

LPCA January 2012 Meeting

Minutes

Kim Franklin

- I. Penzance Development Project developers came to meeting to give a presentation on their office building project.
  - a. 3001 Washington Blvd. – block where BB&T bank is 11<sup>th</sup>/Garfield/Highland/Wash Blvd.
  - b. County Board meeting scheduled for 1/14 and have unanimous vote to proceed from the Historic board. They have asked for neighborhood support
  - c. According to the developers the project officers a number of public benefits including:
    - i. This site will bring good, solid office use to the area
    - ii. Large prestigious non-profit think tank as a tenant (Center for Naval Analysis) is signing a long term lease and this will help the local businesses with daytime revenue
    - iii. Office garage (top three floors – 300 spaces) will be opened up for public use on nights and weekends
    - iv. Commitments to historic preservation on the site as well such as such as the frontage of the old ABC package store (Cross Fit Gym currently) – transferred the density to their site and market value being paid to those in the historic sites and they agreed to the easements.
    - v. The building is being designed to fit in with the current Clarendon buildings and provides space for both large and small business tenants
    - vi. The building has a 2 building look over a common garage and working on the street scape to keep it on a personal level and larger building is 10 stories, smaller one is 8 stories
    - vii. Retail and restaurants on 1<sup>st</sup> floor and BB&T may relocate here
    - viii. 64 caged spaces for bike parking
    - ix. Penthouse space on top
    - x. 11<sup>th</sup> Street, the current side wall of the bar Eleventh, will introduce additional windows down the side of the building to liven up the street so that pedestrians can peer into the shops, etc.
    - xi. Working hand in hand with the county on the design and working with the community on moving entrances around and trying to create a people place and keeping the scale down so you don't get an imposing feeling
    - xii. Will be silver LEED certified building and high performance glass on the building
    - xiii. Providing building EEs with \$65 introductory smartcards

- xiv. Buildings will also have showers for those that bike to work
- xv. Re: Courthouse neighborhood indicating that there was 126 parking space shortfall on a project they did over there...parking ratio estimate is 1 per 750 – county did own study and said Penzance is in the rate range with their utilization rates. The developers believe they can manage the office parking situation and numbers are consistent with research – by opening up the top three levels of the garage for nighttime and weekend use, 287 spaces should be available – by their monitoring the situation, they can go to the managed parking solution if there is a lack of parking; this would be a valet service and could open up a total of 515 spaces
- xvi. Elliott asked for a phone number of the developer if we find the parking is spilling over into the neighborhood
- xvii. Construction due to begin mid-March 2012 and excavation begins at end of May
- xviii. Occupancy in Jan. 2014
- xix. We will have 15 ft. streetscape sidewalks and the pedestrian thoroughfares are going to be completely rebuilt
- xx. Concern is that the area has a lot of pedestrian traffic in that area and Washington Blvd. will be torn up again for 2 years; increased traffic in the area is an issue for all

II. Community Events

- a. Don't forget to mark your calendars for Jan. 21<sup>st</sup>
  - i. Pancake Breakfast in the morning
  - ii. Family Square Dance from 4-7 pm in the afternoon

III. BOG Update and other News

- a. Craft Fair was very successful
- b. Approved fixing the drippy faucet in the bathroom and working with the county on the zoning for the renovation
- c. Last efforts push for renovation fundraising at the end of the year – approximately \$32K was raised in Dec.!
- d. 9 new trees have been planted and we have 1 to go
- e. Larry asked attendees about how they feel about advertisement signs being allowed in public spaces from Friday night sundown until Sunday night at sundown?