

* COMMENTS RE. 12/20 LRPC MEETING MATERIALS.

2.21.2017

January 9, 2017



Anthony Fusarelli, Jr. AICP
Principal Planner
Department of Community Planning, Housing & Development
Planning Division
2100 Clarendon Blvd., Suite 700
Arlington, VA 22201

Dear Anthony:

The Ballston-Virginia Square Civic Association (BVSCA) has met with and heard from members and residents living closest to the Washington Boulevard-Kirkwood Road Special GLUP Study "Plus". Below are their and BVSCA's official comments in response to the presentation you made at the LRPC meeting of December 20, 2016.


To help preserve the character of our long-term, well-established neighborhood of single family homes located behind this study area which is currently feeling very threatened by potential development here as well as at the Buck site, we ask you to consider the following:

- Modeling SHOULD include the approved Red Top Cab site
- Modeling should include land topography
- Modeling should keep density on Washington Boulevard and Kirkwood Road, and taper to single-family or THs (NO higher than 3 stories) closest to 13th Street and Kansas Street
- What is the height (stories) of GMU buildings across the street?
- NO additional streets. We prefer less pavement to keep heights lower. Keep 12th and Kansas Streets as they are. Pedestrian connections preferred (to help encourage walking) as well as alleys around new buildings for loading, etc. Concerns re: additional cut-through traffic on 13th and 14th Streets
- Less large, open green space (as proposed in framework 1) to keep heights lower
- Concern re: adding only more rental units which do not encourage home ownership vs. condos that do
- Include retail as well as commercial space for companies/interests looking for smaller SF
- Concern re: adequate parking and potential impact of new residents and their guests on limited on-street parking in our neighborhood
- What is the impact of new families moving in on schools as there is no elementary school in our neighborhood?
- Preserve stand of trees along 13th street
- Housing above YMCA should be considered
- YMCA's potential development should enhance the important programs it has been offering to our neighborhood
- Parking concerns raised re: YMCA's redevelopment

BVSCA also believes it would be helpful to have a walking tour of the site with residents.

Thank you for very carefully considering these concerns. We look forward to continuing to work positively and constructively with you and our residents throughout this process. Should you have questions or need additional information, please contact me.

Sincerely,


Nia R. Bagley
President



FOR YOUTH DEVELOPMENT*
FOR HEALTHY LIVING
FOR SOCIAL RESPONSIBILITY

January 10, 2017

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Dear Anthony,

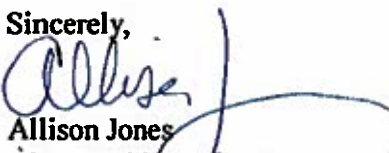
Thank you for the request to provide an additional response after the Washington Boulevard and Kirkwood Road Special General Land Use Plan (GLUP) Study "Plus" meeting held on December 20th, 2016. The YMCA of Metropolitan Washington appreciates the opportunity to offer further comments.

During the meeting, 2 points were stated by committee members regarding the YMCA location:

- Erik Gutshall stated the group should be studying what is an acceptable level of density and, at the same time, keeping an eye on goals for the study area. He said it is a unique site and a tool is needed for the "Medium" residential district/YMCA site. He believes it is a great opportunity to blow up the process and do something different.
- Ginger Brown pointed out that the lower density scenarios that Staff presented are not feasible for the YMCA and we won't get a new YMCA, and therefore we should not continue considering proposals that in the end are not feasible.

The YMCA is in agreement with these comments regarding the necessary density required for a new YMCA. Thank you again for this opportunity to provide feedback and we look forward to seeing you at the next meeting.

Sincerely,


Allison Jones
Vice President of Strategic Partnerships and Operations
YMCA OF METROPOLITAN WASHINGTON
202-232-6700

Anthony Fusarelli

From: Puskar, M. Catharine <cpuskar@thelandlawyers.com>
Sent: Thursday, January 26, 2017 4:39 PM
To: Anthony Fusarelli
Cc: Allman, Matthew J.; 'Garrett Erdle'
Subject: Kirkwood Modeling Information
Attachments: 14044X-00011-EX CONDITIONS_HEIGHT.PDF; 20170119_existing to ARL CO.DWG; GLUP Modeling Comparison Chart (A0748183).xlsx

Categories: Email Response Needed

Anthony,

As a follow up to yesterday's email, attached is a spreadsheet comparing the various modeling scenarios as well a chart comparing the assumptions used by Staff vs. our assumptions. We have also attached the topographical survey Garrett mentioned in our meeting.

A few quick comments and questions:

- Tab 1 of the spreadsheet compares the scenarios modeled by staff thus far, as well as scenarios that have not yet been modeled.
Our application assumes C-O-2.5, but, unlike the staff model, does not include the corner Graham parcel. As such, we request that staff model the C-O-2.5 scenario on the current Kirkwood assemblage as well. Ultimately, from the Applicant's perspective, the most likely development scenario is either (1) a C-O-2.5 development on the current Kirkwood assemblage or (2) a C-O-2.5 development on the current Kirkwood assemblage plus the corner Graham parcel. However, we also understand that, for purposes of the GLUP study, staff is also modeling a C-O-1.5 scenario. To make sure the modeling information is complete, we would request that you also model the C-O-1.5 scenario for the current Kirkwood assemblage for comparison purposes.
- We have included the density and parking information for the two "unmodeled" scenarios above based on mathematical calculations according to staff's assumptions. However, without preparing the model, we are unable to provide an estimate of building height or footprint for those scenarios. You will also note that there are a few instances where the numbers differ from what was presented at the most recent LRPC meeting, although it appears that you may have already updated this based on your prior email.
- You may have also have caught this, but the staff statistics for scenario 3 (Low O-A-H) seem to contain a typo. Specifically, the staff chart states that the base density scenario is 6 stories, 54', while the bonus density scenario is 6 stories, 64'. We suspect that the base scenario model is supposed to be 5 stories. This would be consistent with the floorplate assumptions that are stated in the staff chart.
- Tab 2 of the spreadsheet compares the staff assumptions vs. the Applicant assumptions. There are some differences that you may want to take into consideration as you do further modeling on this portion of the study area. Additionally, we think it is highly unlikely that the development will include any density or site area from the cemetery parcel,. As such, in order to simplify the information that is presented to the workgroup, we would suggest eliminating this modeling scenario altogether. Also, while we have included the UCMUD and C-O-1.0 modeling information for purposes of the comparison chart, we would not redevelop under either of those scenarios so would suggest that those be eliminated from the modeling scenarios as well.

Please let us know if you have comments or questions. Also, please let us know if it is still possible to move forward with the February 21st LRPC meeting date.

Thanks.

Cathy

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