sculpting of the multifamily building. An idea to provide more separation would be to enclose the alley for more GFA?
- Concern about seating being proposed at the landscaping at N. Utah Street, as it will become a hub for people waiting for Ubers. Would like the applicant to recommit to drilling for the piles rather than pile driving. Concern about the shadowing on the north block during the winter months. Concern about the fact that the courtyard on the north block will not be open for circulation through the site.
- Can drilling be a site plan condition?
- A question was asked about whether there is a gradation of shadowing, or whether it is really pitch dark under a shadow? Can a study bear this out?

Deliverables (for PC)

- Participants requested an axonometric view of the existing conditions shadow study.
- Participants also requested better dimensions displayed on the plans for the sculpting on the south façade of the multifamily building
- A request was made to see a better rendering/perspective of the eastern property boundary of the north block
- A request was made that the shadow study be enlarged to include the north block.
- A request was made that staff include a map of the RPP program in the vicinity of the project for

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the PC.

- Drawings presented to PC should not show the mechanical penthouse grayed out.

Public comment

- Drawings presented to PC should not show the mechanical penthouse grayed out.
- Would like to see a better context rendering showing the proposed building in relation to the east Westview building.
- Concern about the Utah Street landscaping treatment; it should not include seating. Also concerned about a suggestion that there be vehicular connections to N. Utah Street. Would like to reaffirm that they believe the PC recommendations for the GLUP Study should be applied. There should be more sculpting to the south side of the multifamily building. Would like to see the shadow study of the existing conditions in axonometric view.
- Would like to see sculpting/reorientation of the building like the Fairgate office building. That building was designed so that the Westview has access to sunlight. The new building will cut off Westview from afternoon sun. The sculpting on the corners does not go far enough, it should be across the entire south façade. The rendering showing the vicinity in axonometric view is inaccurate.
- There is still a lack of clarity about what the eastern property line on the north block looks like.