
Long Range Planning Committee, Meeting Summary

February 21, 2017; 7:00-10:00 pm

2300 Key Boulevard, Key Elementary School

Subject: Washington Blvd./Kirkwood Road Special GLUP Study "Plus" (Meeting #3)

PC Members in Attendance: E. Gearin (Chair); E. Gutshall; N. Iacomini; J. Lantelme; K. McSweeney; J. Schroll; J. Siegel; S. Sockwell.

Others Participating: N. Bagley; G. Erdle; J. Lantelme; T. Lunger; C. Romero; B. Ross; S. Steinberger.

1. Welcome

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

2. LRPC Discussion on Staff Presentation

Transportation Analysis

- It would be great to see what the level of service would be for intersections around the block with estimated growth, and how the network can accommodate future growth on this block;
- Are there any staff-anticipated impacts on Washington Blvd based on I-66 tolling, or any County action on projected increased traffic numbers to respond to more people coming through the neighborhood;
- Please verify how the counts were made, and the required state of personnel in capturing those counts;
- Given a non-operating Sport & Health club, is there a way to apply an adjustment factor for the analysis to better understand net impact, if any;

Draft Guiding Principles

- In some places, it would be great to see more specificity in the language. For example, phrases like exceptional quality of projects and harmonious transitions seem to be rather subjective;
- Regarding the harmonious transitions, it is important to clarify that the intent is to plan for and achieve the transitions based upon the siting and sculpting of building volumes within the study area;
- Language regarding vertical mixed-use can be clarified around residential above the YMCA;
- Flexibility regarding ground floor retail or not on Washington Blvd. is a laudable strategy;
- Should verify whether there are no conflicts with County Retail Plan regarding Washington Blvd. street frontage;
- We should keep in mind that often, ground floor treatment is about so much more than retail, and we should still give due attention to planning and design intent for ground floor/streetscape;
- The tone and inclusiveness of what neighborhood would look like is appreciated, and would reiterate more specificity within the language itself would be better;
- Appreciate the emphasis on protecting and improving access to the cemetery;
- It may be preferable to consider how retail could be supported here, wondering about the impacts if we were to envision it as accessory use, rather than single use.

Updated Modeling and Frameworks

- Request that we see Scenario 2 build out using a framework with less connectivity and asphalt;
- Would subterranean density (for the YMCA) count as density or not?
- The existing conditions of 12th Road makes it seem like connecting a new road to and through it would not be viable;

- Request east-west cross-sections that depict the relationship of the taller buildings being modeled in the study area to the single-family just outside the study area to the west. Modeling should be sensitive to SF homes west of the site and how the transitions are designed;
- As the MTP does not call for new streets here, it seems more appropriate to be planning for more alleys that would be able to accommodate trip demands;
- Is it practical to have residential above the YMCA above; how would it work in the future if the YMCA went away, what would happen to the residential units?
- Would below grade pool preclude underground parking, and if so, it would be important to model a scenario depicting potential results with above grade parking;
- Request information comparison regarding amount of linear feet of new street proposed between Frameworks B and C;
- From immediate neighbor perspective, there is no interest in opening up 12th Road across and through the site or any changes to Kansas St;
- There seems to be improvement in reduced impacts on two frameworks for the Legion site, which is appreciated;
- Given the limited time to review materials before the meeting, this should be thought of as the start of a conversation;
- Still seems to be a lot of asphalt though the block;
- Good to see the expansion and buffering of land area around the Ball Family Cemetery; open spaces need to be destinations and for them to work properly, there should be greater uses there;
- It would be helpful to be reminded of the building heights that have been approved along the corridor, what heights were approved, where they were approved, and why;
- It would be helpful to see examples of other projects with similar edge conditions and transitions – for example, the new Hyatt Place and its transition to single family homes may be instructive;
- Overall, the exhibits depicting 4.0 FAR on Washington Blvd doesn't seem like a good idea, and runs counter to the tradition of having greatest FARs focused at Metro. Meanwhile, it seems that 2.5 FAR or 3.0 FAR development could be more supportable;

Wrap-UP:

- Request information on Level of Service of the street network (now and future);
- Information requested on County's strategy for dealing with impacts from I-66 HOT lanes project;
- Verify trip counts depicted in the study were appropriately collected and consider whether adjustment factors should apply for the closed state of Sport & Health;
- Guiding principles could be refined to include more specific language, including greater encouragement of retail uses
- Consider alleys instead of streets to bring down building heights
- Confirm whether below grade GFA counts as density (as part of YMCA facility)
- Provide cross-sections that depict east-west relationship between study area models and existing single family homes to the west;
- Model above grade parking in certain scenarios (for the YMCA) and show what the impacts are;
- Provide more time to review materials in advance
- Provide information on exact heights involved with the transition from Hyatt Place to single family unified residential development project homes;
- Provide modeling development estimates also in terms of residential counts, not just FAR and GFA amounts.

3. Public Comment

- With 60,000 more residents estimated by 2040, why were the lower density GLUP designations discounted, and who decided? Also, what would be the resulting population density here, and what are the impacts on schools and other County facilities?
- If density is increased for anything in this area, it should be done for a new YMCA, and this study is helpful for the conversation;
- There should be more advance notice for the neighbors regarding these meetings;
- Request that sun/shadow studies be conducted to assess impacts on light and air;
- Recommend looking into improving the pedestrian environment along 13th Street, which is overly wide, and particularly improving the pedestrian crossings at Kirkwood Road and 13th Street.
- The community center serves the community, and as it is, the YMCA has no more building capacity to accommodate growing demand;
- Overall density maps later in presentation should be updated to include Scenario 5;
- The YMCA is a facility used by people from all over Arlington, and that needs to be considered;
- Request more information and cross-sections that depict the resulting transitions between modeled development in the study area and existing residences to the west;
- Is JFAC going to be looking at the issue of semi-public community facilities and their siting?
- Excited about possibility of improved/new YMCA, and would like to see functionally wide sidewalks on 13th Street;
- Please estimate number of school-age students generated from future development based on APS generation rates. Would like to see the YMCA improved in some fashion, though there are concerns about the impacts of parking (including zoned parking) on surrounding streets – and how that would be addressed;
- The YMCA needs a new facility to meet its demands, and would like to see the County make the transition for the YMCA as easy as they can;
- Over-enrollment at APS schools is a real concern and would be worsened by development here; also, nearby residents and abutters would have to deal with impacts from change and construction in this area; what information can be gained regarding potential by-right development scenarios in this area;
- A key question to be addressed is what's in it for the neighbors, and what are the neighborhood needs to be achieved out of this; From a perspective of land use planning and regulations, we can't necessarily be specific that we have to keep the YMCA, but we can be specific about functions and uses;
- For next time, it would helpful to understand better how the scenarios would or wouldn't work with streets, alleys versus individual driveways providing access to below grade parking;
- Glad to see the studies exploring potential for higher density here, as that will help with overall values;
- Would recommend focusing on the lowest possible stories of buildings facing 13th Street and facing residences to the west in proximity to Kansas Street, given concerns about light and shadow impacts from taller development in the study area.

4. Adjourn