

## **SITE PLAN REVIEW COMMITTEE MEETING SUMMARY**

**4040 Wilson Boulevard (SP #413)**  
**SPRC Meeting #2**  
**May 26, 2016**

**Planning Commissioners in Attendance: Elizabeth Gearin, Jane Siegel, Steve Cole, Nancy Iacomini, Steve Sockwell, Ginger Brown**

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### **MEETING AGENDA**

The SPRC Chair provided an introduction summarizing the previous meeting and the agenda before the committee in the review of the project. After the SPRC Chair's introduction, the Applicant gave a presentation which included response to comments from SPRC Meeting #1 on the following: site design – ground floor elevations, building architecture – facades, neighborhood perspectives and rooftop management, transportation – N. Randolph Street sidewalk and streetscape and curb space management, landscape plan, and construction phasing – MOT in relationship to the adjacent development. The SPRC then discussed the various agenda items as summarized below.

### **SPRC COMMENTS**

#### **Site Design**

- Members discussed the façade on N. Randolph Street with respect to its activation. The committee discussed ways in which the Applicant might consider dressing up the façade to enliven the space at the ground floor and second level. There was a comment regarding the relationship between the south façade of the building and the DARPA building with consideration for adding a gateway feature to define and dress up the façade. It was suggested that lighting be considered as a design element in the interior of the building to address the elevation of the façade.
- Question was asked about coordination needed for access to loading doors between the office and residential uses in the building.
- There was discussion about the loading dock doors on N. Randolph – making them more active/animated with color and lighting; whether or not they could be moved down the throat more and how they would operate. Further comments were made regarding providing art on the frontage and consideration of providing art on site with the garage doors as the public art contribution.

#### **Building Architecture**

- No additional comments or questions were raised by SPRC members.

**Transportation**

- Explanation was provided regarding left turn movement with the lights and the crosswalks if traveling south on N. Randolph Street from the project.
- Clarification was provided regarding the location of the mall entrance; where the bus stop will be relocated on N. Randolph, and the design of the proposed pedestrian refuges on N. Randolph.

**Landscape Plan**

- Clarification was provided regarding collecting rain water on-site.
- Further clarification was provided that the landscape plan was already approved and what was shown by the Applicant would be a revision to the landscape plan.
- Questions were raised about whether or not bikes would be permitted in the east-west pedestrian connection and how they might be accommodated.
- It was recommended that the landscape plan be updated to incorporate the proposed roof terrace.
- The Applicant described spaces for children and dogs within the landscape plan and open space areas.
- It was reiterated that a mid-block crossing was needed at N. Quincy Street.

**Construction Phasing**

- The SPRC discussed with the Applicant how pedestrians would move through N. Randolph Street when the project is under construction at the same time as Ballston Quarter. It was suggested that if Wilson Boulevard is re-considered instead of N. Randolph Street for pedestrian access during construction, that this should be reviewed by the Transportation Commission.
- Clarification was provided regarding whether or not the mid-block pedestrian connection would be open during construction. It was also raised that the temporary path is not inviting and a way needs to be provided to let people know that it is available and accessible.

**Other**

- Staff provided an update on the status of the request by the Applicant to allow for two site plans and the exclusion of retail GFA from density.
- The Applicant summarized their proposed timeline for the development.
- There was support expressed by some Committee members for more global consideration of re-purposing unused parking spaces and treating everyone the same while other Committee members indicated that the discussion regarding re-purposing garages was premature as to parking becoming obsolete.
- It was expressed that there needs to be more done to build consensus and a knowledge base among the community to understand the market and be flexible.

**Wrap Up**

- The SPRC Chair summarized the primary points of the committee that would be anticipated for discussion by the Planning Commission.

- Amend the landscape plan to include the roof terrace;
- Activate the garage doors and façade;
- Monitor the need for mid-block crossing at N. Quincy Street;
- Give further consideration to space for bikes and dogs; and
- Consideration of two site plans and below grade retail exclusion.

**NEXT STEPS**

- Request to Advertise in June 2016 and Planning Commission and County Board hearings in July.