

# Long Range Planning Committee, Meeting Summary

December 13, 2017; 7-9:30pm

2100 Clarendon Boulevard, Room 311

**Subject: 3804 Wilson Boulevard (Staples) and 2300 9<sup>th</sup> Street Special General Land Use Plan (GLUP) Studies (Meeting #1)**

Planning Commission Members in attendance: Daniel Weir, Kathleen McSweeney, Elizabeth Gearin

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## Welcome

- Welcome and opening remarks provided by LRPC Chair for the 2300 9<sup>th</sup> Street Special GLUP Study, Daniel Weir, who was also chairing the 3804 Wilson Boulevard Special GLUP Study in the LRPC Chair's absence.

## LRPC Discussion for 3804 Wilson Boulevard (Staples) Special GLUP Study

- A Planning Commissioner asked if staff was anticipating a site tour to occur as part of this study. Staff indicated there were no plans for a tour.
- An Ashton Heights community representative expressed several concerns and requests:
  - Could the modeling include adjacent properties along Wilson Boulevard?
  - Could staff verify rent levels of adjacent apartment complexes?
  - Is there any planned development in this area?
  - Could staff verify the ownership of the alley, south of the subject site?
  - Could staff prepare a summary of findings capturing where this proposal is inconsistent with adopted policies (Virginia Sector Plan)?
  - Could staff prepare a tree inventory for this area and verify if any trees need to be preserved?

Staff has agreed to follow up on these comments, but has indicated that the modeling would be limited to the properties included as part of the Special GLUP Study application. Consideration could also be given to ensuring maximum by-right potential was shown if it was not represented by existing conditions for adjacent properties.

- Attendees also requested additional information to verify if any redevelopment plans were anticipated by the adjacent church property which could impact the analysis for the Staples site.
- One member expressed concern over the application due to the adopted preservation goals for this area.
- Following some clarifying questions, there was general agreement regarding the number and type of categories staff would model and present as part of the second LRPC meeting.

## LRPC Discussion for 2300 9<sup>th</sup> Street Special GLUP Study

- Other attendees for this item included members of Trinity Church and the Adams Square Condo Association.
- One member asked if staff could verify whether the alley is shown on the Master Transportation Plan.
- One member said that if the office building was not slated to stay, the site should be redeveloped per the Form Based Code, as opposed to through a GLUP amendment.
- Another member asked why C-O-1.0 was not being modeled.
- One member asked if the modeling will include some tapering and transitions to the neighborhood and will the study document address these issues?
- One member suggested that setbacks from 9<sup>th</sup> Street to the alley should be included in the modeling. The massing on 9<sup>th</sup> Street should match what is across the street and the units facing the townhouses should match the height, etc. of the townhouses.
- One member asked if there is room for townhouses in front of the project or just on the sides.
- One member asked if parking will be addressed in the study. And how will the loading dock be addressed?
- A representative from Penrose raised the following points: parking issues; market rate v. affordable units; what is a 3.5 story townhouse; parking for the church and child care center; heavy concentration of affordable housing; condo option for lower income families so they can build equity; tree preservation; need more office space and lunch trade; the Penrose plan from 2003 is still valid.
- One member asked if the modeling could show the preservation of significant trees.
- One member asked what the commercial vacancy rate in on Columbia Pike is and if there is commercial v. office space demand.
- One member noted that the affordability of units is a Site Plan Review Committee (SPRC), not an LRPC issue.
- A member of the public asked if the developer has a particular unit count in mind. Can the trees be preserved?
- A representative from the church requested that traffic patterns be taken into consideration. The streets are very narrow. There are 76 2.5 year-old students that come to this site yearround. There are traffic jams with trucks trying to get to the loading dock, parcel delivery trucks, parents looking for parking, etc.. A safe environment is important and traffic will need to be addressed.
- A citizen noted that the parking and affordable housing discussions should not be deferred. One church in this area has already been lost and this church has no parking. 9<sup>th</sup> Street is a nightmare. Backup parking noises being at 5am. There is also a high density of pets and no dog parks, which is something that would need to be considered, particularly if there were apartment dwellers. There is a lot of unrented retail space in the area because rents are so high in the newly developed buildings.
- Another citizen noted that the commercial space in buildings like this is less expensive.