

# Site Plan Review Committee

March 29, 2021

---

## Vernon Street Duplex

New Site Plan

SP #461

1201 N. Vernon Street

**Project Webpage:** <https://projects.arlingtonva.us/projects/vernon-street-duplex/>

# Agenda Topics

- 1. Online Engagement**
- 2. SPRC Agenda Focus**
  - a. Building Placement & Setbacks
  - b. Parking & Transportation
  - c. Architecture & Materials
  - d. Landscape Plan & Tree Preservation
- 3. Next Steps**



# Online Engagement

## Public Process

- This project will undergo public review via a virtual Site Plan Review Process. [Learn more.](#)
- The SPRC Chair for the site plan review process is: Devanshi P. Patel: [devanshi2005@gmail.com](mailto:devanshi2005@gmail.com) ✉

Timeline	Milestone / Meeting	Materials
<b>2020</b>		
December 18	<b>Site Plan Acceptance</b>	<ul style="list-style-type: none"> <li>• Application documents <a href="#">📄</a></li> <li>• Site plan drawings (civil, landscape, architecture) <a href="#">📄</a></li> </ul>
<b>2021</b>		
January 25	<b>Site Plan Review Process Kick-off</b>	<ul style="list-style-type: none"> <li>• Virtual Walking Tour</li> <li>• Applicant Overview of the Proposal   Slides <a href="#">📄</a></li> <li>• Staff Presentation on Background and Zoning   Slides <a href="#">📄</a></li> </ul>
February 1 - 8	<b>Online Engagement Opportunity</b>	<ul style="list-style-type: none"> <li>• Staff Community Engagement Presentation   Slides <a href="#">📄</a></li> <li>• Applicant Community Engagement Presentation   Slides <a href="#">📄</a></li> <li>• Staff Report <a href="#">📄</a></li> <li>• Comment Matrix <a href="#">📄</a></li> </ul>
	Review Focus: zoning & land use, lot size & density, building placement & setbacks, parking & transportation, architecture & materials, landscape plan & tree preservation	

**ARLINGTON**  
VIRGINIA

**Site Plan Review Committee**  
Community Engagement Comments and Responses  
Project – Vernon Street Duplex (SP #461)

---

**Project Contacts:**

**SPRC Chair**  
Devanshi Patel  
[Devanshi2005@gmail.com](mailto:Devanshi2005@gmail.com)

---

**County Staff Contact**  
*CPHD Planner*  
Olivia Sontag  
703-228-3945  
[OSontag@arlingtonva.us](mailto:OSontag@arlingtonva.us)

*DES Planner*  
Jane Kim  
[JSKim@arlingtonva.us](mailto:JSKim@arlingtonva.us)

---

**Applicant Contact**  
Arta Development & Construction  
Tony Choi  
(703) 370-1073  
[Tony@artadc.com](mailto:Tony@artadc.com)

Land Use Counsel  
Venable, LLP  
G. Evan Pritchard, Esq.  
(703) 626-8174  
[GEPritchard@venable.com](mailto:GEPritchard@venable.com)


**Site Plan Project Information**

**Project Name:** Vernon Street Duplex – 1201 N. Vernon Street

**Items Requested:** New Site Plan

**Engagement Session #1:** February 1 – February 7, 2021

**Review Focus Topics:** Zoning & Land Use, Lot Size & Density, Building Placement & Setbacks, Parking & Transportation, Architecture & Materials, Landscape Plan & Tree Preservation



---

**Contents**

- About this Document.....1
- Responses to Common Topics.....2
- SPRC Comments – Zoning & Land Use.....3
- SPRC Comments – Lot Size & Density.....3
- SPRC Comments – Building Placement & Setbacks.....3
- SPRC Comments – Parking & Transportation.....3
- SPRC Comments – Architecture & Materials.....4
- SPRC Comments – Landscape Plan & Tree Preservation.....5
- SPRC Comments – Other.....5
- Community Member Comments.....6

---

**About this Document**

This document contains all the comments received as a part of the first Site Plan Review Committee’s (SPRC) online engagement for the Vernon Street Duplex project. The comments are sorted by the topics that were highlighted in this review (Zoning & Land Use, Lot Size & Density, Building Placement & Setbacks, Parking & Transportation, Architecture & Materials, Landscape Plan & Tree Preservation) with SPRC member comments appearing first in the document. All comments beyond the review focus topics are in the “Other Comments” section.



# SPRC Agenda Focus

## 1. Building Placement & Setbacks:

- Impact on Existing Trees

## 2. Parking & Transportation:

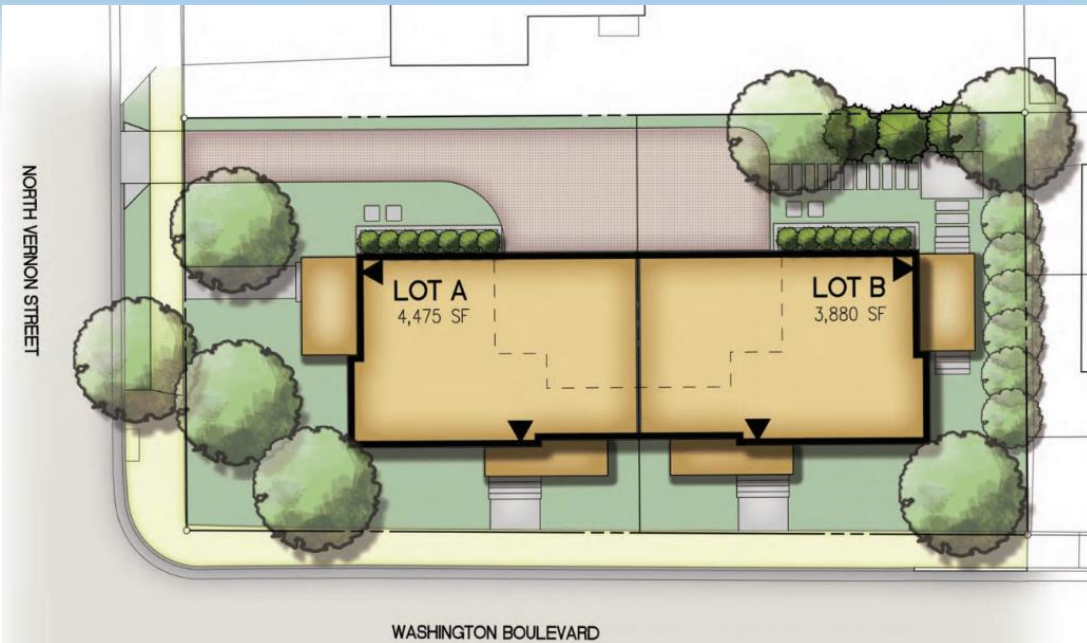
- Reduced Parking Ratio

## 3. Architecture & Materials:

- Green Home Choice/LEED for Homes

## 4. Landscape Plan & Tree Preservation:

- Overall Tree Retention



# Public Process Timeline



**February 1 – 7, 2021**

Review Focus:

- Zoning & Land Use
- Lot Size & Density
- Building Placement & Setbacks
- Parking & Transportation
- Architecture & Materials
- Landscape Plan & Tree Retention

**March 29, 2021**

Review Focus:

- Building Placement & Setbacks
- Parking & Transportation
- Architecture & Materials
- Landscape Plan & Tree Retention

**TBD  
(May)**

**TBD  
(May)**

# Thank You!

## **Staff Contact Information:**

Olivia Sontag (CPHD)

[osontag@arlingtonva.us](mailto:osontag@arlingtonva.us)

(703) 228-3945

Jane Kim (DES)

[Jskim@arlingtonva.us](mailto:Jskim@arlingtonva.us)

## **Site Plan Review Committee (SPRC) Chair:**

Commissioner Dev anshi Patel

[devanshi2005@gmail.com](mailto:devanshi2005@gmail.com)

**Project Webpage:** <https://projects.arlingtonva.us/projects/vernon-street-duplex/>