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## Long Range Planning Committee, Meeting Summary

December 20, 2016; 7:00-8:30 pm

2100 Clarendon Boulevard, Room C & D

Subject: Washington Blvd./Kirkwood Road Special GLUP Study "Plus" (Meeting #2)

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

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

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### 1. Welcome

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

### 2. LRPC Discussion on Follow Up to Meeting #1

- Several members commented that the study area should be further expanded to include the single family homes located on the south side of 12<sup>th</sup> Road North; and
- Staff should do further outreach to ensure neighbors of the study area are aware of this study.

### 3. LRPC Discussion on Framework Concept Options and Preliminary Modeling of GLUP Scenarios

- A few members commented on parking assumptions, stating a preference for underground parking on all sites. Comments also encouraged staff to reconsider how much parking may be appropriate in this area in the future (given ongoing work for the residential parking study);
- In terms of the framework concepts, it was observed that some concepts have more asphalt/new streets than others, and further consideration is needed to try to strike the right balance;
- One member commented that framework concept #1 may have more asphalt and new streets than needed, given topography and proximity to single family homes, while maybe concept #3 is a better approach, if further consideration is given to alleys as an alternative to new streets;
- We also need to recognize and manage the relationship between the execution of new streets/open space with the implications on potential building heights needed to achieve densities under study;
- One participant thought parking was a detail we could address later, and wondered if we should first try to reach greater clarity around the defined goals for this area, before trying to model scenarios that might help arrive at those goals – the group should be thinking about transitions, retaining the American Legion, affordable housing, the cemetery, better through block connections, a world-class YMCA facility, and market rate housing;
- Another member suggested that while it's good to have goals in mind, we need to avoid generating modeling just to back into that solution – there are broader implications in changing the land use, and since ownership and project scope can change over time, we need to consider that as well;
- One member commented we need to working towards goals while recognizing constraints, like challenges posed in building above six stories for certain projects;
- For future presentations, it would be helpful to dimension buildings in pertinent plan and section drawings, and then to include exhibits where all scenarios can be compared on the same page/slide;
- Another participant suggested we need to be thinking about the additional people and trips that may result from future development here, and additional demands that will place on existing infrastructure like 13<sup>th</sup> Street North – 13<sup>th</sup> is already serving as a cut through to Washington Boulevard;
- Given the topography, it makes a lot of sense to explore options with vertical mixed-use on the YMCA site, where residential is positioned above portions of a Y recreational facility;

- Also, green space might add to the overall value of the Y and opportunities for expanding into outdoor areas, should they choose to do so;
- For the overall study, members encourage staff to look at the site more creatively and innovatively, and to think of some potential solutions that maybe haven't typically be applied elsewhere in the County to date. If we don't currently have the right tools for certain outcomes, maybe we need new tools;
- Several members again supported concepts with less asphalt/pavement/new streets, and encourage limiting traffic on 13<sup>th</sup> Street, keeping traffic focused to Washington Boulevard. More green space is better than more streets;
- Staff should steer away from scenarios that include single family residential, as that's just not feasible here. Also not worth further pursuing UCMUD (Unified Mixed Use Commercial Developments), given very limited countywide application of such projects to date – density presented in other options could be further considered, but it will depend on if it can be shaped and tapered properly;
- Lyon Village's resident concerns are more focused on building height, and not as much on density; and
- Several encouraged staff to be sure to model development approaches that are viable – given concerns on what the practical limit to building heights might be here from a development perspective.

*Audience Comments:*

- One neighbor commented on the residential character of 13<sup>th</sup> Street and how that should be maintained – a proposal for a new larger YMCA could have significant impact on character;
- Another provided a brief summary of the YMCA's interest in being involved in the study and hopes for what they might be able to continue to do to serve the community in a new/renovated facility; and
- Another neighbor underscored the implications of density and building height at this location – and stressed careful consideration of parking and auto trips. Highlighted the need for projects exceptional in quality when located in the transitional area.

**KEY TAKE AWAYS / WRAP-UP:**

- Encourage staff to further expand study area to include abutting single family homes (and notifying them of study);
- Suggest including Red Top cab site (approved) in modeling/study;
- Encourage careful consideration of potential implications of study on 12<sup>th</sup> Road and 13<sup>th</sup> Street;
- Advise staff to reconsider framework for new streets, consider options with limited extent of pavement;
- Aim to maximize the pedestrian experience (quality and extent of connectivity through the site);
- Staff should think creatively and innovatively; given the exciting opportunities this area presents;
- Would encourage an assumption of all below grade parking across all scenarios;
- Encourage the mid-block green space and consider how that can play a more central role;
- Scenarios with single-family housing on YMCA site should be eliminated, along with UCMUD;
- Future studies should consider vertical mixed-use with housing atop a YMCA facility; and
- Overall concern with height, especially when buildings exceed six stories and force a change to a more expensive construction technique. Need additional focus on how harmonious transitions could be achieved to surrounding neighborhoods – especially across 13<sup>th</sup> Street.

**5. Adjourn**