

## SITE PLAN REVIEW COMMITTEE MEETING SUMMARY

11<sup>th</sup> & Vermont (1031 N. Vermont Street) – NVR, Inc.

Site Plan Review Committee Meeting

December 11, 2017

Planning Commissioners in Attendance: James Schroll, David Ricks, Jane Siegel

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### MEETING AGENDA

This was the second SPRC meeting for the 11<sup>th</sup> & Vermont site plan. The meeting agenda began a informational presentation by staff providing information and research requested at the previous meeting. The applicant then gave a presentation providing information requested at the previous meeting, and then outlining changes made to the plan since that meeting. The SPRC then picked up the agenda where it left off, beginning the conversation with building architecture and moving through building service issues. The meeting ended with a wrap up, and then members of the public were given time to speak.

### SPRC DISCUSSION

#### Presentations:

- Is bedroom count factored into density in a units/acre district? Staff answered that all units regardless of size or number of bedrooms are counted equally for density purposes in a units/acre district.
- Where will drop off occur? The applicant answered that it could occur in on-street parking spaces or within the internal alley circulation on either the north or south blocks.
- Desire expressed for landscaping/open space along 11<sup>th</sup> Street. The applicant answered that they preferred creation of an urban edge along 11<sup>th</sup> Street, and that this was consistent with the Ballston Sector Plan and R-B Corridor Streetscape Guidelines.
- Are there more details about the proposed courtyard/mews? Will it be gated on both ends? The applicant responded that the detailed design is still being developed, but that additional details can be provided at the next meeting.
- Urban Design staff commented that the reconfiguration of the north block site layout is an improvement.
- Desire expressed for more building separation on the southern border.
- Please explain the parking on the north block. The applicant responded that of the twelve units, eight would have tandem parking spaces, and four would have two separate spaces.
- How will landscaping survive in the areas between the buildings that are in shadow? The applicant responded that they will use species that are shade-tolerant.

#### Architecture:

- What are the materials? The applicant responded that they are masonry with fiber-cement paneling, containing a recess of approx.. 2-4 feet separating the materials. Comments from the SPRC were that

the architecture seemed to be “developer modern.”

- A comment was made that the Westview tapers down towards the north. Westview residents desire greater separation between their building and the new multifamily building, as well as sculpting on the south façade to provide more relief. Also requested is a better perspective taken from N. Vermont Street showing the separation between the existing and proposed building
- Concern was expressed about the possibility for wind tunnel effects and noise to occur in the space between the existing and proposed buildings.
- Concern expressed that the new multifamily building looks like a cube. Would like to see dimensions not just from the building face, but from the planters as well.
- What is the height of the proposed building from sea level? The main roof of the multifamily building is proposed to be 348', 8" from sea level.
- Can the architecture on the south block be altered to reflect the architecture on the north block?
- Residents would appreciate wider setbacks for the units on both sides of 11<sup>th</sup> Street N.
- Concern about where people will walk dogs due to the loss of open space with this development.
- Concern about cantilevered space over the proposed garages on the units proposed for the north block. Would also like the end units rotated to better address N. Vermont Street.
- Residents expressed support for the porches on the north block, but were concerned about the bare architecture for the dormers on those units.
- Westview residents would like additional information about the roofline of the multifamily buildings. What does the mechanical space look like?

#### **Wrap up comments:/deliverables**

- Would like to see material samples
- Concern expressed about the loss of visitor parking spaces on the north block
- The open space should be provided on the south block as opposed to the north block
- Please provide additional landscaping detailing about the open space on the north block, and the treatment of the eastern property line.
- A better perspective for the building separation on the south lot line should be provided.
- Dimensions from planters should be provided
- Would like to see additional details about mechanical uses on roof.

#### **Public comment**

- The Planning Commission recommended a 30' separation on the southern lot line and a 50' separation on the east lot line with Westview. Those were hard-fought concessions.
- Concern that the renderings are still not showing the 6-story Westview wing.
- Would like additional clarification on the penthouse structures. Also would like to see the windows on the southern façade of the new building offset from the Westview windows.