



Le Glebe

226 and 228 West Glebe Road

DSP #2019-0016

City Council

March 14, 2020

Site Context



DSUP #2019-0016

Site Design



Building Design



**Building front,
looking south from
West Glebe**



**Building side,
looking west**

Land Use Requests

- Development Special Use Permit
- Special Use Permit (Height)
- Modifications
 - Open Space
 - Yard Setbacks: Front, Rear, West Side
 - Zone transition setbacks

Community

- Del Ray Civic Association Land Use Committee on February 12, 2020
- Presentation to the Federation of Civic Associations

Project Benefits

- Enlarged sidewalk and landscape strip undergrounded utilities, street trees
- Property dedication, public access
- Increase in crown cover, landscape improvements
- Reduction in impervious surface
- Affordable Housing Contribution
- Public Art Contribution
- Green Building Policy

Consistency with Plans

- Potomac West Small Area Plan
 - Mixed-use, additional density, transitional scale between commercial and residential
 - Improved sidewalk and street scape
 - Pedestrian oriented, reduced visual impacts of parking
- Proximity to high priority development sites identified in the SAP (Safeway, Mt. Vernon Village Center)

Recommendation

- Planning Commission recommended **approval** with amended conditions, 7-0.
- Staff recommends **approval** of all requests subject to compliance with all applicable codes and updated recommendations.



Amended Conditions

- **Condition #14.f**: "Light color architectural panels depicted in the Preliminary Plan shall be finished in metal **the color shown, with a metallic finish, or similar** panels on the second and third level facades."
- **Condition #17**: "Achieve a green building certification level of LEED Silver / equivalent (**Earthcraft Commercial Certified and Earthcraft Multifamily Certified**) to the satisfaction of the Directors of P&Z, and/or RP&CA and T&ES pursuant to the City's Green Building Policy. Diligent pursuance and achievement of this certification shall be monitored through the following:
 - e. Failure to achieve LEED Certification (or equivalent) for the residential project and /or LEED **Certified** Silver (or equivalent) for the commercial project will be evaluated by City staff, and if staff determines that a good faith, reasonable, and documented effort was not made to achieve these certification levels, then any City-wide Green Building policies existing at the time of staffs' release of Final Site Plan will apply.

Project Description

- 3-story mixed-used building
- 4 multi-family 3-bedroom units
- 2,500 sf ground-floor retail
- Pedestrian scale, building facing the street
- Parking in rear, 11 spaces
- Land use and urban design per objectives of the Potomac West Small Area Plan