

RECOMMENDATIONS ON SPRING STREET DEVELOPMENT

Site Plan:

Site plan appears to be acceptable in terms of building locations. Set back along the rear of homes along Chestnut allows sufficient space to provide access for vehicles and pedestrians.

Loading area for trucks is in a good location next to the metro tracks. Parking for vehicles for the south building is also in a good location at the end of this building, which allows for a nice pedestrian only courtyard.

Landscaping:

Proposed tree plantings adjacent to the rear yards of the homes along chestnut and the new building are sufficient in that several large existing trees will be retained and enhanced with new tree plantings to provide screening. We recommend that new tree plantings include sufficient evergreen species to reduce the visual porosity during winter months.

The entire side of both buildings that face the metro tracks is heavily planted with new trees and that should be more than sufficient to provide effective buffering from the adjacent train traffic. However, evergreens should also be included in this area.

The parking area of the south building is also well landscaped with trees and the courtyard of this building is well planted.

Proposed tree plantings along Spring Place appear to be minimal. It is important that trees along this street reflect and be compatible with the large deciduous trees that are prevalent along the streets of the Takoma community. This type of tree planting is iconic for the neighborhood. We recommend that the architect explore methods to provide larger tree plantings along the Spring Street frontage of both buildings.

Building Design and Materials:

The major issue that we have with the buildings is the minimal use of brick. Currently, approximately 73% of Building #1 is non brick and 80% of Building #2 is non brick. As we previously discussed and testified, brick is