
Long Range Planning Committee, Meeting Summary

October 20, 2016; 7:00-9:00 pm

Key Elementary School, 2300 Key Boulevard

Subject: Washington Blvd./Kirkwood Road Special GLUP Study "Plus" (Meeting #1)

PC Members in Attendance: E. Gearin (Chair); G. Brown; E. Gutshall; N. Iacomini; K. McSweeney; J. Siegel;

Others Participating: Garrett Erdle; Jim Lantelme; Collier Cook, Tad Lunger; Sara Steinberger; Bill Ross

1. Welcome

- Welcome and opening remarks provided by LRPC Chair for this project, Elizabeth Gearin.

2. LRPC Discussion on Project Background and Site Analysis

- If correct, staff should confirm what approvals are currently in place for the G.M.U. Campus for Phase III, and should share the building height and density implications of that;
- At the right time, it would be good to have more information from County urban foresters about existing trees on site (including along 13th Street N.) and any determination or suggestion of what's worth preserving on the site, based on criteria that may inform tree canopy decisions, such as rate of growth, availability, etc.;
- While the Zoning Map shows otherwise, we should be clear as to the exact limits of the local historic district pertaining to the Ball Family Cemetery (limited to just the cemetery area and a pipe stem for access from Washington Boulevard sidewalk);
- Staff should ensure that all adjacent property owners of the proposed study area are contacted and informed about this study taking place, and not just relying on civic association outreach;
- In terms of existing development on YMCA site, it was estimated that they have approximately 12,000 square feet in the main/general building, and approximately 90,000 square feet in the indoor tennis court center (*Confirmed via email after the meeting that existing space totals 74,596 SF*);

3. LRPC Discussion on Proposed Process, Scope or Work, and Modeling Assumptions

- This study appears to need a more holistic approach to evaluating the area, and the study area should be expanded to include area within Kirkwood Road/12th Street/Lincoln Street/Washington Boulevard;
- While site analysis info is helpful, in limiting the study area to just these two sites, we are cutting off the context; the whole block needs to stick together – and we should be looking more broadly at the transitions for the entire block, to the surrounding neighborhood – for purposes of modeling, in some cases density but not height may be appropriate.
- In terms of participating, it appears the Housing Commission is missing from this conversation, as there may be opportunities to advance goals of the new Affordable Housing Master Plan;
- One civic association rep would like to include all C-2 zoned property as part of this study, as redevelopment in this area was envisioned in the Virginia Square Sector Plan. Want to make sure this gets done right, and don't have the bandwidth to engage in this type of process every time an individual project comes forward in this area – would prefer to do it once rather than piecemeal;
- Another suggestions recommended expanding the scope to include the full section of Kirkwood Road, so that a decision could be made as to whether keeping the median is a good thing or not;
- Even if the scope is expanded to include most/all of the block, the process could still be undertaken based on the scope of worked proposed for this GLUP "Plus" study;
- Others suggested it's possible to do a hybrid that could still work at this scale, in the same general timeframe; it's also an opportunity to explore the question of how the whole block can work to support

the historic resources, and also how we might treat similar edge conditions in other areas of the County?

- If there are issues, other properties don't necessarily need to be on board. The study could look at the other properties, not necessarily address the GLUP question now, but if desired in the future there would be a study to base decisions on;
- It would be helpful to know how this process can help inform future projects that are to be proposed, addressing how this all fits together from circulation aspects, future land uses, and tennis courts;
- One applicant stated they are not opposed to adding parcels to the study, but potential effects on the timeline is of a very big concern. Sticking with the current target of completing this process by May 2017 would work best for their situation;
- Upon being asked, YMCA indicated they are not looking to get anything specific out of this study, other than being able to participate in this study that is just getting started and not missing an opportunity to be involved. They recognize their facilities are reaching the end of their useful life, though they have no specific development plans at this time. Also agree that study should include, at least, the American Legion property as well;
- From a historic resources perspective, this planning effort could be a good time to re-engage the conversation on Ball Family burial ground, focusing on how it might have better care in the future;
- If the study were expanded as suggested, it would be helpful to know what specifically would add more time. Is it in expanding the geography, or if there risk in something else?
- In looking at recent projects in Clarendon, new streets have been added with smaller development; for this study, we can't look at circulation in the context of just these two parcels, it needs to be evaluated based on nearly the entire block;
- It would be helpful to know some of the key assumptions from a zoning/modeling perspective;
- For this study, it will be really important to bring in the massing for the surrounding areas in all directions, so that we can understand how the potential scenarios would fit in with their context;
- Some uncertainty as to whether R15-30T makes sense to evaluate given how it's typically been used, but maybe it could fit within a scheme that includes more than two GLUP designations in the study area;
- Through this process, it seems there would be the opportunity to fine tune visions for building height and massing (especially if anticipated to be less than maximums permitted under applicable zoning districts) and call it out in the plan; and
- Also, we may need to consider that potential needs for transportation or public open space may mean more building height is needed to balance the greater set aside at the ground plane for public realm elements.

KEY TAKE AWAYS / WRAP-UP:

- LRPC believes staff should consider adding representation from Housing Commission to these LRPC discussions;
- LRPC believes staff should consider expanding the geographic boundary of the study area to include most/all of the block between N. Kirkwood Road and N. Lincoln Street;
- LRPC believes staff should be sure to notify property owners in the area (especially along the northern edge of Washington Boulevard between Kirkwood and Lincoln) to make sure they know this study and planning effort is getting underway.

5. Adjourn