

Howard and 25th Streets – Mixed Use Development

Zoning: B-2-3, B-3-3, M-2-2

Block/Lot: Multiple, see plans.

Urban Renewal: None

Environmental: Forest Conservation

Historic: None

Total Site Area: ± 500,800 sqft

Gross Square Footage: ±152,100 sqft total

In addition to Committee Members and Planning staff, in attendance was:

- Susan Williams, STV;
- Anna Owen, STV;
- Donald Kann, Kann Partners; and
- Jon Laria, Ballard Spahr.

Project Summary:

This is a redevelopment project, planned in two phases. Phase I will address the redevelopment of the Anderson auto dealership, and Phase II will address the related auto repair facilities. The redevelopment will be a Planned Unit Development, and will include a grocery store, a Lowe's, pharmacy, retail, bank, and residential uses. A small subdivision will be required to purchase a portion of the CSX property for the site development, in exchange for an access easement. A partial street closing will be required for a portion of Hampden Avenue that extends into the site.

Comments & Issues:

- Environmental/Landscaping:
 - A simple Forest Stand Delineation was submitted for review by Gary Letteron.
 - Stormwater management will be under the new regulations.
 - This project is planning on LEED Silver equivalency, per the Green Building Code.
 - There is a drop of ±30' from Huntingdon Avenue to West 24th Street.
- Parking/Traffic:
 - The Fire Department needs to have a minimum of 20' wide access throughout the site, grades cannot exceed 12%, and clear heights of 13'6" will be required. Please prepare a separate plan showing Fire/EMS access meeting the above criteria.
 - The first Traffic Impact Study (TIS) meeting has occurred, and is awaiting community input. Traffic counts are expected in January 2010.
 - A bicycle route is planned for West 25th Street and others. Coordinate with DOT's Planning Division to confirm its location and section. Please show the bike paths on the plans. Please show bike racks on each level, with capacity for ten bikes per level. Parking spaces can be replaced with bike racks, if the space is not available elsewhere. Consider accommodating bicycle trailers, and space for parking them.
 - The retail building on the northwest corner of West 24th Street and Maryland Avenue is expected to include a Marshall's, Staples, and Anna's Linens. Loading for this building will be provided in the rear of the building, from West 24th Street, and will be parallel loading only, not back-in loading docks.