

**SITE PLAN REVIEW COMMITTEE  
MEETING AGENDA**

**DATE:** Thursday, January 19, 2017  
**TIME:** 7:00 – 9:00 p.m.  
**PLACE:** 2100 Clarendon Boulevard  
Conference Rooms C & D  
Arlington, VA 22201

**SPRC STAFF COORDINATOR:** Samia Byrd, 703-228-3525

**Item 1. Ballston Station (SP #443) 7:00pm–9:00pm**  
(RPC#s 14-024-001, -004, -017, -018, -019)  
Planning Commission and County Board meetings to be determined.  
*Matt Ladd (CPHD Staff)*

The Site Plan Review Committee (SPRC) is comprised of Planning Commission members, representatives from other relevant commissions and several appointed citizens. The SPRC reviews all site plans and major site plan amendments requests, which are submitted to the County Board and the Planning Commission for consideration. The major responsibilities of the SPRC are the following:

1. Review site plan or major site plan amendment requests in detail.
2. Advise the Planning Commission by recommending the appropriate action in regard to a specific plan and any conditions, which it might determine to be necessary or appropriate.
3. Provide a forum by which interested citizens, civic associations and neighborhood conservation committees can review and comment on a particular plan, or the effects that the proposed project might have on the neighborhood.

The complete full size drawings for this application are available for review in the Arlington County Zoning Office, 10th Floor, Courthouse Plaza, 2100 Clarendon Boulevard and also in the Central Library's Virginia Room, 1015 N. Quincy St., (703) 228-5990.

For more information on the Arlington County Planning Commission, go to their web site  
<http://commissions.arlingtonva.us/planning-commission/>

For more information on the Site Plan public review process, go to the Arlington County Planning Division's web site on Development Proposals/Site Plans  
[http://www.arlingtonva.us/Departments/CPHD/Planning/applications/site\\_plans/CPHDPlanningApplicationsSite\\_plansMain.aspx](http://www.arlingtonva.us/Departments/CPHD/Planning/applications/site_plans/CPHDPlanningApplicationsSite_plansMain.aspx)

To view the current Site Plan Review Committee schedule, go to the web site  
<http://commissions.arlingtonva.us/planning-commission/sprc/>

**ITEM 1**  
**Ballston Station (SP #443)**  
(RPC#s 14-024-001, -004, -017, -018, -019)

**SPRC AGENDA: 1st Meeting – December 15, 2016**

- 1) Introduction
  - a) Presentation of Site Plan Proposal (Applicant)
  - b) Overview of Site Plan Proposal (Staff)
  
- 2) Land Use & Zoning
  - a) Relationship of site to GLUP, sector plans, etc.
  - b) Relationship of project to existing zoning
    - i) Requested rezoning
    - ii) Requested density exclusions
  
- 3) Building Architecture
  - a) Design Issues
    - i) Building form (height, massing, tapering, setbacks)
    - ii) Facade treatments, materials, fenestration
    - iii) Roof line/penthouse form and materials
    - iv) Street level activism/entrances & exits
    - v) Accessibility
    - vi) Ball Family Cemetery
  - b) Commercial/Retail Spaces
    - i) Location, size, ceiling heights
    - ii) Storefront designs and transparency
  - c) Service Issues
    - i) Utility equipment
    - ii) Venting location and type
    - iii) Location and visibility of loading and trash service
    - iv) Exterior/rooftop lighting

**SPRC AGENDA: 2nd Meeting – January 19, 2017**

- 4) Meeting Agenda and Outline (SPRC Chair)
  
- 5) Applicant Responses to issues raised at Meeting #1
  - a) Status of adjacent property in relation to Site Plan application
  - b) Window treatments along Fairfax Drive
  - c) Relationship between building design and burial ground
  - d) Density calculations (affordable housing bonus and exclusions)

- 6) Site Design and Characteristics
  - a) Circulation and alley characteristics (discussion of both transportation and design issues)
  - b) Allocation of uses on the site
  - c) Relationship and orientation of proposed buildings to public space and other buildings
  - d) Streetscape Improvements
  - e) Visibility of site or buildings from significant neighboring perspectives
  
- 7) Transportation
  - a) Infrastructure
    - i) Mass transit facilities and access
    - ii) Street systems (w/existing and proposed cross sections)
    - iii) Vehicular and pedestrian routes
    - iv) Bicycle routes and parking
  - b) Traffic Demand Management Plan
  - c) Automobile Parking
    - i) Proposed v. required (tenant, visitor, compact, handicapped, etc.)
    - ii) Access (curb cuts, driveway & drive aisle widths)
  - d) Delivery Issues
    - i) Drop offs
    - ii) Loading docks
  - e) Signage (parking, wayfinding, etc.)
  
- 8) Open Space and Landscaping
  - a) Orientation and use of open spaces
  - b) Relationship to scenic vistas, natural features and/or adjacent public spaces
  - c) Compliance with existing planning documents and policies
  - d) Landscape plan

**SPRC AGENDA: 3rd Meeting – February 2, 2017 (Tentative Date)**

- 9) Meeting agenda and Outline (SPRC Chair)
  
- 10) Applicant Responses to issues raised at Meeting #2
  
- 11) Community Benefits and Sustainability
  - a) Public Art
  - b) Affordable Housing
  - c) Underground Utilities
  - d) Other

12) Construction Issues

- a) Phasing
- b) Vehicle staging, parking, and routing
- c) Community Liaison