
Long Range Planning Committee, Meeting Summary (#2)

February 22, 2017; 7:00-10:00 pm

2300 Key Boulevard, Key Elementary School

Subject: 11th and Vermont Streets Special GLUP Study (Meeting #2)

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

Others Participating: N. Bagley.

ITEM #2 11th and Vermont Streets

1. Welcome

- Welcome and opening remarks provided by LRPC Chair, Nancy Iacomini.

2. LRPC Questions on Staff Presentation

- Are there site plans that have not sought bonus density?
- Does RC have requirements for open space?
- Has topography been taken into account?
- When were the transportation counts taken?
- Can staff estimate the effective density for each building individually, zoned R-C, between Fairfax and 11th?
- How were site plans between Fairfax and 11th phased over time?
- Can you have stacked flats in R15-30T at same density?
- Why is Option G1 seen as having a con?
- Questions pertaining to Z1?

3. LRPC Discussion on Staff Presentation

- Request more background and information regarding transportation data?
- Would like to see more 3D modeling that explores splitting the GLUP, examining how deep into the block a potential 40' height limit would extend, to see impacts on massing?
- Would like the modeling to more carefully examine what might the appropriate heights and density be, and to consider whether open space could be incorporated into the site somehow?
- Perhaps another way to approach a change to Zoning purpose statement for R-C is to delete criteria that site is designated HMRMU, and just focus on ¼ mile from Metro;
- It would be one member's preference to try to get back to the status quo of how the Zoning and GLUP previously worked together (up to 2013), and would be hesitant to do catch-up changes to the GLUP – and oppose expansion of HMRMU;
- It would be ideal to find the least intrusive solution for specific site;
- Concerns about the evolution of the # of GLUP Notes over time, and a sentiment that this is not something to add a GLUP note for;
- Massing of the HMRMU bonus scenario in particular is a bit shocking;

4. Public Comment

- Nearby resident concerned about property value declining if the zoning changes to support the project, that would result in a design that is not cohesive with the area - would be fine with townhomes;
- Neighbor concerned about density and loss of green space;
- Nearby townhome resident would ask staff consider existing conditions along the balance of 11th Street, setbacks, and desires study of setbacks that complements the street conditions there today; a walking tour of the site and surrounding could be helpful;
- Another townhouse resident nearby is used to the existing parking lots and open space and playground, and doesn't understand that this should change. Also has concerns that transportation analysis is not accurate, as she cannot believe the numbers. Also can't believe LRPC's comments on the base HMRMU modeling scenario as something that could be open to consideration;
- Resident of Westview points out the existing setbacks in the Westview building, and asks that the modeling consider that;
- Do we need more high-rise residential in Ballston....where is the green space that we have now, where will that be captured?
- What is the best way community to provide feedback? What are the decision points to be reached and when will decisions be made;
- Westview resident concerned about surrounding parking, townhouses have County permit parking, and concerns about filtering parking into on-street? Traffic count data was from 2015, can more current data be used?
- Sister lives in Westview – need to be mindful of multiple areas where there is step down of Westview II; the existing building form and proposed modelling creates a gully;
- Traffic: Glebe/Fairfax/66, would love to see more information on assumptions and mode splits, and also more current traffic data;
- How should the petition that's been started be shared with the Committee?
- Furthermore, how would the zoning change benefit the greater Arlington Community?
- 2nd floor resident of nearby building, would like more focused attention on slides 8 and 34/33, to follow taper closest to the site/Vermont Street;
- Affordable housing – how is that addressed with projects like this?
- An Arlington resident who votes in Arlington stated his opposition to development on the church site.

5. Adjourn