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## Long Range Planning Committee, Meeting Summary

May 18, 2017; 7:00-9:30 pm

2300 Key Boulevard, Key Elementary School

**Subject: Washington Blvd./Kirkwood Road Special GLUP Study “Plus” (Meeting #4)**

PC Members in Attendance: E. Gearin (Chair); E. Gutshall; N. Iacomini; J. Lantelme; K. McSweeney; D. Ricks; M. Shelby; J. Siegel;

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

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### 1. Welcome

- Welcome and opening remarks provided by LRPC Chair for this project, Elizabeth Gearin. Topics covered include background of process to date, meeting by meeting recap of LRPC discussions, and introduction to agenda and objectives for tonight’s meeting.

### 2. Staff Presentation

- Staff provided a presentation addressing revisions and updates to studies of potential framework concepts for public streets/connections and public open space, in addition to updated building form and massing studies for several GLUP Scenarios. The presentation included updates on input staff received from the public during the May 1 Community Open House & Walking Tour.

### 3. LRPC Discussion and Input

#### GUIDING PRINCIPLES

- Regarding the retail principle, it could benefit from a slightly different emphasis – perhaps focusing on maintaining and enhancing the pedestrian scale and experience along Washington Boulevard frontage, which could be achieved through retail, retail equivalents, and other activating uses etc...
- For this same retail principle, maybe keep the end of statement that begins "...without exclusively requiring.....";
- It should be clarified whether a civic use like the American Legion in the ground floor would be included as a retail equivalent space per the County Retail Plan?
- For principle #8, review what the Virginia Square Sector Plan says about affordable housing, to see if there are considerations or provisions that should also apply here?
- For principle #9, what if business decisions lead to civic and community institutions in this location – how is that possibility accounted for? Isn’t what we’re planning for here intended to support these civic and community needs?
- Need further consideration as to how site plan base density versus site plan bonus density relates to these principles?
- To the extent possible, the principles should keep aspirations in mind, and express what we are all hoping to achieve;
- Regarding the Virginia Square Sector Plan, should review whether these guiding principles address the bull’s eye concept. Would like to see consideration of specific guiding principle text that address the type of taper and overall transition that is desired from the center of VA Square to Washington Boulevard, and then across Washington Boulevard into the study area – cannot look at study area in isolation.

- It is not outside the realm of possibility that single family residences along south edge of 12th Road North could change, and this should be factored into consideration of how this area might change in the future when thinking about transitions from the study area.

## STREETS AND CONNECTIVITY AND OPEN SPACE

- Not convinced that extra street up to 13th Street North makes sense. Support for new connections between Kirkwood and Washington, but not so much support for new connections to 13th Street;
- It seems possible you could make scenario 3 with a narrower street;
- Scenario 5 provides place for trucks to unload off of neighborhood streets, which is good;
- Why not have all stub streets serving the block around the perimeter of the site – what is the need and benefit of more complete connections?
- Several advocates for just a stub street into certain sites, including the American Legion site;
- Is there County policy that calls for breaking up blocks with new streets?
- Envision alley as generally proposed in Scenario 3 framework plan, that over time could be shared with the YMCA, but if the alley gets too wide, concerns it would drive building heights too tall;
- Think about how to integrate Ball Family Burial Ground (BFBG) in a positive way for the area, hope to do so as part of adjacent redevelopment improvements;
- Do we know where all the human remains are?
- If we find it is right to change the GLUP here, then part of the way to get to the increased density may be through improvements or maintenance to BFBG;
- Need to hold open possibility for a new north-south connection through the grid, and would ask staff to come back with more analysis on implications of having stub streets and what the impacts might be. We have a history in Arlington of open street grid and we know what works and what the results can be;
- 13th Street is already a bailout for Washington Boulevard, and neighborhood anticipates that Washington Boulevard will become more congested when tolling of I-66 comes into play;
- An important question for staff is whether adding new N-S connection through study area makes 13th more attractive cut-through?
- Scenario 5 positive attribute is the potential park and open space at the northwest corner of study area;
- However, concerns that BFBG will be less accessible/attractive with tall building heights near the cemetery;
- There should be a preference for open space at grade level – should consider how to express this in the principles;
- On appearance, it feels that the north half of the site disproportionately provides more community benefits and south half gets more density;
- Why does the county still provide bonus density for LEED, when sometimes that is being provided by developers simply to respond to the market?

## BUILDING FORM AND MASSING

- American Legion site goes too tall in bonus of Scenario 2 immediately adjacent to single family residential homes to the west along 12<sup>th</sup> Road North; overall massing in vicinity of and surrounding the cemetery seems reasonable;
- Regarding building heights at the intersection of Kirkwood and Washington, maybe not so tall as 9 stories, but perhaps up to 7 stories at that location;

- Should also keep in mind that when you create new streets - you create opportunities to situate more height along those streets;
- Regarding American Legion site, would prefer to have 7 story building that can be designed with notch, as opposed to building schemes that have too much up and down and won't really work from a constructability standpoint;
- The plan can speak to how massing should occur, without having strip of lower GLUP that would lower the zoning and overall density for north parts of study area;
- Overall, there was group consensus that townhouse form could take the form of stacked flats – doesn't need to be traditional townhomes, as long as they read like them;
- Need to further address issue of assumptions, and somehow come to terms with how staff bonus may be different from site plan bonus; and
- Perhaps from west to east, the reasonable building heights to consider could be 4 stories, stepping up to 6 stories, stepping up to 8 at the corner; or alternatively, perhaps slightly taller heights in the center frontage along Washington and then stepping down from there.

#### **4. Adjourn**