



Site Plan Review Committee

Community Engagement Comments

10 S Glebe Road – Goodwill Site (SPLN23-00008)

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Site Plan Project Information

Project Name: 10 S. Glebe Road – Goodwill Site

Items Requested: Rezoning & New Site Plan

Online Engagement Opportunity: Oct. 23 – Nov. 3, 2023

Review Focus Topics: Land Use & Density; Site Design & Layout; Building Height, Form & Architecture; Site Access & Circulation; Parking & Loading; Streetscape Improvements; 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 Goodwill project. A total of 167 participants provided comments during the Online Engagement Opportunity period between October 23rd to November 3rd. The feedback results and summary of common topics can be found below. All comments beyond the review focus topics are categorized as “Other”.

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 and may not fully capture the concerns expressed by each individual respondent.

- **Land Use & Density:** Most respondents believe the proposed uses and density are appropriate, with many expressing support for the affordable housing and childcare facility components of the project. While many respondents believe the site can accommodate more density, some believe the proposal includes too much density and the level of proposed uses will negatively impact traffic on Glebe Road.
- **Site Design & Layout:** Most respondents commented the building placement, setbacks and orientation toward Glebe Road are appropriate and an improvement over the existing site conditions. However, many respondents expressed concerns about the large building setback on Glebe Road and how the site design is auto-oriented. Many respondents also questioned how on-site vehicular circulation will work in an effective manner given the single site access point, with some noting the need to prioritize pedestrian safety.
- **Building Height, Form & Architecture:** Most respondents believe the height is appropriate, with many welcoming additional height if it provides for more affordable units. However, some respondents believe the building is too tall for the surrounding community. Meanwhile, comments on the architecture is mixed. Some respondents commented on the use of high-quality materials, while others noted the architecture is generic. At the same time, some respondents believe the architecture is fine and complements the Goodwill store.
- **Site Access & Circulation:** While many respondents commented they have no concerns about site access and vehicular circulation, many others noted the potential impacts to traffic on Glebe Road as a result of congestion in the surface parking area and queuing lane. Some respondents expressed concerns about the operations and management within the drop-off area between vehicles and pedestrians for the donation drop-off and childcare uses. Several respondents also shared concerns that the single curb cut on Glebe Road provides poor site access and the overall layout prioritizes vehicles over pedestrians.
- **Parking & Loading:** Many respondents believe the proposed parking and loading is adequate. However, some respondents believe additional parking is appropriate to support the residential and childcare uses. Several respondents expressed concerns whether the site can handle the vehicular and loading activities without negatively impacting traffic on Glebe Road. A few respondents also shared concerns about the presence of surface parking between the building and street as well as the need for pedestrian and bike access for childcare pick-up/drop-off.
- **Streetscape Improvements:** Most respondents agree the proposed streetscape improvements on Glebe Road and the Arlington Boulevard off-ramp are appropriate. However, some others believe the proposed off-ramp streetscape is insufficient and should include a wider trail and planting buffer. Some respondents expressed concerns about the retaining wall and how it impedes sightlines and disconnects the building from the street. Some respondents also support a wider streetscape on Glebe Road as well as improved crossings to enhance pedestrian safety.
- **Open Space & Landscaping:** While some respondents believe the proposed open space and landscaping are adequate, some others noted the need for additional open space for the residential and childcare uses as well as additional efforts for tree preservation and tree planting on-site and in the streetscape.

- **Green Building & Sustainability:** Most respondents agree the green building commitments are adequate for the site, with some expressing support for including solar panels, electric vehicle charging and bird-friendly glass.