
Long Range Planning Committee (LRPC) of the Planning Commission
Meeting Summary
October 20, 2021, 7:00pm

This meeting was a virtual public meeting held through electronic communications means.

Planning Commissioners in attendance:

James Schroll (Co-chair, LRPC)
Elizabeth Gearin (Co-chair, LRPC)
Jim Lantelme
Leonardo Sarli
Sara Steinberger
Daniel Weir

Planning Commissioners absent:

Denyse "Nia" Bagley
Stephen Hughes
Elizabeth Morton
Devanshi P. Patel
Tenley Peterson

Representatives in attendance:

Natasha Atkins – Aurora Highlands Civic Association
Arthur Fox – Arlington Ridge Civic Association
Paul Holland – Glebewood Civic Association
John Sautter – Waverly Hills Civic Association
Cyndy Schneider – Commission on Aging
Chris Slatt – Transportation Commission

Staff in attendance:

Angie de la Barrera – DES, Transportation
Kellie Brown – CPHD, Planning
Matt Mattauszek – CPHD, Planning
Margaret Rhodes – CPHD, Planning

Members of the public in attendance:

Pam Van Hine, Peter Stuart, Meghan Leahy, Megan Rappolt, Shelbie Lock, Ben Simon, Tom Hannon, William Goodridge, Tom Ingold, Gina Grier, Carl Settlemyer, Eric Phillips, Mary Estelle Kennelly, Clyde McGraw, Colin Myers, Kedrick Whitmore, Demetrios Tsipsis, Freddy Chacon, Georgia Papadopoulus, Stratis Voutsas, Colleen Holland, Jo Anne McKey, John ?, John O'Connor, Josh Newborn, Laura ?, Malaika Scriven, Matthew Jones, Nancy Iacomini, Collin Buckley, David Taube, Freddy Chacon, Cynthia Hofteizer, Jenn Sober, Charles C., Beth Ziebarth

Tier I Review of Special General Land Use Plan Study Applications

LRPC Chair James Schroll opened the meeting at 7:00 pm.

Commissioner Schroll recognized the members of several other Arlington County commissions and civic leaders in attendance, as well as staff members.

Staff member Margaret Rhodes provided a presentation on the South Eads Street Residential Special GLUP Study application and Megan Rappolt made a presentation on behalf of the applicant.

Once the presentations concluded, Commissioner Schroll solicited comments and feedback from LRPC attendees.

The Commission members offered the following comments and raised several clarifying questions:

Comments related to the South Eads Street Residential Special GLUP Study:

- A clarifying question was asked about the Crystal City Coordinated Redevelopment District (CCCRD) boundary line.
- A question was asked about whether or not the northern parcel would be able to take advantage of the potential 60' height being explored as part of the Crystal City Building Heights Study (Heights Study).
- It was recommended that no Tier II Full Special GLUP Study begin until after the Heights Study is concluded.
- A 60' building in this location right against a small residential building would be a problem for the neighborhood.
- The Chair suggested that there may be openness to a full study, but that there are concerns about heights and transitions. There is an interest in waiting until after the Heights Study is finished.
- The cart is in front of the horse. The full study should wait until the uncertainties of the surrounding building heights are resolved.
- One commissioner said that a Tier II Study is needed.
- Another representative agreed and said that the South Eads Street streetscape should be brought up to current standards. The site is so close to Metro for redevelopment. There is so much impervious surface on the site and there are so many curb cuts. The Heights Study is a "broad brush" study, while a Special GLUP Study would provide more detailed guidance for this area.
- Another representative indicated that there is a real need to improve South Eads Street. There is no landscaping, only hardscaping. It is important to do a more detailed study.
- Another commissioner indicated that staff should proceed with a Tier II Study.
- Another representative agreed that a full review should be undertaken, but only after the Heights Study.
- A commissioner agreed that the site should be studied further to get clarity on the streetscape, heights, etc..

- The Chair noted that there is an interest in looking at transitions, heights, “complete street” improvements, stormwater and streetscape issues. He said that there is a desire to undertake a Tier II review. He noted concerns about timing vis-à-vis the Heights Study.

Public Comment

- One member of the public said that the BID supports a Tier II Study to advance the goals of the Crystal City Sector Plan and the 22202 Livability Study and to support the commercial development on 23rd Street South.
 - Another member indicated that the 23rd Street South landowners have formed a group.
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Staff member Margaret Rhodes provided a presentation on the 2000 North Glebe Road (Sunrise Senior Living) GLUP Study application and Clyde McGraw provided a presentation for Sunrise senior Living.

Once the presentations concluded, Commissioner Schroll solicited comments and feedback from LRPC attendees.

Comments related to the 2000 North Glebe Road (Sunrise Senior Living) Special GLUP Study:

- A clarifying question was asked about whether the senior living facility here is a legally nonconforming use given the changes to the Zoning Ordinance.
- A representative asked about occupancy and utilization rates. He also asked how the affordable housing requirement would be applied for a senior living project. Would adding 35-40 units be worth the upheaval of rebuilding the existing facility? How does this relate to the Missing Middle work? He said that this facility serves a very narrow constituency. He mentioned concerns about stormwater runoff, traffic, parking, walking routes to school and pickup and drop-off at the facility.
- Another representative said that a Tier II Study should be undertaken so that these issues can be examined and addressed. Senior care is a need that has been surfaced and it is never easier to provide more units than in a location where there is an existing senior living use. There is a need to address the sidewalk and the safe routes to school, as well as the garage entrance, to ensure that headlights do not shine in neighbors’ windows, etc..
- A commissioner seconded the need for a Tier II Study if only to resolve the non-conformance issue if the building was to be demolished by a tornado.
- Two other commissioners concurred with the need for a full review.
- The Chair indicated that there appeared to be a consensus for moving to a Tier II review. He said that concerns to be addressed during this review include transportation, access, stormwater, loading, sightlines, transitions and additional density.

Public Comment

- One member of the public asked if the LRPC has ever denied a request for a Tier II review. She said that this is not an appropriate land use and that such a project would be doubly nonconforming. She advised against a full review.
- Another member of the public said that staff's north and south photos on North Glebe Road do not show existing sightline impediments from 20th Street North onto North Glebe Road. People drive at 45 miles per hour on North Glebe Road and there is no visibility coming up the hill on 20th Street North. There was a delivery truck for the Sunrise facility blocking a fire hydrant the other day. How would doubling the number of residents, emergency vehicles, deliveries and staff members work?
- Another member of the public said that she does not think that senior living is the highest and best use of the land. She said that the photos included in the presentations do not accurately depict the site. She said that the seniors at the facility rarely go out so they would not be affected by the changes here, but that nearby residents would be. She said that the proposed new facility would ruin the aesthetic of the neighborhood and is concerned about the potential building height. She is also concerned about construction traffic and future traffic impacts.
- Another member of the public is concerned about the height of any potential new building and thinks that ingress and egress for the site would be better from North Glebe Road.

Commissioner Schroll adjourned the meeting close to 9:30 pm.