

Site Plan Review Committee (SPRC)

June 22, 2023

716 S. Glebe Road (Sunrise South Glebe)

(REZN22-00005 & SPLN22-00007)

Rezoning & New Site Plan

716 S. Glebe Road (RPC #23-028-016, -026, -027, -028, -030, -031)



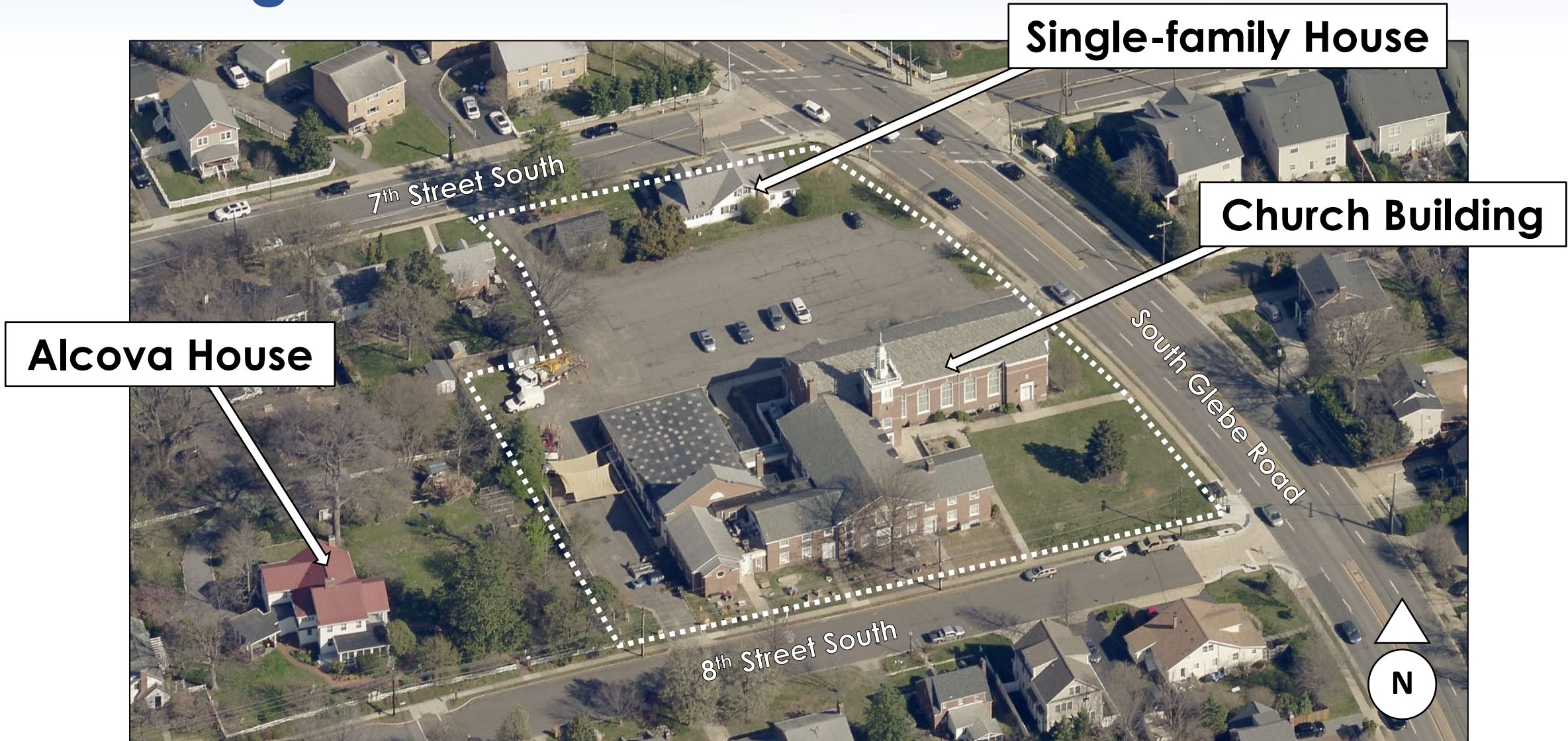
Agenda

- SPRC Discussion Topics:
 - Transportation
 - Green Building & Sustainability
 - Community Benefits
- Process & Next Steps



Rendering View from South Glebe Road

Existing Conditions



Transportation



Parking

- 54 spaces for residents, visitors and employees
- 0.45 sp/bedroom
(0.50 sp/bedroom required)

Bike Parking

- 6 spaces for visitors (Class III)
- 4 spaces for employees (Class II)
- Employee shower and lockers

Transportation



Streetscape

Glebe Road

5 → 6 ft sidewalk

2.0 → 5.5 ft planting strip

7th Street

4 → 6 ft sidewalk

2.5 → 5.5 ft planting strip

8th Street

4 → 6 ft sidewalk

2.5 → 5.5 ft planting strip

Sustainability & Community Benefits

Green Building & Sustainability

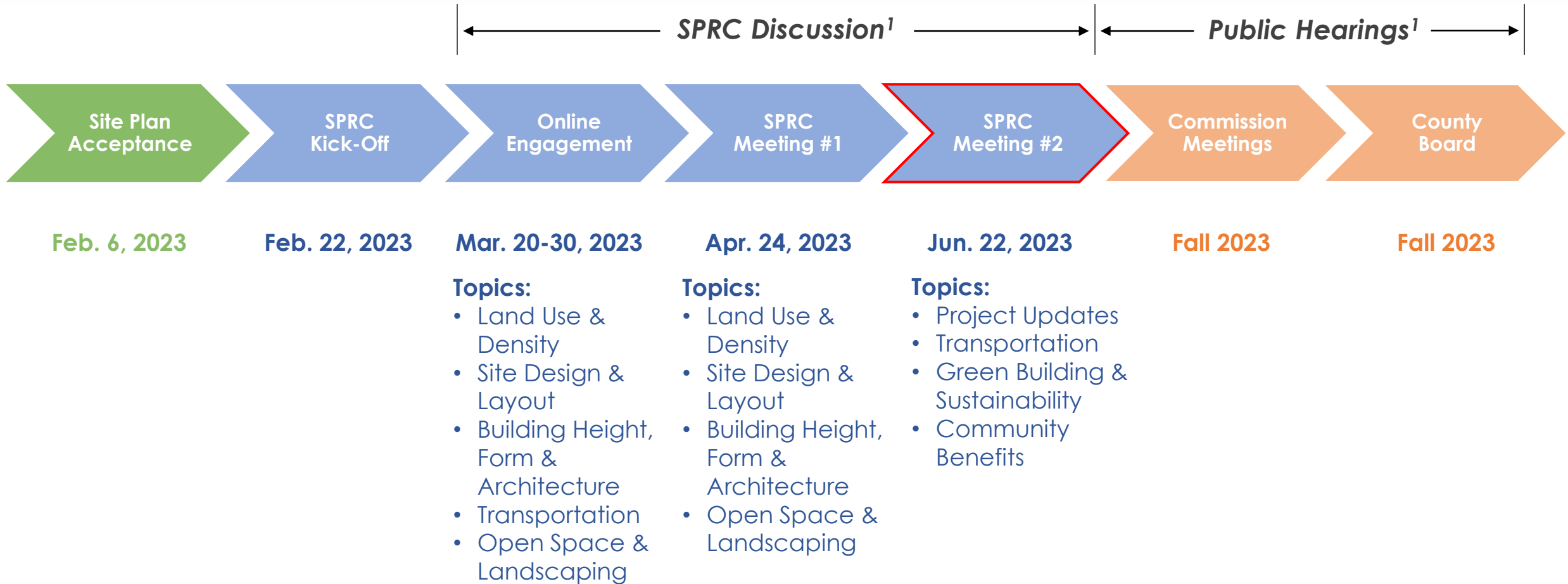
Site Plans Without Bonus Density

- ✓ LEED Silver certification
- ✓ Energy Optimization Performance Improvement (20%)
- ✓ ENERGY STAR appliances and WaterSense fixtures
- ✓ 10 years of energy reporting

Community Benefits

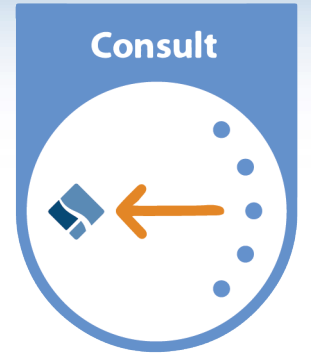
- Base affordable housing contribution
- Streetscape/sidewalk improvements on Glebe Road, 7th Street and 8th Street

Process



1. Anticipated schedule is subject to change based on nature of public feedback and guidance from Planning Commission

Community Engagement



Online Feedback Form

- *March 20-30, 2023*
- *34 respondents*



Community Outreach

- *Alcova Heights and Arlington Heights civic associations*



Promotion

- *Emails & phone calls to points of contact for civic associations; e-newsletters; social media; Engage webpage*

More Information

Project Webpage: <https://www.arlingtonva.us/Government/Projects/Project-Types/Site-Plan/716-South-Glebe-Road>

Kevin Lam

Planning Division

klam@arlingtonva.us

703-228-6982

Leo Sarli

SPRC Project Chair

lsarli@me.com