

Michael Cullen

From: Bernard H. Berne <bhberne@yahoo.com>
Sent: Wednesday, April 04, 2018 12:45 AM
To: Michael Cullen
Subject: Wesley Housing Corporation's Red Cross - Trenton Street project: County staff report on rezoning request and site plan

Re.

Z-2602-18-1 Wesley Housing Development Corporation, rezoning from R-6 One-Family Dwelling District to RA8-18 Multiple-family Dwelling District; and from RA8-18 Multiple-family Dwelling District to R15-30T Townhouse Dwelling District, for the property known as 20 N. Thomas St., 15, 19 N. Trenton St., & 4333 Arlington Blvd. (RPC #20-028-001, -002, -003, -004).

SP #446 Wesley Housing Development Corporation to construct a 115-unit multifamily residential building and 19 townhouse units with the existing 63-unit Whitefield Commons buildings to remain; in the RA8-18 Multiple-family Dwelling District and R15-30T Townhouse Dwelling District under ACZO §5.8, §6.3, §15.5. Located at 20 N. Thomas St., 15, 19 N. Trenton St., & 4333 Arlington Blvd. (RPC #20-028-001, -002, -003, -004).

Mr. Cullen:

The above property is within the Buckingham Community Civic Association's neighborhood. At the Association's regular membership meeting on November 13, 2017, representatives of the Wesley Housing Development Corporation presented its plans for the above project to the membership. After a discussion, the members present voted unanimously to support the following resolution:

The Buckingham Community Civic Association opposes construction of the 4333 Arlington Blvd. – Red Cross/Trenton Street Residential project in its current form. BCCA recommends the following:

- Eliminate all bonus density requests associated with the construction of an environmentally sustainable building and for the inclusion of affordable housing.
- Eliminate the parking density exception (i.e., the development should meet current county zoning requirements).
- Eliminate three townhouses.
- Increase the amount of open space and green space.
- Redesign the site and buildings in the character of the Buckingham Community's garden apartments by mimicking the historic buildings' appearances and large swaths of open space.
- Incorporate native trees and plant species, including pollinator habitats rather than mowed grass.

When developing the above recommendations, civic association members noted that the Buckingham neighborhood presently has 7% of the affordable housing units that exist within Arlington County. This is one of the highest percentages of any neighborhood within the County. Under such conditions, members considered that it would be inappropriate for the County Board to approve any bonus density for the above project.

In addition, members noted that the loss of open space and mature trees that the project and its associated bonus density would create would have a significant adverse affect on the adjacent Arlington Oaks

condominiums. Arlington Oaks is a remaining component of the original historic Buckingham garden apartment community. The design of the proposed project's townhouses and main building are completely inconsistent with the design of the historic Buckingham garden apartments.

I represented the Buckingham Community Civic Association at all of the meetings that the Site Plan Review Committee held on the above project. The Wesley Housing Development Corporation did not agree to implement any of the Association's recommendations for the project during the site plan review process.

On behalf of the Buckingham Community Civic Association, I therefore ask you to place or summarize the Association's resolution and my comments above in the staff report that you are preparing on the above rezoning request and site plan.

Thank you.

Bernard Berne
President
Buckingham Community Civic Association

Michael Cullen

From: Brian Tucker <briantucker.ao@gmail.com>
Sent: Tuesday, April 03, 2018 9:11 PM
To: Richard Best; Robert Gibson
Cc: Michael Cullen; Stephen Hughes
Subject: Red Cross Site Plan

Dear Members of the Transportation Commission,

I am writing as representative of Arlington Oaks, the condominium property that bounds two sides of the proposed development site. Our condominium consists of 40 two-story colonial garden style buildings situated around large expanses of green space and intimate courtyards. The property is 17 acres and houses 374 individual units, and exhibits all the characteristics of garden style living design that focuses on low scale buildings set among large open expanses of trees and green spaces. Our community is emblematic of the Buckingham Community.

Our Association is concerned about the potential and what we believe to be negative impacts of the development on existing traffic patterns and overall quality of life in our community. We've seen little to no effort on behalf of the applicant to address concerns expressed by our residents and neighboring properties.

The east side of the Arlington Oaks property is serviced by the following streets:

- George Mason Drive
- Arlington Blvd Service Road (One Way)
- North Trenton Street
- North Second Road
- North Thomas Street
- North Pershing Drive

Arlington Oaks residents park along these streets, many of which are very narrow. Parking generally consists of pull in diagonal parking which requires backing out into traffic to exit the parking space. In addition, sidewalks around the property are narrow.

We would like to communicate the following concerns to the Transportation Commission:

1. Flawed Traffic Impact Analysis:

The study was conducted in May, a couple days before Memorial Day, a Federal, State and County holiday, and a time when many schools are closed for long weekends and people travel out of town.

The study failed to recognize on-going issues our community has with major traffic backups during the morning arrival hours at the Foreign Affairs Training Center and the Army National Guard located directly across from the development. Vehicles arriving at these locations back up into our streets preventing residents from leaving parking lots and spots.

The study also failed to recognize on-going issues our residents have leaving their parking spaces during drop-off of students at the St. Thomas Moore Catholic School. In addition, the study failed to capture traffic altogether during afternoon hours when the school releases as it was outside the time of the study.

The results of the study indicate negligible impact on the traffic in our community, but as residents who live day and day out with the traffic, we know that an additional 733 trips per day through our streets will have a negative impact on the community and our qualities of life. Unfortunately our Association has limited funds and is not able to hire an independent consultant to refute the claims of this study.

2. Failure to account for reduced Bus Services:

The applicant has repeatedly touted the various metro bus services adjacent to the site, but have failed to take into account WMATA's plans to drastically reduce bus service on the 4 and 22 lines which directly serve the area.

3. Failure to acknowledge limited bike amenities:

The developer is providing ample bike rooms but is not including any bike-friendly routes on the property nor acknowledging that the area is not bike friendly as streets are either high speed and busy or very narrow with cars backing out, which this development will be exacerbating with increased daily trips.

4. Failure to incorporate reasonable accessible routes:

The main entrance is only accessible from the northern upper levels of the site by a long circuitous route and then along the busy Service Road. Additionally the only accessible route through the northern part of the site over to North Trenton Street involves traversing through parking lots.

5. Flaws in locating building's main entrance:

The developer has located the main entrance along the busy Arlington Blvd Service Road - where traffic exits Arlington Blvd at high rates of speeds. Also, located near the main entrance is the metrobus stop. There is no public entrance or identity at all on the northern part of the site which is accessible to all the parking areas or individuals coming from the Ballston / Buckingham Corridor. There is no long term (and I believe not even short term) parking near the main entrance. It is likely passenger vehicles, buses, and delivery trucks will be parked along this high speed off ramp where visibility is limited, thus creating a very dangerous intersection.

The negative impacts of this development are already being felt in this community. Our long term neighbor, the Bethel United Church of Christ, which has long used the Red Cross Parking lot for their parking, is closing their doors due to this development and no longer having any parking accessible for their members. In addition, the development is invalidating the site plan for the Children's International School - a multi-cultural pre-school program, which may force them to close or relocate. It would be unfortunate to see this community lose such a needed resource. To my knowledge, they've not offered to work with these to organizations to accommodate their needs.

Although, I applaud and support the mission of Wesley Development, they seem to be compromising this neighborhood and great existing programs, at the expense of their own mission.

I apologize that I am not able to speak in person at the April 4th Commission Meeting, but thank you for attention to the items outlined above. I also hope you'll find the testimonies of Aimee Hiskett, member of the Arlington Oaks Board of Directors, as well as other residents, useful in developing your recommendations and your decision making process.

Sincerely,

Brian Tucker
President

Arlington Oaks, A Condominium

January 31, 2018

Mr. Michael Cullen
DCPHD
Arlington County

Re: 4333 Arlington Blvd. – Red Cross/Trenton Street Residential

Dear Mr. Cullen,

As a homeowner in the Ballston area since 2002 and a neighbor (living in Arlington Forest) of the subject property, I write to take advantage of the opportunity for community comment.

I would like to express my ***clear opposition*** to both the proposed development's concept – a massive 6 story (not 5 as purported) 112 unit high rise jammed in along with 19 new townhomes – and the specific implementation of that concept currently proposed by the developer. In particular, it is clear the site plan review committee should reject this concept and specific implementation of a large (6 story - 3 sided - 112 unit) affordable housing development in this specific location as well as the specific implementation proposed.

This site is not appropriate for a large building of that size footprint or height, the proposal is wholly inconsistent with the characteristics of the neighborhood, and the proposal will greatly exacerbate the existing gridlock at George Mason and Route 50 we residents personally sit in and witness daily.

While townhomes properly designed and sized to fit within the neighborhood feel are workable and would make sense, the large proposed multi-family building will have pervasive negative impact on Barrett Elementary school resourcing, and will set a negative and ill-advised precedent in the immediate area and elsewhere along Route 50 where garden style apartments or individual homes not in excess of 3 or perhaps 4 stories are the norm. Only in Rosslyn, are there massive buildings lining route 50, and this area is generally viewed as one of the worst designed parts of Arlington with respect to urban planning, architectural design, and livability.

Ideally, the proposal would be rejected outright or at least the large sprawling multi-family high-rise forced to be removed in lieu of something more modest. At a minimum, I encourage significant reduction in height, size, and residential capacity to the proposed high rise including suggested division of the single building into multiple smaller buildings to allow for green space between and blending with the historically designated neighboring shorter garden style properties.

Below please find further elaboration on some of the select negative impacts that will occur if the proposal is approved as currently proposed for site plan review committee consideration.

Negative Impact on Arlington Public School System – Particularly Barrett Elementary School

While a concept of Affordable Housing is surely a good theory and concept, like most County policies, proper implementation is necessary to provide a net benefit to the community. If not,

regardless of how laudable the goal, a well-intended initiative can actually be detrimental. It is well-recognized, based on its characteristics, that this specific location is actually a poor parcel choice for a large affordable housing unit development.

First, the immediate surrounding Ballston area already has one of, if not the largest, affordable housing population in the County. Multiple new affordable housing developments have been just built in the last several years just a few blocks from this location. A balanced distribution of County projects altering the housing market in Arlington is a prudent and well-recognized path for successful. Oversaturating one neighborhood with housing initiatives is recognized by urban planners as a flawed approach. This proposal pushes Arlington further towards this flawed approach.

This saturation is having real negative impact on school resources. Once again, it's the concentration and high numbers of both students and affordable housing units in a subset of neighborhoods that is taxing our school resources. As of Arlington County stats, **Barrett Elementary School has the *second most students and the second highest percentage of students eligible for Free and Reduced Meals (FARM) of any elementary school in the county.*** (<https://www.apsva.us/wp-content/uploads/2017/12/FREE-REDUCED-OCTOBER-31-2017.pdf>)

Over 61% percent of the students at Barrett require additional resources (FARM) with these numbers likely to continue to rise even before this proposal would go into place.

While it is expected students to some degree will have different resource needs, when a school begins experience the majority or approaching 75% of students needing additional resources, the quality of education of the school as a whole for all students begin to suffer due to the excessive resource needs. Were Arlington a place where all schools had these percentages of students resource needs, it could be viewed as a simple circumstance of the location. However, this is not the case in Arlington where other elementary schools have completely the opposite in terms of resource needing student percentages. Jamestown has only 3% of its kids eligible for FARM and added resource needs associated with these students.

What these statistics support is restraint in cramming more students and particularly more resource intensive students into an area already maxed out in its resources due to its high number/percentage of increased resource needing students. With 112 units of affordable housing units now proposed, the vast majority being multi-bedroom units for families with children, it is likely Barrett Elementary school will soon be experience numbers approaching 75% FARM. This will further widening the gap in such numbers across the County, in direct contrast to the work being done by the Arlington County School Board to close this gap across schools county wide.

NOW is the time this the School Board can be assisted – when proposals for new building projects are made – not once people are living in them. I ask the Site Plan Review Committee to require the developer to submit a further proposal with a smaller size and capacity multi-family building including consideration of multiple smaller garden style buildings at a minimum.

Complete Lack of Consistency with the Neighborhood

Key construction design concepts for effective urban development involve building with a “sense of place” – the location you are building – and proper scale. Not surprisingly, the developer here as most developers do, is clearly looking to jam the property so it’s busting at the seams to maximize profit. Any objective observer knows the multi-family dwelling proposed lacks size and scope relation to the neighboring developments and is intended to maximize profit. One building with this size footprint will dominate this neighborhood and forever for the negative change an otherwise consistently and well thought out development area with design ties, walkability and community feel that provides for a green and residential feel in an urban area.

The Site Review Committee Members itself have already recognized the highly flawed approach taken by this proposal at recent meetings. While townhomes if designed properly could fit with the character of the area, the proposed high rise regardless of design features will stick out like a sore thumb when viewed in context of the surround properties. It will be a massive sprawling structure dominating an area where every other structure occupies a small foot print, none exceeding 3 stories.

The sheer size (number of units in the multi-family building) and density of the proposal will also unjustifiably add to the already gridlocked intersection of George Mason and Route 50, and surrounding streets. Regardless of purported traffic studies I personally sit in the left turn lane for 3 or 4 or more lights backed up waiting to turn from Southbound George Mason on to Route 50. Traffic is so bad at the intersection right near this property that many in Arlington Forest simply avoid it all together. One wonders just how bad will the gridlock at this intersection be now adding 150 + families in a location not at all close to the metro.

I respectfully ask the site review committee to fully perform its gate keeping function and either recommend against the proposal or at a minimum require significant reductions to the scale, numbers and size, particularly with respect to the multi-family building. Please also make the design more resemble that of the traditional buildings of Arlington – not pre-fab high rises.

Thank you for your time and consideration!

Sincerely,

David Gerk
Arlington Forest
(Arlington homeowner since 2002)

Michael Cullen

From: Brian Tucker <briantucker.ao@gmail.com>
Sent: Wednesday, January 17, 2018 1:34 PM
To: John Liebertz; Michael Cullen; Rebecca Ballo; stephenthughes@gmail.com
Subject: HALRB - 4333 Arlington Blvd. – Red Cross/Trenton Street Residential

Dear Members of the HALRB,

I am writing as representative of Arlington Oaks, the condominium property that bounds two sides of the proposed development. Our condominium consists of 40 two story colonial garden style buildings situation around large expanses of green space and intimate courtyards. Our residents are concerned about the developer's lack of understanding of the Buckingham Community, both in terms of density and green space, and architectural style.

Unfortunately, myself and members of our community are unable to attend tonight's meeting. The annual meeting of our Association is this evening and requires 25% of our membership to attend to conduct our annual business. We wish we could be there to support your efforts and speak regarding this development, but ask that this correspondence be shared with your members.

I have reviewed the Memorandum of the presentation your heard regarding the development of the former Red Cross Site at 4333 Arlington Boulevard on December 20, 2017. I want to offer my support of your concerns expressed at that meeting. They almost verbatim represent comments I expressed as representative for Arlington Oaks at the second SPRC meeting held on November 20, 2017. Many of your comments were also shared by individuals at the table at the SPRC meeting, including Planning Commission Members.

I have reviewed the drawings and other images posted to the website recently entitled Part 1, Part 2 and Part 3. I am pleased to see more contextual information provided to your Board, as this was a request made by myself and other members of the SPRC at multiple meetings.

I still express the following concerns based on my review of the information:

1. No changes have been made to the arrangement of the townhouses to reflect the garden-style character of Arlington Oaks and the Buckingham Community (buildings arranged around green spaces / courtyards).
2. No changes have been made to the apartment building to step it down down the Association's buildings and thus acknowledging the smaller scale of the colonial style buildings of the Association. In addition, no changes in height have been made to the townhouses to recognize the scale of the Association's building which are only two stories. The townhouses are still much taller than our adjacent buildings at four stories.
3. No changes have been made to the large solid brick walls located along North Trenton Street and the entrance into the site from North Trenton Street. This does not create an inviting neighborhood. Additionally, the raised courtyard (again another blank wall) at the apartment building does not allow for public access to green space which is drastically being reduced in this development plan.
4. Stucco is still being shown on the building (including areas adjacent to the Association's brick buildings). Stucco is not used in the area and there is no context for it. Stucco also will not weather well. Building materials should be long lasting for this type of development. I am also concerned that stucco can very easily be value

engineered for cheaper materials during construction, such as EFIS, without requiring approval from your Board or other County entities.

5. It is unclear from these documents if the developer is still proposing to use rusticated materials for the detail elements (quoining) at the corners of the apartment building as noted at SPRC Meeting #2. Rusticated quoining is not found on the Association's building or in this area. Quoining should be accomplished with the same brick used as face brick on the building.

Thank you again for your efforts in this process. I appreciate your consideration of these comments in this review process.

Brian Tucker
President

Arlington Oaks, A Condominium

Michael Cullen

From: andy drumm <andydrumm9@gmail.com>
Sent: Monday, November 27, 2017 1:57 PM
To: Stephenthughes@gmail.com; Michael Cullen
Cc: Brian Tucker <redcrossdevelopment.ao@gmail.com>
Subject: 4333 Arlington Blvd. – Red Cross/Trenton Street Residential Site Plan #446

Dear Stephen and Michael,

Thanks for the opportunity to submit comments regarding the above mentioned proposed development in my street.

I have lived at 202 N. Trenton since May 2005 and have several serious concerns about the proposed development which will affect me and my neighbors directly.

Firstly, before I outline my concerns, I think its relevant to let you know that at Arlington Oaks we have actively supported several County initiatives over the years that I've lived here. The ones I have directly been involved with include:

- a. The StormwaterWise Landscapes Program:** working with Aileen Winqvist we installed Rain Barrels, and rain gardens, and converted a grass area to a community garden; Installed composters.
- b. Tree Distribution Program:** in a recent survey we documented we planted 70 trees between this program and the TCF below. I trained and became certified as an Arlington County Tree Steward to support this work.
- c. Tree Canopy Fund:** collaborated with County Arborist Vincent Verweij on the County tree inventory.
- d. Invasive Plant Program:** We removed English Ivy from several areas on our property
- e. Arlington Green Garden Tour:** Participated in this ACE lead program for several years to showcase our implementation of the above-mentioned initiatives;
- f. The Arlington Initiative to Rethink Energy (AIRE):** implemented energy audit (Claudia Tighe) and household survey, installed more energy efficient heating systems (John Morrel) and switched to low energy lighting.

So you see we have made considerable efforts to be good collaborators with Arlington County initiatives.

Regarding my concerns (which I know are shared by at least several of my neighbors):

1. **Loss of tree canopy.** There are 30 mature native oak, holly and other native trees on the Red Cross property, as well as a large, mature dense bamboo thicket. Buckingham has one of the lowest percentage tree covers in the County at 26%. If these trees are lost to the development it will result in a significant loss of tree canopy cover in a neighbourhood that is already largely denuded of canopy trees. Assuming there remained room to plant them after the development, it would take many years for any trees planted to reach canopy height.
2. **Loss of permeable surface area.** The proposal, if implemented, will result in a net loss of 25% of the existing permeable surface area. This will dramatically reduce the opportunity for planting trees to replace the lost canopy. It will also result in increased stormwater runoff.
3. **Loss of open space.** The footprint of the proposed development dramatically reduces open space where residents can walk, walk their dogs, play etc. while at the same time dramatically increasing the number of local residents. This inevitably results in a reduction in quality of life. It will also increase the

pressure on Arlington Oaks green spaces by people, especially dog walkers I the proposed town houses and others who will have few options of nearby green space.

4. **Traffic congestion.** Already an issue at peak times (school and church-related), will be significantly exacerbated by the volume of proposed new homes (as well as the cancelation and reduction of local bus services).
5. **Loss of heritage value.** The proposed architectural design is entirely incongruent with the historic Buckingham architectural design.
6. **High increased density of residents.** The current proposal seems to cram the maximum number of people into the available space without regard for environmental or social well-being of local residents.

I am concerned that all the efforts we have made to support and collaborate with Arlington County initiatives on our Arlington Oaks property over the past 10 years or so will be *cancelled out* by the impacts of the proposed development.

This location should be more appropriately developed with a significantly smaller footprint, retaining or increasing available open space, tree canopy and permeable surface area and a lower number of town houses and apartments that benefit from a much more harmonic architectural design.

Thanks very much for your attention.

Sincerely

Any Drumm
202 N. Trenton St. #1

703 516 9724

Sent from [Mail](#) for Windows 10

Michael Cullen

From: Matthew Duncan <mduncan011@gmail.com>
Sent: Tuesday, November 21, 2017 6:07 PM
To: Michael Cullen; Robert Gibson; Sarah Helander; info@bonstra.com
Cc: Caitie Forrest
Subject: Fwd: Red Cross Development Update

Mr. Michael Cullen,

I am a property-owning resident of the Arlington Oaks community. I live at 205 North Trenton Street, just a half-block from the Red Cross Development site.

I am a Licensed VA Architect and have worked with several developers on affordable and market-rate housing in Arlington, VA.

Contrary to the motion below, I am a YIMBY, and fully support the Red Cross Development project. This project brings density that will ultimately add value and attention to our wonderful property, yet still provides an ample 'buffer' to route 50.

Regarding the motion items below:

- I fully support the additional density along route 50. ADUs and sustainable design (LEED) ultimately promote a better community.
- I do not own a car; I bike/bus/metro everywhere. I believe the parking density exception promotes such a lifestyle and is a positive change for the county as a whole. I encourage the additional density as a result. I recommend a more substantial bus station and a bike share station at this area. Additionally, seek bonus density for bike/car sharing amenities. Further, the intersection at route 50 is currently awkward and dangerous for vehicle/pedestrian traffic, appropriate design accommodations should be made at route 50 and the service road.
- While eliminating 3 townhouses may provide a small 'buffer' to the Arlington Oaks community, this will likely be an unusable and awkward space. Removal of 1 townhouse and addition of a tree buffer between townhouses and Arlington Oaks is my preferred method.
- I agree with increasing the amount of open space, however not at the cost of the buildings. Improvements to the existing open spaces are preferred and an "openness" along streetscapes. Courtyard and roof amenity areas are preferable. I encourage a daycare facility for additional bonus density. Also, seek additional density for community benefits through improvement of adjacent green spaces.
- I agree with designing the site and buildings with the character of the Buckingham Garden communities.... HOWEVER, not at the cost of quality. Blatant re-creation is cheesy and unwanted. Small adaptations or modernization in addition to skilled brickwork is the preferred

method. Additionally, I encourage relocation and/or preservation of the existing Red Cross building facade in such a way to work with architect's design and seek bonus density.

- Of course, native trees/plants are preferable. Incorporate functional artwork into green spaces for additional density. WELL-LIT, public, dog-friendly, walking-gardens, with permeable pavement is preferred to grass.

Sincerely,
Matthew Duncan, AIA
703.965.6143

----- Forwarded message -----

From: **Arlington Oaks** <Asstmanager@arlingtonoaks.com>
Date: Mon, Nov 20, 2017 at 3:23 PM
Subject: Red Cross Development Update
To: Matthew Duncan <mduncan011@gmail.com>



Arlington Oaks, A Condominium

[4490 North Pershing Drive](#)

[Arlington, VA 22203](#)

t. [703.524.0601](tel:703.524.0601) f. [703.524.0745](tel:703.524.0745)

After Hours Emergency Line: [301-585-0088](tel:301-585-0088)

Red Cross Development Update

Owners of Arlington Oaks:

The Red Cross Redevelopment Project continues to work its way through Arlington County's Site Plan Review Process. Here are some updates I wanted to share:

Wesley Development (the developer) has created their own website for information and to receive comments from concerned parties.

Please courbanize.com/4333arlington to learn more or provide feedback.

Last Monday, the Buckingham Community Civic Association voted to establish a position against supporting the project in its current form. This effort was led by members of Arlington Oaks at the meeting.

Here is the motion as adopted:

We move to oppose the Red Cross Redevelopment project in its current form and motion to recommend the following:

- Elimination of the bonus density given for building a sustainable building and given for the inclusion of affordable housing
- Elimination of the parking density exception (the development should meet current county zoning requirements)
- Elimination of 3 townhouses
- Increasing the amount of Open Space and Green Space
- Redesigning the site and buildings in the character of the Buckingham Garden Communities by mimicking the historic building appearance and large swaths of open space
- Incorporation of native trees and plant species, including pollinator habitats rather than mowed grass.

The motion passed unanimously with 9 yeah votes.

Write-up from Buckingham Community Civic Association:

On Monday, November 20, 2017, the Arlington County Site Plan Review Committee (SPRC) will hold its second meeting on the site

plan for the Red Cross - Trenton Street Residential project. The Wesley Housing Development Corporation (the applicant) has submitted this site plan.

The SPRC meeting will take place in the Arlington County Office Building at [2100 Clarendon Blvd., near the Court House Metro station](#). The meeting will be in Room C/D on the ground floor of the building. The SPRC will discuss the Red Cross-Trenton Street project from 8:30 p.m. to 10:00 p.m.

The agenda for the SPRC meeting is at <https://arlingtonva.s3.dualstack.us-east-1.amazonaws.com/wp-content/uploads/sites/31/2017/11/Red-Cross-SPRC-2-Report-11-20-2017B.pdf>. Note that the description of the project on that web page is for the October 2, 2017, meeting (not the November 20, 2017 meeting).

The applicant's draft presentation for the meeting is at https://arlingtonva.s3.dualstack.us-east-1.amazonaws.com/wp-content/uploads/sites/31/2017/11/17_11_10_Second-SPRC-Presentation-Draft_Flat-8.5x11.pdf

The following County web page contains detailed information about the Red-Cross-Trenton Street Residential project: <https://projects.arlingtonva.us/projects/4333-arlington-blvd/>

The SPRC's home page is at <https://commissions.arlingtonva.us/planning-commission/sprc/>. The home page describes the functions of the SPRC and contains a list of the SPRC meetings. Check the home page frequently to determine the dates and times of future meetings that will discuss this project.

The SPRC is a committee of the Arlington County Planning Commission. SPRC members make comments on projects; however, the SPRC does not take any votes. After the SPRC has conducted all of its meetings on the project, the Planning Commission and the County Board will hold public hearings on the project. After hearing public speakers, the Planning Commission and the County Board will take votes on the project.

All SPRC meetings are open to the public. The Chair of the SPRC for each project determines whether members of the public can speak at the meetings. This often depends upon the time remaining at the meeting after Committee members have made their comments.

The Planning Commission and the County Board almost always adopt the County staff's recommendation when they vote on site plan and rezoning requests. It is therefore important for everyone concerned about the project to express their views to the staff person is taking the lead on the project. For the Red Cross -Trenton Street Residential project, the lead staff person is Michael Cullen (Mcullen@arlingtonva.us) (Phone: [703-228-3538](tel:703-228-3538)) of the County's Department of Community Planning, Housing and Development (DCPHD). **If you want to have an impact on the final decision on the project, you will need to inform Mr. Cullen of your views by e-mail and/or phone before he prepares the staff report for the project.**

Rob Gibson (RGibson@arlingtonva.us) (Phone: [703-228-6570](tel:703-228-6570)) of the County's Department of Environmental Services (DES) is the lead staff person for transportation issues relating to the project. If you have views on the project's transportation issues, inform Mr. Gibson about these.

Thank you to all the residents who've taken an interest in this development and shared their input so far. Through our collective involvement, we hope to force improvements to the current design so the the development respects our community and is a better neighbor.

Brian Tucker

President

Arlington Oaks

Michael Cullen

From: Bernard H. Berne <bhberne@yahoo.com>
Sent: Tuesday, November 21, 2017 4:35 PM
To: Michael Cullen
Subject: Buckingham Civic Association position on 4333 Arlington Blvd. – Red Cross/Trenton Street Residential project

Mr. Cullen:

At its regular membership meeting on Monday, November 13, 2017, the Buckingham Community Civic Association (BCCA) heard a presentation by representatives of the Wesley Housing Development Corporation on the Corporation's proposed 4333 Arlington Blvd. – Red Cross/Trenton Street Residential project. The project is within the BCCA's neighborhood.

Following the presentation and a discussion, BCCA voting members present unanimously agreed to establish the following BCCA position on the project:

The Buckingham Community Civic Association opposes construction of the 4333 Arlington Blvd. – Red Cross/Trenton Street Residential project in its current form. BCCA recommends the following:

- Eliminate all bonus density requests associated with the construction of an environmentally sustainable building and for the inclusion of affordable housing.
- Eliminate the parking density exception (i.e., the development should meet current county zoning requirements).
- Eliminate three townhouses.
- Increase the amount of open space and green space.
- Redesign the site and buildings in the character of the Buckingham Community's garden apartments by mimicking the historic buildings' appearances and large swaths of open space.
- Incorporate native trees and plant species, including pollinator habitats rather than mowed grass.

Please consider the above when further considering this project and when preparing the County Manager's recommendation for the rezoning and site plan request.

Thank you.

Bernie Berne
President
Buckingham Community Civic Association

Michael Cullen

From: Tellis Sigros <TELSIG@hotmail.com>
Sent: Monday, November 20, 2017 11:43 AM
To: Michael Cullen
Subject: Re: The Red Cross ReDevelopment Project

Michael, thank you for the reply here, and yes, I've seen the plans.

I will try to keep following things. I'm all for new developments, and frankly, Arlington Oaks has plenty of acres I'm told, and I'm guessing one day a giant developer will come along and make us an offer... and perhaps ask the country to go half in so Arlington can build a new high school or something here, too. But... that Red Cross space is in an odd location for the proposed development. I'm certain a developer can put a lot of very nice townhouses there - and make money. And scrap the plan as it is now.

And I'm pretty sure the townhouses would get very little push back. And there is absolutely zero doubt that a developer could get a great loan if not a non-recourse loan on that site because of the land value ... and easily develop it for million dollar townhomes. And put up a nice brick wall along the street side facing rt. 50. No issues. Less people. Less cars. Less traffic. Less rental units in the area. Higher property values. More taxes for Arlington County over the long term. Less school age kids, too based on averages. Home owners, not rentals in an over-saturated rental unit area... easy sell, too.

The townhouse along George Mason have sold... all of them. Way over the builders initial estimates. Between Henderson and Pershing Dr. Do the same thing over there by Red Cross.

Thxs, Telly

From: Michael Cullen <Mcullen@arlingtonva.us>
Sent: Monday, November 20, 2017 11:26 AM
To: Tellis Sigros
Subject: RE: The Red Cross ReDevelopment Project

Hello Mr. Sigros,

Thank you for your detailed comments, we appreciate them. It sounds like you've already looked at the project page linked below, but I'd suggest you follow the project schedule there where we'll update with Site Plan Review Committee meetings as they are scheduled. We have a meeting tonight beginning at 8:30 pm, after which we have yet to schedule a third meeting.

Please let me know if you have any questions about the project.

Regards,

Michael Cullen, AICP
Principal Planner



DEPARTMENT OF COMMUNITY PLANNING, HOUSING & DEVELOPMENT
Planning Division
2100 Clarendon Blvd., Suite 700
Arlington, VA 22201
703 228-3538
mcullen@arlingtonva.us www.arlingtonva.us

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From: Tellis Sigros [mailto:TELSIG@hotmail.com]
Sent: Sunday, November 19, 2017 12:43 PM
To: Michael Cullen <Mcullen@arlingtonva.us>
Subject: The Red Cross ReDevelopment Project

Mr. Michael Cullen, hello.

I live in Arlington Oaks. I own a condo here. I've grown up in Arlington. I went to elementary school here, jr. high, and high school here. I know the area very well. I've been here since 1968.

It's amazing to see all the changes here over the decades. Most of them pretty good. Places is more crowded, but such is reality. But in the rush to build new buildings, bike lanes, add street lights, and more, sometimes real issues get missed. Here is a chance to prevent building something that will lead to a lot of complaints and negative issues for Arlington.

Wesley Housing Development Corporation is trying to build, or so I believe it's them, is trying to redevelop some property on and near the Red Cross building over by Route 50, near St. Thomas More Church and Arlington Oaks community... and I believe it's too much in too small a space.

The Red Cross building is basically always empty. And there are only two old houses behind it. If one has never stood there in the morning, then one wouldn't know about all the traffic using that road to get to The National Readiness Defense Center... backed up with cars trying to loop on George Mason off of Rt. 50. Not to mention people dropping students off at St. Thomas More. Not to add in people going 45 to 60 MPH off of Rt. 50. Not to mention McDonalds has cars wrapped around the drive-through and they often come down that road, too. Two busy churches there, also, and that's more people coming and going all the time. Not to mention there isn't enough parking over there now. And not to mention all the cut through traffic. This area already has and over percentage of "affordable housing" in comparison to other parts of the county - and now someone is trying to build more? Put it in far North Arlington. They wouldn't complain, would they?

The plans I've seen to build on the Red Cross site and area are going to make a mess when it comes to traffic. And we already have enough "affordable housing" in this area. And over-crowding will result. There will be far more cars per unit then they're projecting. There will be more people in those units than they're projecting. I live over here, plenty of people get stuffed into the affordable units around here.

If the developers want to build, give them a permit for luxury dwellings, nothing else. If they want to build "affordable housing" it's because they get favorable loans... but they can easily get loans to build million dollar townhouses. Or they can sell the property to another developer and call it a wash. It's a business model

they're using... but there is a lot of opposition to this project. I don't oppose million dollar townhouses because there won't be so many people and cars there... and the townhouses will sell.

I personally oppose the plans as they are now. I'd suggest:

- Elimination of the bonus density given for building a sustainable building and given for the inclusion of affordable housing
- Elimination of the parking density exception (the development should meet current county zoning requirements)
- Elimination of 5 townhouses ... or only build townhouses and no apartment building.
- Increasing the amount of Open Space and Green Space
- Redesigning the site and buildings in the character of the Buckingham Garden Communities by mimicking the historic building appearance and large swaths of open space
- Incorporation of native trees and plant species, including pollinator habitats rather than mowed grass.

Thank you. Tellis Sigros 703-798-3129

Michael Cullen

From: k grissette <kgrissette@gmail.com>
Sent: Monday, November 20, 2017 3:53 PM
To: Michael Cullen
Cc: Sarah Helander
Subject: Red Cross Redevelopment project

To Michael Cullen, Arlington County Department of Community Planning, Housing and Development (DCPHD)

Dear Mr. Cullen,

I own a condominium at 4350 Pershing Drive #2, which is a neighbor to Wesley Development's planned Red Cross Redevelopment project. I am writing to register my support for the Buckingham Community Civic Association's position on the redevelopment project. I also oppose the Red Cross Redevelopment project in its current form and strongly urge adoption of the following recommendations:

- Elimination of the bonus density given for building a sustainable building and given for the inclusion of affordable housing
- Elimination of the parking density exception (the development should meet current county zoning requirements)
- Elimination of 3 townhouses
- Increasing the amount of Open Space and Green Space
- Redesigning the site and buildings in the character of the Buckingham Garden Communities by mimicking the historic building appearance and large swaths of open space
- Incorporation of native trees and plant species, including as many pollinator habitats as possible rather than mowed grass. This is critical and necessary in this part of Arlington.

There is enough high density housing in Arlington, and I believe it is important to our community to maintain as much green/open space as possible, while meeting zoning requirements. There is no justifiable reason to grant exceptions to the reasonable parking density and no justifiable reason to give this building bonus density. Our area cannot handle additional parking and more high density residences.

Thank you for your consideration.

Karen Grissette
4350 Pershing Drive #2, Arlington

Michael Cullen

From: J. Metz <titajzm@yahoo.com>
Sent: Monday, November 20, 2017 4:31 PM
To: Michael Cullen
Subject: Fw: Red Cross Development Update

As an owner of two units in Arlington Oaks, I fully concur with the position of the Buckingham Community Civic Association in **opposing the Red Cross Redevelopment Project**. I strongly support the Association's recommendations and hope you will take them seriously.

In addition to the parking and increased traffic which the RCRP plans will cause, I am especially concerned that the affordable housing aspect will decrease the values of our properties and make it more difficult to rent the units.

Arlington Oaks is a lovely, quiet community, and its character should be maintained in all aspects.

It is unfortunate that you are planning a meeting this close to Thanksgiving when so many are busy with preparations or travel.

Nevertheless, I wish you and yours a very Happy Thanksgiving.

Janet Metz
212 George Mason Dr., #2



Arlington Oaks, A Condominium

4490 North Pershing Drive
Arlington, VA 22203
t. 703.524.0601 f. 703.524.0745
After Hours Emergency Line: 301-585-0088

Red Cross Development Update

Owners of Arlington Oaks:

The Red Cross Redevelopment Project continues to work its way through Arlington County's Site Plan Review Process. Here are some updates I wanted to share:

Wesley Development (the developer) has created their own website for information and to receive comments from concerned parties. Please courbanize.com/4333arlington to learn more or provide feedback.

Last Monday, the Buckingham Community Civic Association voted to establish a position against supporting the project in its current form. This effort was led by members of Arlington Oaks at the meeting.

Here is the motion as adopted:

We move to oppose the Red Cross Redevelopment project in its current form and motion to recommend the following:

- Elimination of the bonus density given for building a sustainable building and given for the inclusion of affordable housing
- Elimination of the parking density exception (the development should meet current county zoning requirements)
- Elimination of 3 townhouses
- Increasing the amount of Open Space and Green Space
- Redesigning the site and buildings in the character of the Buckingham Garden Communities by mimicking the historic building appearance and large swaths of open space
- Incorporation of native trees and plant species, including pollinator habitats rather than mowed grass.

The motion passed unanimously with 9 yeah votes.

Write-up from Buckingham Community Civic Association:

On Monday, November 20, 2017, the Arlington County Site Plan Review Committee (SPRC) will hold its second meeting on the site plan for the Red Cross - Trenton Street Residential project. The Wesley Housing Development Corporation (the applicant) has submitted this site plan.

The SPRC meeting will take place in the Arlington County Office Building at [2100 Clarendon Blvd., near the Court](http://2100ClarendonBlvd.com) House Metro

station. The meeting will be in Room C/D on the ground floor of the building. The SPRC will discuss the Red Cross-Trenton Street project from 8:30 p.m. to 10:00 p.m.

The agenda for the SPRC meeting is at <https://arlingtonva.s3.dualstack.us-east-1.amazonaws.com/wp-content/uploads/sites/31/2017/11/Red-Cross-SPRC-2-Report-11-20-2017B.pdf>. Note that the description of the project on that web page is for the October 2, 2017, meeting (not the November 20, 2017 meeting).

The applicant's draft presentation for the meeting is at https://arlingtonva.s3.dualstack.us-east-1.amazonaws.com/wp-content/uploads/sites/31/2017/11/17_11_10_Second-SPRC-Presentation-Draft_Flat-8.5x11.pdf

The following County web page contains detailed information about the Red-Cross-Trenton Street Residential project: <https://projects.arlingtonva.us/projects/4333-arlington-blvd/>

The SPRC's home page is at <https://commissions.arlingtonva.us/planning-commission/sprc/>. The home page describes the functions of the SPRC and contains a list of the SPRC meetings. Check the home page frequently to determine the dates and times of future meetings that will discuss this project.

The SPRC is a committee of the Arlington County Planning Commission. SPRC members make comments on projects; however, the SPRC does not take any votes. After the SPRC has conducted all of its meetings on the project, the Planning Commission and the County Board will hold public hearings on the project. After hearing public speakers, the Planning Commission and the County Board will take votes on the project.

All SPRC meetings are open to the public. The Chair of the SPRC for each project determines whether members of the public can speak at the meetings. This often depends upon the time remaining at the meeting after Committee members have made their comments.

The Planning Commission and the County Board almost always adopt the County staff's recommendation when they vote on site plan and rezoning requests. It is therefore important for everyone

concerned about the project to express their views to the staff person is taking the lead on the project. For the Red Cross -Trenton Street Residential project, the lead staff person is Michael Cullen (Mcullen@arlingtonva.us) (Phone: [703-228-3538](tel:703-228-3538)) of the County's Department of Community Planning, Housing and Development (DCPHD). **If you want to have an impact on the final decision on the project, you will need to inform Mr. Cullen of your views by e-mail and/or phone before he prepares the staff report for the project.**

Rob Gibson (RGibson@arlingtonva.us) (Phone: [703-228-6570](tel:703-228-6570)) of the County's Department of Environmental Services (DES) is the lead staff person for transportation issues relating to the project. If you have views on the project's transportation issues, inform Mr. Gibson about these.

Thank you to all the residents who've taken an interest in this development and shared their input so far. Through our collective involvement, we hope to force improvements to the current design so the the development respects our community and is a better neighbor.

Brian Tucker
President
Arlington Oaks

Michael Cullen

From: Chris Donahue <cdonahue3579@gmail.com>
Sent: Sunday, November 19, 2017 9:42 PM
To: Michael Cullen
Cc: 'Brian Tucker'
Subject: Photos for Red Cross Development Proposal
Attachments: 001.jpg; 010.JPG; 032.JPG; 026.JPG; 037.JPG; 038.JPG; 039.JPG; 011.JPG; 016.JPG; 019.JPG; LV1.jpg; LV2.jpg

Dear Michael:

Ahead of the meeting Monday night attached are some relevant photos of the streets surrounding the Red Cross site and Arlington Oaks.

001 – Looking south on Trenton Street (one of only two streets feeding into the project)

010 – Looking north on Trenton Street

032 – Looking south on Thomas Street (the other street feeding into the project)

026 – Looking north on Thomas Street

037 – Intersection of Thomas Street and 2nd Road, which will experience substantial increase in traffic

038 – 2nd Road facing west

039 – Intersection of 2nd Road and Trenton Street

011 – Arlington Blvd. service road facing east, at location of pedestrian entrance to project

016 – Arlington Blvd. service road facing east, showing same entrance location

019 – Intersection of Thomas Street/Cathedral Lane/Arlington Blvd. service road

LV1 – Traffic backed up on Arlington Blvd. service road facing east on a typical weekday morning

LV2 – Traffic backed up on Arlington Blvd. service road facing west on a typical weekday morning

I believe the first seven photos illustrate the narrow restricted nature of the roads in the immediate area. Photos 11 and 16 show the problematic location of the project's pedestrian entrance/drop off on a busy road with high speed traffic coming off Route 50. LV1 and LV2 show the already clogged condition of the service road during weekday mornings.

If possible I would greatly appreciate if you would be able to distribute these photos to County and SPRC members/volunteers.

Sincerely,

Chris Donahue
Home: 703-527-2783







Michael Cullen

From: Samantha Platt <samanthaplatt@gmail.com>
Sent: Tuesday, October 10, 2017 5:56 PM
To: Michael Cullen; Jessica Margarit
Subject: Red Cross Development Project

Dear Michael and Margaret,

I am writing to you as a concerned citizen of Arlington County and a community member of Buckingham. I recently saw the plans online of the Red Cross Development Project. I am concerned that this project is going to add too high a capacity for an already crowded area. I live along Thomas Street and almost daily I can guarantee that my dog or I are almost hit by a car that is driving too quickly. I can then guarantee that it takes me at least 2 minutes to be able to pull out of my parking spot along Thomas street between the hours of 7 and 9 am because of school buses and cars that are lined up waiting to turn on to Pershing Drive on Thomas.

After reading through these plans I have a few other concerns that I would like to address:

The lack of parking, Arlington requires 1.125 parking spaces per unit and this new building only provides .86 spaces per unit. The townhomes will have an adequate number of parking spaces. There is already a parking shortage all around this building site and without adequate parking for residents it impacts the rest of the community.

Increase number of children to an already crowded elementary school down the street. This increase of traffic with an increase in the number of children walking poses a serious threat to daily safety for children in the community.

Decrease in metro service. It has been released that the 4A metro bus is going to have its service cut. If there are more people being added to this community, overall transportation services need to be addressed. Especially since this is going to be affordable housing, which serves the disabled, senior citizens and low income people who may not have access to a car. How do you serve a community by adding housing but cutting access to affordable transportation? <https://www.wmata.com/service/bus/va-metrobus-changes-2017.cfm>

"The subject site is located within a connected network of arterial and local streets, with sidewalks and bike friend routes. The site is served by multiple bus lines and a Capital Bikeshare station in close proximity. The bus lines serving the area provide direct connections from the site to Ballston, Pentagon and Crystal City Metrorail stations and other major activity centers in the region."

>There are no bike friendly lanes on any of the streets surrounding this proposed complex

As a citizen who lives so close to this community I have to also wonder about how my own personal property is going to be affected by this, I already have a weekly encounter with non residents drinking/smoking/littering in my back yard. The police have been making attempts to come by and address these concerns, but this new property is not going to offer any green space to its community, in fact it will decrease by 25% and I feel that my community is going to bare the brunt of additional trespassing from this project.

I expect that I most likely won't get a response for this email, but as a citizen and taxpayer I am very upset that this is being thrust upon my backyard. Buckingham already has to shoulder the weight of being a historic district with decaying buildings that serve no historic purpose where no new developments can come in and fix

anything. It just doesn't seem fair that for all of the development and progress that Ballston is making, we are going to be pushed under the rug as the affordable housing community of Arlington. I don't believe that even the people who live in the affordable housing would wish that upon themselves either. If we want to create an inclusive community we should be evenly dispersing it so that all have access to the wonderful attributes of Arlington which we all pay taxes for. This just doesn't seem like the appropriate solution.

Thank you for your time,

Samantha Platt