

Site Plan Review Committee

Summary of Online Engagement Comments

2500 Wilson Boulevard (SPLA24-00034)

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Site Plan Project Information

Project Name: 2500 Wilson Boulevard

Items Requested: Major Site Plan Amendment

Online Engagement Opportunity: Jan. 27 to Feb. 9, 2025

Review Focus Topics: Land Use & Density, Site Design & Layout, Building Height, Form & Architecture, Parking & Loading, Transportation, Open Space & Landscaping, Green Building & Sustainability



About this Document

This document contains comments received as a part of the Site Plan Review Committee's (SPRC) Online Engagement Opportunity for the 2500 Wilson project. A total of 153 respondents provided over 593 comments during the Online Engagement Opportunity period between January 27 to February 9, 2025. The feedback results and summary of common topics can be found below.

Feedback Results

- Feedback Form
- All Participants
- SPRC Members
- Other Board, Commission, or Committee Members
- Community Members

Summary of Common Topics

Below are common topics or themes received through the online engagement session that were identified by County staff. Please note that the topics have been summarized to provide an overview of the common themes or remarks and may not fully capture the concerns expressed by each individual respondent.

- **Land Use & Density:** Many respondents feel the residential and retail uses are appropriate and an improvement over the existing uses. Many expressed strong opposition to the level of increased density at this location as they believe it will overwhelm the community and will negatively impact neighborhood character and local infrastructure, such as streets, schools, existing parking, and sewers. At the same time, many expressed support for the proposed density and some feel the site could accommodate even more density than proposed due to close proximity to metro, transit options, and the walkability of the area. Many respondents indicated support for the proposed retail and open space, while a few respondents feel that site could use more open space. Some respondents indicated a desire for more retail along the entire ground floor of the building, however a few respondents fear that too much retail might end up vacant. Several respondents are not supportive of any redevelopment of the existing building due to the presence of the childcare center, Ladybug Academy.
- **Site Design & Layout:** Many feel the site design and layout are appropriate, while others express concern about the height and density and feel the site should better integrate with the surrounding community. Several respondents feel the site design should include more open space and more native trees. A few respondents believe that sidewalks should be bigger, protected bike lanes should be added, and consideration should be given to the location of deliveries and pick up and drop off. A few respondents believe there should be space allocated on site to a daycare and outdoor play area for children.
- **Building Height, Form & Architecture:** Many respondents feel the difference between 14 and 16 stories is imperceptible from the ground level and have nearly the same visual impact, while many think the building is too tall. Although some respondents suggest additional height would be appropriate to increase housing capacity, others believe the 16-story building overshadows nearby buildings and homes from sunlight and views of the sky. While some find the architecture attractive and well suited to the location, some expressed that they find the proposed architecture bland and unattractive. Multiple respondents appreciate that stepbacks are provided to break up massing of the building, while some mention that stepbacks should be eliminated to provide more residential gross floor area. A few respondents hope that the landscaping and biophilic design proposed on upper floors will be maintained appropriately. A few have concerns about the reflective materials used in the facade and glare that might result, and hope that bird friendly glass will be used.
- **Parking & Loading:** Multiple respondents feel the garage access and loading areas are adequate. There are mixed opinions on the amount of parking provided. While some feel the amount of parking is adequate given nearby transit options and walkability of the site, others believe it is insufficient given the project's location and will negatively impact on-street parking availability in the area and in surrounding neighborhoods. At the same time, others feel the proposed parking is excessive and the area already provides too much parking on-street. There is strong support for protected bike lanes on all streets surrounding the site, in addition to a floating bus island on Barton Street. In addition, multiple respondents would prefer to see the site prioritize bicycle users and install more bicycle racks around the site. Multiple respondents have questions about where deliveries, pick-up and drop off will occur, and if there is adequate parking to accommodate retail uses.
- **Site Access:** Some respondents are concerned with the amount of traffic that already exists in the area and worry the proposed development will create more traffic issues. Multiple respondents feel the garage access is adequate. Several respondents expressed support for the removal of on-street parking around the site. Concerns were expressed regarding the location of deliveries and pick-up/drop-off spaces.

- **Streets:** Some respondents believe the surrounding streets are already congested and the proposal will exacerbate traffic backups. A few respondents feel that traffic should be one-way on North Cleveland Street. Some respondents support the removal of on-street parking on Barton Street and recommend replacing it with a protected bike lane, given Clarendon's status as a Primary Bicycling Corridor. Multiple respondents support a floating bus island on North Barton Street.
- **Sidewalks & Streetscapes:** Several respondents advocate for wider sidewalks to enhance walkability and safety. Multiple respondents would like to see existing street trees remain, or for more trees and bioretention planters to be added. A few respondents feel traffic in the area moves too fast and the streets surrounding the site should be designed to slow traffic down.
- **Open Space & Landscaping:** Many respondents feel the open space and landscaping are appropriate for this site and are an improvement over the existing green space on the site. However, at the same time, many respondents feel there should be more open space, trees, bioswales, and other native plants that support pollinators. Many respondents feel that there will be too much concrete or impervious surface and do not support the use of managed turf. In addition, some respondents feel there should be more trees incorporated in the landscaping, specifically on the roof of the building, and in stepbacks, as long as they can be adequately maintained. A few respondents have a desire to see more outdoor seating in the open space. A few respondents feel there should be some open space along the Wilson Boulevard frontage. Some respondents are concerned the existing childcare play area will be removed and hope a child friendly space will be incorporated into the proposed design. A few respondents express a desire to have a water fountain on site.
- **Green Building & Sustainability:** Several noted their appreciation of features such as green roofs but suggest incorporating additional biophilic design elements. Some worry about the carbon footprint of demolishing all of the existing structure and wonder if any existing elements of the building could be retained. Multiple respondents feel that adding more bicycle infrastructure and bicycle parking onsite will be a valuable sustainability improvement. Multiple respondents express the desire to see solar panels on the roof. In addition, multiple respondents express support for adding electric car charging stations on site. A few respondents hope that unit appliances will be electric and will prioritize water and energy efficiency. A few respondents mention there should be an opportunity for residents to compost.
- **Other:** Multiple respondents are concerned about what will happen to the existing childcare center on site that many families rely on. Multiple respondents wonder whether the proposed design will accommodate a childcare center with a child friendly play area. Some respondents indicated a desire to see condominium units for sale, rather than all rental units. A few respondents wonder if the existing public art piece by Jim Sanborn will remain on site, or if a new piece of equal value will be commissioned for the site. A few respondents worry that this development will contribute to noise and light pollution in the area. A few respondents wonder about how many units will be affordable.