

## **Summary of Notes from February 6, 2012 Community Meeting Penn Daw Special Study**

### Task Force Process and Composition

- Concern about task force formation. How many people are on task force, and of those, how many are directly impacted? Why are unaffected people on the task force?
- What is the task force presenting? What is being addressed?
- There are two members from the Greater Wilton Woods Association. Why is voting split? What is one of the task force members interest? For years the community has supported more retail.
- Two years ago this was voted down during APR. Why is it back so soon? What is the legitimacy of the task force?
- Task force member – thought concerns about land use and intensity would be address, questions the role of the task force.
- If there was a 3-3 deadlock, how did we get to a task force recommendation?

### Land Use

- This sets a precedent for higher intensity development at Kings Gardens.
- Community wants upscale retail and already voted against this plan.
- 750 units is too many, this is the developers' option. There will be two cars per unit.
- Want walkable commercial space. What happens if there is high-density development at the Fast Eddie's site? Don't want density at School Street corner.
- Plan does offer a chance for new retail, even if smaller. This is a once in a many year opportunity to have consolidated development with open space.

### Market Study

- Why is retail study looking at this as a vacuum? Did it look at the surrounding area? Study isn't logically consistent.
- If the existing retail is packed, how can you say there is no demand for retail?

### Transportation/Pedestrian Issues

- Residential generates less traffic than retail, but no one has every proposed that much retail. What about the current uses? Residential use will bring more people.
- What's being presented here is horrible. Has anyone been up here any afternoon to examine traffic? This will add to the problem, and transportation improvements won't fix it.
- There is construction coming up at another shopping center. The timing of traffic lights hasn't solved the problem, there is more growth coming to Fort Belvoir. What is being done about the traffic problem on Richmond Highway?
- There has been no study of traffic on School Street, just the intersection with North Kings Highway. Traffic on Route 1 will be worse, and I'm concerned this will make things worse.

- Transportation improvements on School Street will take way ADA parking from the church. What about the children? What will people walk to if it's mostly residential? Traffic improvements might not happen because of right-of-way.
- Was pedestrian traffic considered?
- Will transportation improvements really be done?
- Turn lanes at School Street are inadequate. Will they be done before development?
- Not opposed to development but opposed to 750 units because kids will get killed by additional traffic.
- School Street can't handle development. Make School Street a cul-de-sac then open Poag Street. Be fair to all streets.
- How will this promote walkability? Shoppers wasn't good but at least you could walk to it.
- What is traffic impact on School Street? Even with sidewalks it will still be difficult. Sun is blinding and you won't be able to see children. If parking is limited, speed will go up.
- Will homeowners even agree to a sidewalk?
- If there is too much traffic people will slow down, but parking on School Street calms traffic. Should have police there to enforce speed.
- Was a cut-through analysis done?

#### Schools

- How will schools be handled? There could be an increase of 35-80 more children? This would make Mount Eagle over capacity.
- School will be overcrowded, how do we deal with that?

#### General Comments

- Want the decision to be for the benefit of the community. Why isn't Supervisor McKay here?
- At an earlier community meeting 90% of people were against proposal. Why is it still being considered? This is counter to the community feeling.
- Procedurally, this is the developers' spoonfed plan. Has the developer made contributions to the supervisor?
- Don't threaten people with the prospect of increased crime in the area without redevelopment. That is what law enforcement is for.
- Community wants respect. Not opposed to development, but opposed to this.
- We are all subject to traffic, but if we keep scaring off developers, what is the alternative? Will we get something like the Bestway in Engleside or Walmart?
- People are too resistant to change. Redevelopment can be done thoughtfully and right so it can be attractive and increase property value. This site is close to an underutilized metro.
- Have studies been done to address property values? Which use benefits those more, residential or retail? Other studies have shown that affordable housing is not detrimental to property values.

- Supervisor McKay should have attended, pay attention to elections.
- Need to hear more about greening, sustainability, and walkable communities.
- What is being submitted to the Lee District Land Use Committee? What is point of submitting our issues to Lee District Land Use Committee?
- What are the next steps in the process?
- Will the developers work with the community?
- Will the Mount Vernon Council be acting on this?
- Nature of what goes in is important. Shirlington is a place people want to go to.
- How crowded is crowded? Not sure what the numbers should be, but the point of the meeting should be to encourage redevelopment of Penn Daw. If not what is currently there will stay, which is the lowest common denominator of retail. Supports idea and concept.