

**Dec. 10, 2012 Community Forum**  
**Safeway Task Force ([www.safewaytaskforce.wordpress.com](http://www.safewaytaskforce.wordpress.com))**

- Approximately 100+ attendees during the “plenary” session to hear Safeway presentation, Q&A session and Safeway Task Force presentation. 54 attendees stayed for the small group break-out session.
- Safeway Presentation
  - 30 minute presentation by Safeway representatives followed by Q&A session
  - Handout of illustrations of modern Safeway store features
  - No further information about where Safeway is in choosing a developer
  - Store would be closed for approximately one year during rebuild
  - Projected completion in 2016
  - Will maintain pharmacy services in a trailer on site during the construction period
- Q&A Session
  - Two points of note during Q&A session
    - Safeway stressed its intention to continue to maintain a store at site
    - In reaction to the question “What prompted Safeway to believe that the type of re-development described in the RFP would be supported by the community?”, a representative indicated that Safeway understood that the BCA had endorsed such a concept based upon a meeting with BCA leadership and the provision of renderings of a re-developed Safeway with upper-stories
      - Numerous audience members objected that there were never any redevelopment plans that were endorsed by the BCA
- Task Force Presentation
  - Re-cap of possible re-development processes including By-Right and Variance building designs, and what the Arlington County process for approval would be
  - Visuals were provided to illustrate various building heights on site, comparing to Federal Lock and Safe height across the street
  - A number of people observed that the “boxiness” of some of the re-development designs gave a misleading impression, as most re-development scenarios would likely have upper-story scaling to reduce shadowing of nearby residences

## Small Groups Report

54 participants

### Acceptable Building Heights:

- 39% (21) 35' high or less
- 39% (21) 40' high or less
- 15% ( 8 ) 50' high or less
- 3.5%( 2 ) 60' high or less
- 3.5%( 2 ) abstain

\* 35ft is “by right” development; 40ft = 20 ft Safeway + 2 additional stories; 50ft = 20ft Safeway + 3 additional stories; and 60ft = 20ft Safeway + 4 additional stories

### **In Aggregate, The Groups Raised The Following Concerns and Issues In The Following Rank Order**

#### **1. INCREASED TRAFFIC FROM THE DEVELOPMENT**

##### Suggestions:

Traffic calming measures-along Edison Street north of Wilson and Emerson Street south of Wilson.

2 or more entrances to the parking garage.

Traffic light

Turn lanes on Wilson for intersections providing access to Safeway

#### **2. BUSINESSES MORE DESIRABLE THAN RESIDENCES IN EXTRA SPACE.**

Less noise than residences

Like street level businesses

Coffee shop with separate entrance

Restaurants

No bars

#### **3. NOT WANTING BIGGER STYLE STORE**

maintain grocery store on site

#### **4. PEDESTRIAN SAFETY**

Concern about proximity to school and walk-in business.

##### Suggestions:

Sidewalk improvements

Lighting

Traffic Lights

Traffic calming

#### **5. STEP DOWN BUILDING DESIGN to the back and Edison**

Minimize impact on immediate residences to the back

For school safety

**6. DELIVERY TRUCKS**

Need to minimize impact on residences/neighborhood

Suggestions:

Entrance on Wilson not side streets

Restricted hours

Noise abating fencing

Underground loading dock

**7. NEED FOR BUFFER ZONE**

Set back of store from adjoining streets and properties

Green space

Brick wall

**8. PARKING PRIORITY**

Customers/ workers/ nearby businesses

Safety of underground parking

Zoned parking on adjacent streets

Handicapped parking street level

**9. UNDERGROUND WIRING/ UTILITIES**

**10. NEW STORE DESIRABLE**

Variety

European style- 2 story with shopping cart escalator

**11. OTHER ARCHITECTURAL CONSIDERATIONS**

Visual impact/ pleasing design

Create space as Destination

Center plaza

Community Room

mixed use office/residential/retail

**12. OTHER CONCERNS / SUGGESTIONS**

Preference for condos over rentals

Concerns of immediate neighbors should have priority

Only concerned about their own issues, not larger community

ie precedent for other county development

sensitive to not negatively effecting existing businesses

should tell Safeway no more than 35 for negotiating leverage