
Long Range Planning Committee, Meeting Summary

December 20, 2016; 8:30-9:30 pm

2100 Clarendon Boulevard, Room C & D

Subject: 11th and Vermont Streets Special GLUP Study (Meeting #1)

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

Others Participating: N. Bagley;

1. Welcome

- Welcome and opening remarks provided by LRPC Chair for this project, Ginger Brown.

2. LRPC Discussion on Staff Presentation

- One member encouraged staff to pursue ways to amend the zoning to undo and avoid future instances of the unintended consequences effecting this (and potentially other) sites;
- Another member suggested that we try to avoid addressing this issue via a GLUP note, as was considered for the former Mazda site in the 700 block of North Glebe Road;
- Other members stated they were not excited about the idea of changing the established GLUP designation and patterns for the area – and would also prefer not to have an isolated piece of "High-Medium" Residential Mixed Use surrounded by "Low-Medium" residential to the north and south;
- It was noted that it would be helpful to know the approved/as-built floor area ratio for other "R-C" projects nearby;
- Several members agreed that whatever is modeled for the GLUP Scenarios, they should each reinforce the principle of tapering and transitioning down to 11th Street North. When illustrating the modeling, it would be helpful to consider several section-cut lines in order to better demonstrate exactly how the taper/transitions could work;
- There was more support among members to not model a "Medium" O-A-H scenario, although at least one member preferred looking at that designation as well; there was also discussion about modeling potential redevelopment of already developed sites nearby, but that too had more support to just consider the existing conditions;
- Members generally agreed it would be helpful to know the locations and better understand the context of other properties in Arlington that are already zoned R-C, designated on the GLUP as "High-Medium" Residential Mixed-Use, or otherwise anticipated to be rezoned to R-C in the future but not designated accordingly.

Audience Comments:

- One neighbor shared concerns with the level of density being proposed, and potential loss of green space;
- Another audience member inquired as to whether shadow studies would be looked at as part of this study; and
- A similar question was raised about the timing of looking at potential transportation impacts of the requested GLUP change (and development application)

3. Adjourn