

Minutes for meeting Sunday ,July 8 2012

Attendance: Maura Quinn, David Vanwagner, Mark Haynes, Bernadette Wolford, John Herickhoff, Paul Ducharme, Steve Cole, Terry Serie, Robert Atkins

Meeting called to order 5:08pm

Maura Quinn started off by showing the information that she had from the Safeway RFP (request for proposal) to present at the July 10th meeting

Current Zoning: C-1 (Local Commercial District) Maximum density of 1.0 FAR and 35 feet in height are permitted by right.

Possible Rezoning Scenario:

C-2 (Service Commercial-Community Business District). Maximum density of 2.0 FAR and 45 feet in height, plus additional height for penthouses, is permitted. However, C-2 Zoning is subject to several conditions. First, the project must include a minimum of 0.4 FAR of retail uses on the ground floor and a maximum 1.1 FAR for residential. Second, at least 75% of the building's façade along Wilson Boulevard must be immediately adjacent to the sidewalk (i.e. a zero set-back) and all retail uses must be oriented toward Wilson Boulevard. Third, parking must be located to the rear or the side of the buildings and screened from the street and adjacent uses. All offers should assume that the developer will be responsible for the construction of a 58,000 - 65,000 square foot Safeway Store per the Design Criteria outlined in section #4. The project should include a minimum of 170 parking spaces for the Safeway store.

Steve Cole pointed out two things about the presentation: One of the buildings that was shown in the Safeway RFP is a 15 story high-rise that Maura may not want not to show at the July 10th meeting because it could give the wrong impression and he strongly felt that no building of that size could be approved to be built on that site. The second was that even though the RFP stated that a possible rezoning scenario was to rezone to C-2, the developer that is chosen as Safeway's development partner could very well end up requesting a zoning change beyond C-2 based on the initial drawings and specifications. There are many possible scenarios that could happen and they will discuss these at the July 10th meeting.

The other change that the developer could ask for is GLUP change (General Land Use Plan)The developer or the county itself could ask for this, if it is required. A GLUP change is more costly for the developer. This would also require discussions with the community.

The question was asked at what point the community will know what developer is planning at the site? It was explained that it is a two step process. A proposal is submitted to the county. The staff reviews the proposal. Only after the staff accepts the proposal does it become public. The staff then encourages

developers to talk to the community for a period of time. At this point Safeway will probably let development partner take the lead in discussions. The proposal is not finalized until it is approved by the county board.

It was decided to break the discussion of the development process into 3 parts at the Town hall meeting

10 minutes "by right " Safeway can build on the site if they stay in the C-1 zoning by right

Time for questions

10 minutes GLUP change

Time for questions

10 minutes zoning change/ site plan

Time for questions

At this point if there is time left over we could open it up to public concerns and how they could best be addressed.

Terry Serie pointed out that one of the ways that the community can implement change is to use the zoning change process to modify plans if possible. Safeway does not have to involve the community if they build by-right, but it does if it needs a zoning change.

The community needs to stay involved in this long process and also come to some sort of consensus.

Steve Cole emphasized that Arlington County feels strongly that Civic associations represent neighborhoods and the Civic associations will make the decisions about neighborhood positions.

The other point that was made was that the people that are most affected are those that are immediately surrounded by the Safeway so every effort should be made to involve these people early in the process.

Again it was emphasized that if the neighborhood is split it will diminish our control over the process.

One of the things that we could negotiate was to get zoned parking in the vicinity of the Safeway if neighbors were concerned about people from the new apartments parking in the neighborhood. The parking is now set at 1.18 parking spots per apartment unit but the county has been known to reduce that in other projects.

Steve Cole said he feels that this will be a precedent setting development because it is a small pocket of development that is close to neighborhood homes and he feels that the county is going to be cautious in how it proceeds.

Bob Atkins stated that at the conclusion of the program on July 10th we should detail what our next steps are going to be and emphasize that this is going to be a two year process and we will need consistent engagement over time. We should get addresses and email of all in attendance at the meeting so that we can follow-up with them

Meeting adjourned 6:46pm

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