

## **LPCA Meeting Minutes for Wednesday, April 12, 2023**

The meeting was called to order at 7:30 pm by Kathleen McSweeney. Attendees introduced themselves.

Aaron Schuetz gave a plug for the food truck event next weekend (Saturday April 22). As the Development representative to the LPCA, he then reviewed the three upcoming projects at the edge of Clarendon:

- Joyce Motors space (to be developed into 241 residential apartments)
- Corner where The Lot currently sits (to become a hotel and 290 apartments) which is not in compliance with Clarendon Sector Plan. Per Aaron, the plan was “tweaked” to allow these heights changes).
- Third space is next to Wells Fargo (bank will stay) which will become a 12-story building with 238 units and 244 parking spots and 67,000 office space.

Attendees commented that Arlington Board seems determined to create a larger transient population in the heart of Arlington. Some were surprised by the casual “tweaks” made to the Clarendon Sector Plan.

The ARVA team gave a presentation with updates on the project. They reviewed the history of the site and the current proposal and planning priorities:

- Planning 250 units with some retail.
- New park (10,000 sq ft)
- Creating a Gateway into neighborhood
- Embracing site’s history.

The team reviewed the changes made from the start of the process, including improved step-backs and lower street profiles. Park’s design is still under discussion (the county will control and maintain the park). The revised plan also improved pedestrian flow.

Attendees were very interested in the park, which will be an easement. It is understood that the county will hold a public charrette and Lyon Park needs to be involved in that process. It carries a \$2.3 million value.

Construction should take approx 18-24 months. Hopefully the park construction will fall within that same timeframe. There was a good discussion on best way to have trucks enter site based on challenge of corner of Pershing and Wash Blvd, as well as on-going concerns about parking.

Current plans are for 250 units, 10 of them considered affordable, and mostly 1 and 2 bedrooms. The team gave a comprehensive explanation as to why it is so difficult to create legal 3 BR with appropriate windows etc. Affordable housing will not be managed by third party.

Aaron gave a brief recap of the snag discussions. There have been suggestions to create a sign with “LYON PARK” in building block design, or perhaps creating a bench from the felled trunks. Additional designs were solicited and will be reviewed/discussed/selected at the June meeting.

The meeting adjourned at 9:00 pm