

Anthony Fusarelli

From: Anthony Fusarelli
Sent: Monday, September 26, 2016 3:49 PM
To: Fusarelli, Anthony
Subject: Sign-In Sheet from Sept. 26, 2016 Meeting
Attachments: 20160926_sign_in.pdf

All:

Thank you again for meeting this morning to discuss the draft proposed scope and process for the Washington/Kirkwood Special GLUP Study Plus. Attached to this email is a copy of the sign-in sheet from this morning's meeting.

As mentioned at the meeting, the first LRPC Meeting for this study will be scheduled for October 20. We will get more specific meeting details posted to the LRPC web site about the time and location of this first meeting once confirmed in the near future.

Thank you.

Anthony

Anthony Fusarelli, Jr., AICP
Principal Planner

DEPARTMENT OF COMMUNITY
PLANNING, HOUSING & DEVELOPMENT
Planning Division
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SEPTEMBER 26, 2016

SIGN IN

WASHINGTON/KIRKWOOD STUDY

<u>NAME</u>	<u>AGENCY</u>	<u>EMAIL</u>
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Anthony Fusarelli

From: Allison Jones <Allison.Jones@ymcadc.org>
Sent: Wednesday, January 11, 2017 1:34 PM
To: Anthony Fusarelli
Subject: YMCA
Attachments: YMCA of Metro Washington.GLUP Meeting 12.20.16 reveiw.pdf

Anthony,

I hope you are doing well and enjoying the start of 2017.

Attached is the YMCA follow up as requested, from the Dec 20th LRPC meeting. Please let me know if any questions.

Thank you and look forward to seeing you soon.

Allison Jones
Vice President of Strategic Partnerships and Operations
YMCA of Metropolitan Washington
1112 16th St NW, Suite 700
Washington, DC 20036
202.232.6700

[Facebook](#) | [Twitter](#)

The Y: We're for youth development, healthy living and social responsibility.



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* ALREADY ON PROJECT WEB SITE,

WITH FEB 21 MEET; "WRITTEN COMMENTS RECEIVED"

②

FOR YOUTH DEVELOPMENT™
FOR HEALTHY LIVING
FOR SOCIAL RESPONSIBILITY

January 10, 2017

Anthony Fusarelli, Jr., AICP
Principal Planner
DEPARTMENT OF COMMUNITY
PLANNING, HOUSING & DEVELOPMENT
Planning Division
2100 Clarendon Blvd., Suite 700
Arlington, VA 22201

Dear Anthony,

Thank you for the request to provide an additional response after the Washington Boulevard and Kirkwood Road Special General Land Use Plan (GLUP) Study "Plus" meeting held on December 20th, 2016. The YMCA of Metropolitan Washington appreciates the opportunity to offer further comments.

During the meeting, 2 points were stated by committee members regarding the YMCA location:

- Erik Gutshall stated the group should be studying what is an acceptable level of density and, at the same time, keeping an eye on goals for the study area. He said it is a unique site and a tool is needed for the "Medium" residential district/YMCA site. He believes it is a great opportunity to blow up the process and do something different.
- Ginger Brown pointed out that the lower density scenarios that Staff presented are not feasible for the YMCA and we won't get a new YMCA, and therefore we should not continue considering proposals that in the end are not feasible.

The YMCA is in agreement with these comments regarding the necessary density required for a new YMCA. Thank you again for this opportunity to provide feedback and we look forward to seeing you at the next meeting.

Sincerely,

Allison Jones
Vice President of Strategic Partnerships and Operations
YMCA OF METROPOLITAN WASHINGTON
202-232-6700

Anthony Fusarelli

From: Allison Jones <Allison.Jones@ymcadc.org>
Sent: Monday, May 01, 2017 11:37 AM
To: Anthony Fusarelli
Cc: Bob Duffy
Subject: FW: Y Arlington massing
Attachments: page 86 part 2.jpg

Anthony,

I hope you are doing well.

As promised, attached are the electronic versions of the massing from GRO Development. Thank you for taking the time to review with us last week. It was appreciated.

Please let us know if any other questions and we look forward to seeing you tonight.

Allison Jones
Vice President of Strategic Partnerships and Operations
YMCA of Metropolitan Washington
1112 16th St NW, Suite 700
Washington, DC 20036
202.232.6700

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The Y: We're for youth development, healthy living and social responsibility.



MAKE A DONATION

From: Brian Rigby [mailto:brigby@gro-dev.com]
Sent: Friday, April 21, 2017 4:53 PM
To: Allison Jones
Subject: FW: Y Arlington massing

Hi Allison,
See attached for the updated materials. Let me know if you have any questions.
Thanks,
Brian

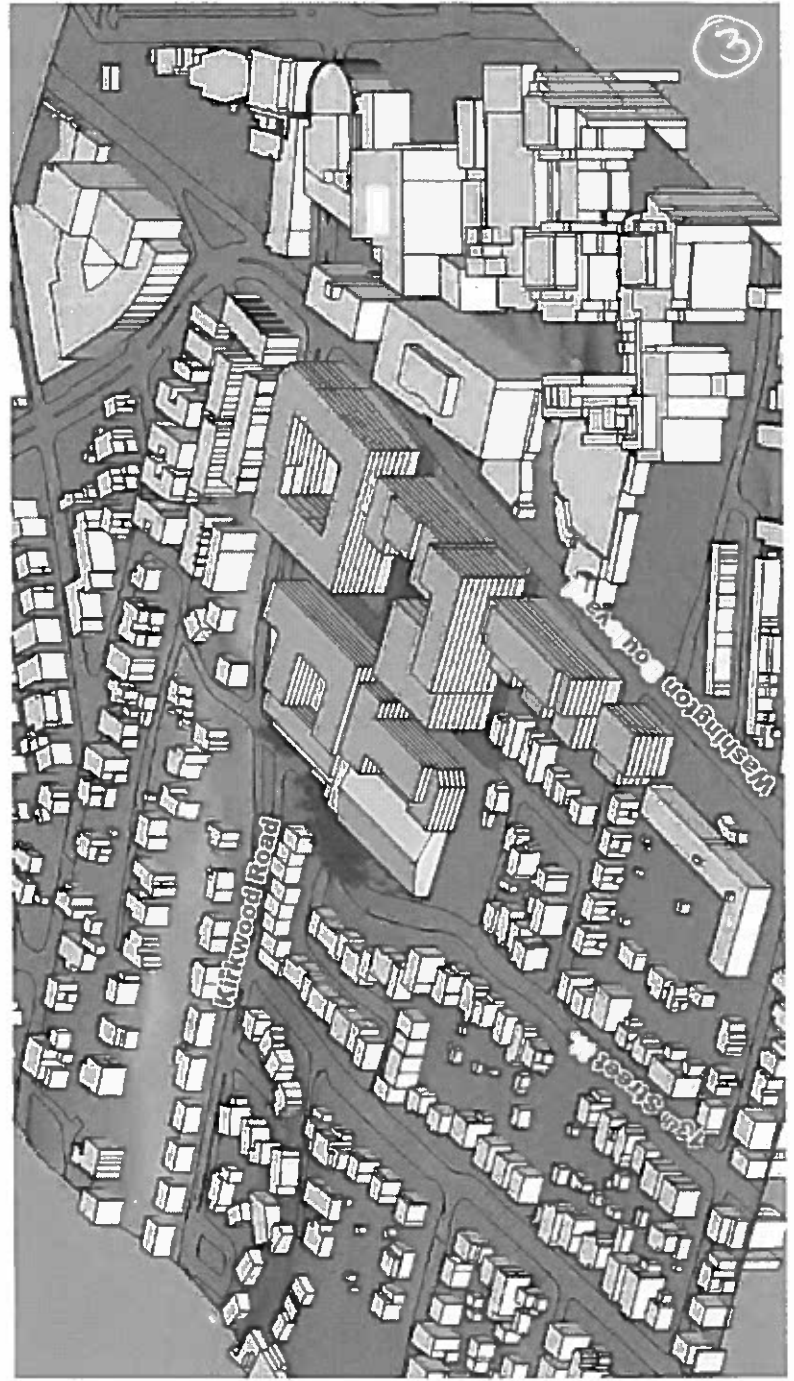
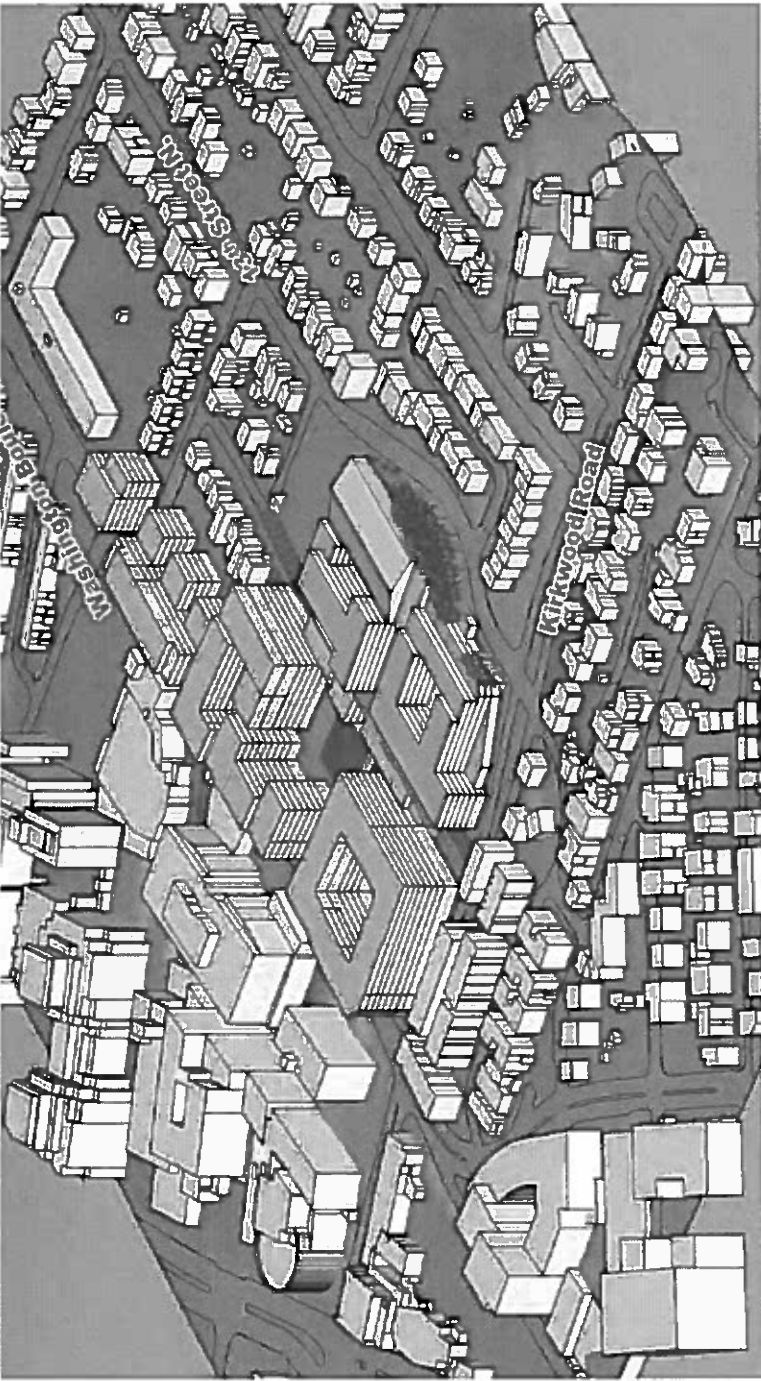


Brian Rigby, AIA
DIRECTOR OF DESIGN
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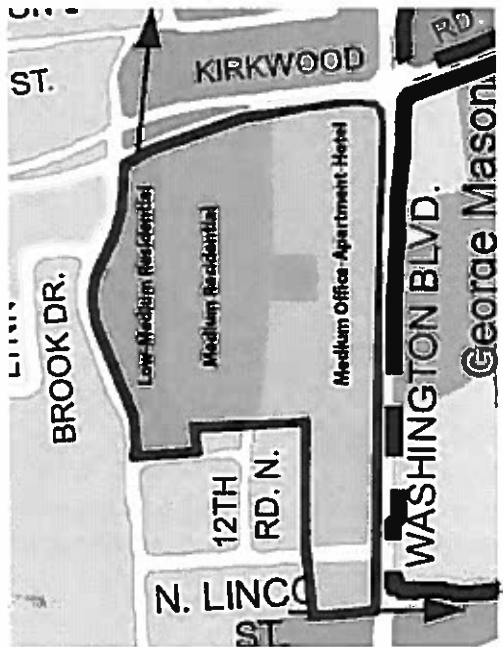
w gro-dev.com

form follows mission

**SCENARIO 5
BONUS**



A



B



4

Anthony Fusarelli

From: Elizabeth Gearin <egearin@egearin.com>
Sent: Tuesday, July 18, 2017 11:53 AM
To: Anthony Fusarelli
Cc: Erik Gutshall
Subject: Fwd: YMCA Letter Regarding the May 18th LRPC Meeting
Attachments: Active_91953652_1_Final Signed Ltr to A Fusarelli 7-14-17.PDF; ATT00001.htm

Hi Anthony,
 Abby asked me to weigh in on this; have you had a chance to think about it? I appreciate the reiteration of the Y's commitment to stay at this location and operate new Y; and understand their need to distinguish themselves from other developers given their mission. I'm less clear about their final point, that they need maximum density and flexibility, primarily because as I understand our goal with the a special GLUP process is to work with the community to consider appropriate height and massing for the site, recognizing this might not be the height and massing the developer has in mind. I'd be grateful for your thoughts.

Elizabeth

 Elizabeth Gearin, PhD, AICP
EGearin@EGearin.com
 Cell: +1-703-980-2258

Begin forwarded message:

From: "Rappolt, Megan C." <MRappolt@mcguirewoods.com>
To: "'Anthony Fusarelli'" <Afusarelli@arlingtonva.us>
Cc: "Bob Duffy" <Bduffy@arlingtonva.us>, "Lunger, Richard Theodore III" <TLunger@mcguirewoods.com>, "Charles King (cking)" <[cking@csgurban.com](mailto:ccking@csgurban.com)>, "'Leigh Taylor-Kron'" <Leigh.Taylor-Kron@ymcadc.org>, "Allison Jones" <Allison.Jones@ymcadc.org>, "'erik@gutshall.net'" <erik@gutshall.net>, "Elizabeth Gearin" <egearin@egearin.com>, "'cwilliamson@arlingtonva.us'" <cwilliamson@arlingtonva.us>
Subject: YMCA Letter Regarding the May 18th LRPC Meeting

Hello Anthony,
 On behalf of the YMCA, please find attached a letter regarding the May 18th LRPC.
 Please let us know if you have any questions and have a nice weekend—

Megan C. Rappolt
 Land Use Planner
 McGuireWoods LLP
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* ALREADY ON WEBSITE, AS PART OF
"WRITTEN COMMENTS RECEIVED SINCE MAY 18"

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July 14, 2017

Anthony Fusarelli, Jr., AICP
Principal Planner
Department of Community Planning, Housing & Development
Planning Division
2100 Clarendon Blvd., Suite 700
Arlington, VA 22201

Re: **YMCA Considerations-- May 18, 2017 LRPC Meeting Materials and Comments**

Dear Mr. Fusarelli:

On behalf of the YMCA, I would appreciate the opportunity to restate my comments made at the LRPC meeting held on May 18th as well as to provide greater detail on my comments. In addition, the YMCA thanks you and your team on your comprehensive planning efforts with regard to a large area affecting individuals and groups with various interests.

First, the YMCA is a unique entity as compared to other interested parties in the Study Area due its community-serving purposes of recreation, youth development and general health and wellness of people of various ages and abilities. It is not a land developer, it is not a home owner, and it is not a business like other interested parties in the Study Area; but the YMCA views itself an established part of the community serving Arlington for over 70 years. Since 2010, the YMCA has provided financial support to 4,025 children and families enrolled in its programs and services. In fact, the YMCA was honored to receive the Arlington Leadership Legacy Award as the 2017 Non Profit of the Year. As such and as briefly touched on in the May 18th meeting, I would like to reiterate that the YMCA has no intention whatsoever of relocating to another location as was discussed as a hypothetical at the LRPC meeting. The YMCA affirms that it seeks to continue its community-serving purposes at its current location. In fact, the staff of the YMCA have been working with their consultants for nearly ten years in search of the capacity and partners with which to redevelop their property to expand their services to the community and build on the partnerships and relationships that they share with Arlington and its residents for many years to come.

Second, because the YMCA is in need of modernization and upgrades to continue its community-serving functions, and because it has not yet partnered with a future entity and/or developer, the YMCA needs as much flexibility as possible in this early stage of planning its land area within the broader Study Area. Even though such flexibility is sought, one point to reiterate is that the YMCA is highly aware of the physical mass transition needed at the north of its property, along 13th Street N. In this way, the YMCA always has and continues to plan for an

July 14, 2017

Page 2

efficient, low-scaled mass transition along 13th Street regardless of the use (residential and/or YMCA) of that particular massing. Such a low-scale mass is in line with an efficient YMCA design or a low-scale residential form compatible with Lynnbrook. The YMCA feels strongly that the low-scaled mass plus the preservation of the stand of trees along 13th Street is appropriate in terms of scale, massing, transition and buffer; and also respects the scale of the Lynnbrook community.

Thirdly, because the YMCA seeks the maximum amount of flexibility in the future General Land Use Plan ("GLUP") designation, the YMCA continues to reiterate its support for the singular "Medium" Residential GLUP designation with the ability to seek bonus density (Scenario 2, Bonus). Such a designation would not preclude the YMCA from continuing to plan for low-scale massing along 13th Street North in line with Lynnbrook. It would allow for more height and density in the middle of the Study Area (south portion of the YMCA property), which was shown in all of the Scenarios (except for Scenario 3, Base) that Staff showed at the May 18th LRPC Meeting. Such height and density allows for a future massing that can take advantage of the topography/slope from the west of the Study Area down/east toward Kirkwood Road. It also allows for density appropriate for land in the R-B Corridor approximately 1/2 of a mile (walking distance) to two Metro Stations. Also, and most significantly, such a designation does not preclude open space areas (including rights-of-way and pedestrian connections, play areas, etc.) within the YMCA property; in fact, allowing for greater height and density allows open space to be more feasible from an economic perspective. As discussed on May 18 by LRPC members, there seems to be support for new rights-of-ways (in whatever form they take), open spaces and other public infrastructure particularly within the YMCA property boundary. The YMCA would like the maximum flexibility to consider such elements, along with the preservation of the stand of trees along 13th Street N. All of these elements are more feasible under the requested "Medium" Residential GLUP designation with optional Bonus density than the other Scenarios under study.

Because the YMCA is in the early stages of planning for its modernization at its current location, the more flexibility the Study/future GLUP can allow for, the better. The YMCA is not a land developer. Its main purpose is community-serving and it solely seeks to allow for future options that may include desirable elements from a Planning (and community) perspective, such as roadways and/or pedestrian networks, parks and open space, community facilities, affordable housing, etc.

We hope you will consider our points made above and we look forward to working with you as the Study comes to a close. Please let us know if you have questions or need information from us as you consider Staff's recommendation for the Study Area. Thank you for your attention to this matter.

Regards,



Tad Lunger, Esq.

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July 13, 2017

Anthony Fusarelli, Jr., AICP
Principal Planner
Department of Community Planning, Housing & Development
Planning Division
2100 Clarendon Blvd., Suite 700
Arlington, VA 22201

Re: YMCA Considerations-- May 18, 2017 LRPC Meeting Materials and Comments

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July 13, 2017

Page 2

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We hope you will consider our points made above and we look forward to working with you as the Study comes to a close. Please let us know if you have questions or need information from us as you consider Staff’s recommendation for the Study Area. Thank you for your attention to this matter.

Regards,

July 13, 2017
Page 3

Tad Lunger, Esq.

Anthony Fusarelli

Subject: Pre-Meeting Washington/Kirkwood LRPC w LRPC Chair and Applicant
Location: CR-CHP-Azalea 103
Start: ✓ Mon 09/26/2016 11:00 AM
End: Mon 09/26/2016 12:00 PM
Recurrence: (none)
Meeting Status: Meeting organizer
Organizer: Anthony Fusarelli
Required Attendees: Margaret Tulloch Rhodes; Claude Williamson - CPHD; Rebeccah Ballo; Richard Viola
Optional Attendees: Bob Duffy; Kellie Brown; Brett H. Wallace; Richard Hartman; Irena Lazic
Resources: CR-CHP-Azalea 103



Project [Placeholder] S
01 ...

All,

This meeting will be with Planning Commissioners Elizabeth Gearin and Ginger Brown, along with applicant representatives for 11th Street Development and YMCA, who have both, independently, filed Special GLUP Study requests with the Zoning Office.

A draft planning scope and process document, which has been updated to include the YMCA site, is attached. If you have any comments or questions that should be addressed before Monday's meeting, please let me know.

Thanks,
Anthony

Anthony Fusarelli

From: Anthony Fusarelli
Sent: Friday, October 13, 2017 4:42 PM
To: Anthony Fusarelli
Subject: Washington/Kirkwood

NOTES FROM
a/ue mky

Washington/Kirkwood

- YMCA questions ---
- What happens if another property owner enters the process?
- How far west is the appetite for re-planning?
- County Manager Notes to CB on this item....
-

OCT 20....LRPC meeting details to web site Create web page..

Sent from my iPad

Washington Boulevard and Kirkwood Road Special General Land Use Plan (GLUP) Study "Plus" Scoping Document

BACKGROUND

Applications

In June 2016, Eleventh Street Development, LLC, submitted to the Arlington County Zoning Office a formal application for a Special General Land Use Plan (GLUP) Study for an assemblage of land parcels fronting Washington Boulevard and Kirkwood Road, located outside and immediately north of the Virginia Square Metro Station Area. These properties are currently developed as of right with a collection of one and two-story commercial buildings. The subject area of this application is labeled as "Site A" in Map 1.

In September 2016, the YMCA of Washington, submitted to the Arlington County Zoning Office a formal application for a Special General Land Use Plan (GLUP) Study for properties associated with its Arlington Campus, fronting 13th Street North and Kirkwood Road. These properties are currently developed as of right with various athletic facilities, tennis facilities, and a health and wellness building, and one vacant single-family home. The subject area of this application is labeled as "Site B" in Map 1.

Map 1. Subject Sites of GLUP Amendment Applications

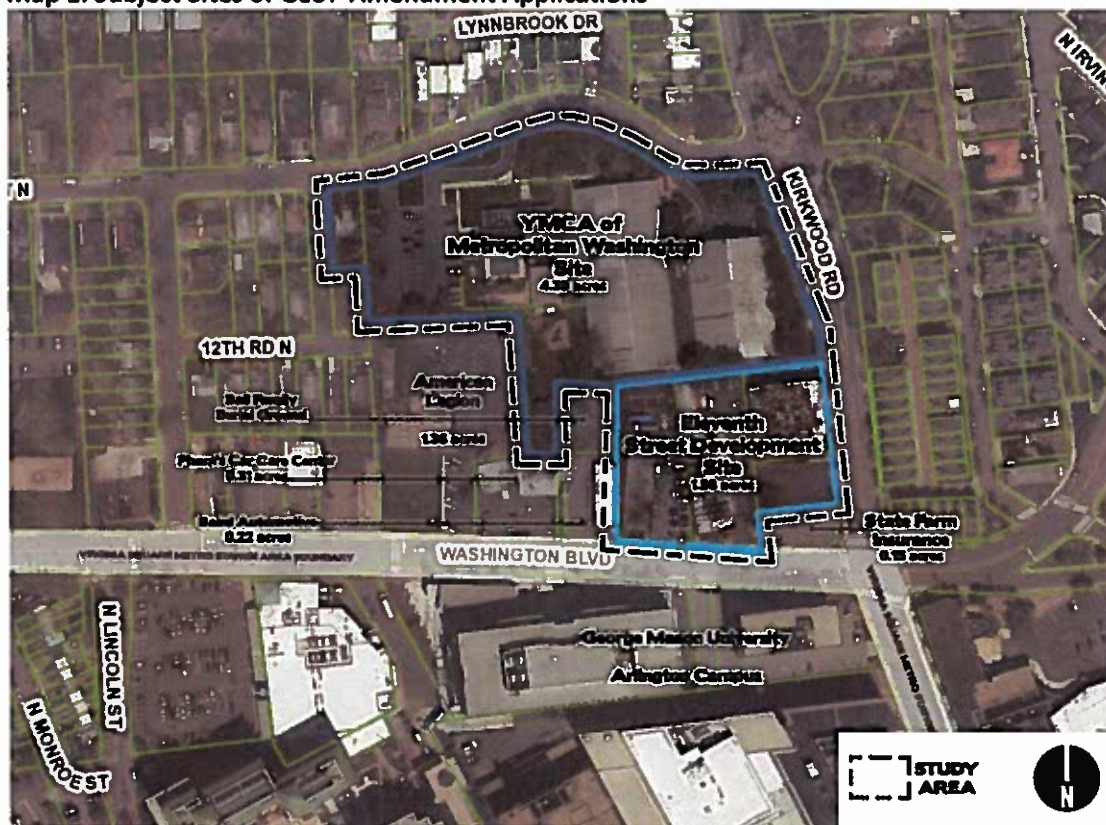


Table 1. GLUP Amendment Application Subject Sites Characteristics

	Eleventh Street Development, LLC Site	YMCA of Washington Site
Property Address	3415 and 3421 Washington Blvd., and 1122 N. Kirkwood Road	3400, 3422, 3444 13 th Street North
RPC #s	15-086-002, -005, -006, -025	15-086-022, -023, -024
Site Area	68,842 square feet (1.58 acres)	191,415 square feet (4.39 acres)
Current GLUP Designation	"Service Commercial" (<i>Personal and Business Services. Generally one to four stories.</i>)	"Semi-Public" (<i>Country clubs and semi-public recreational facilities. Churches, private schools and private cemeteries.</i>)
Proposed GLUP Designation	"Medium" Office-Apartment-Hotel (<i>Up to 2.5 FAR Office; Up to 115 units/acre Residential; Up to 180 units/acre Hotel.</i>)	"Medium" Residential (<i>Up to 37-72 units per acre.</i>)
Current Zoning	"C-2" Service Commercial-Community Business District	"R-5" One-Family and Restricted Two-Family Dwelling District
Proposed Zoning	"C-O-2.5" Mixed-Use District	Not specified
Conceptual Development Program	Approximately 220 multifamily residential units in a six-story building, with a two-level underground parking garage as well as private open space and amenities.	New community and athletic facility of up to 100,000 square feet, as well as new residential uses of up to 72 dwelling units per acre.

STUDY OBJECTIVE

The main objective of the study is to determine whether the County Board should consider advertising amendments to the GLUP for this property. To address this, staff will analyze the subject sites in the context of the surrounding area and obtain feedback from the Long Range Planning Committee of the Planning Commission (LRPC) on the appropriateness of the requested GLUP designations, or possibly other GLUP designations that may be appropriate for these sites. With this input, staff will develop a recommendation to the County Board regarding the potential advertisement of a GLUP amendment for this area.

STUDY AREA

For this study, potential GLUP designations will be analyzed for the land assemblages that are the subject of the Special GLUP Study Applications filed by Eleventh Street Development, LLC, as well as the YMCA of Washington. The surrounding area, including properties such as those associated with State Farm Insurance, the American Legion, the Ball Family Burial Ground, and George Mason University, will be considered for contextual purposes to help inform recommendations for the study area comprised of the Eleventh Street Development, LLC, and YMCA sites.

SCOPE OF STUDY

There is currently no established sector or area plan guidance to inform a County Board decision on the requested GLUP changes. Consistent with the Board's resolution adopted in 2008, staff will lead a special study to evaluate the requests, working with the Long Range Planning Committee (LRPC) of the Planning Commission to do so. The primary purpose of the study is to determine whether the County Board should consider advertising the requested GLUP designations, or other GLUP designations that may be appropriate. Given that the geographic scope involves amendments requested for two immediately adjacent sites, totaling nearly six acres, this study should include a slightly expanded scope than has typically been considered in previous Special GLUP Studies, and therefore could be considered as Special GLUP Study "Plus".

The scope of work for this study will address the following, at a minimum:

- History of GLUP and Zoning designations for the study site and surrounding area;
- Existing GLUP and Zoning designations for the study site and surrounding area;
- Existing environmental and topographical features, land uses, densities, building heights for study site and surrounding area;
- Recommendations of County plans and policies, as applicable;
- Allowable uses, densities, building heights, etc. for requested GLUP designation and other GLUP designations to be studied;
- 3-D computer modeling of the study site's existing conditions, and various scenarios reflecting requested GLUP designation and other GLUP designations to be studied;
- Preliminary transportation analysis for the study site and surrounding area, including recommendations for improvements such as new streets and walkways, etc.;
- Parks, open space, and recreation considerations, as appropriate; and
- Identification of any historic preservation issues requiring further due diligence related to the abutting Ball Family Burial Ground, such as delineating the cemetery's exact boundaries and potential impacts on access.

Potential 3-D Modeling Scenarios – In addition to existing conditions, staff will generate 3-D computer modeling for up to five potential development scenarios for the study area reflecting a range of GLUP designations. The GLUP designations that could be modeled, along with maximum planned densities and building heights, are listed in Table 2 below. Additionally, Table 2 notes the basis or rationale for including each of these GLUP designations in the modeling scenarios. The modeling scenarios could include scenarios with one GLUP designation across the entire study area, as well as scenarios that reflect several different GLUP designations across the study area. The 3-D modeling will generally consider development consistent with GLUP/zoning maximums, provision of appropriate amounts of parking spaces, and development forms that are compatible with surrounding development and reflect sound urban design principles. In some cases, the modeling may achieve planned maximum densities for GLUP designations in building heights lower than the maximums permitted by associated zoning districts.

Table 2. GLUP Designation Development Scenarios to be Modeled

GLUP Designation Scenario	Typical Zoning District	Density (maximum)			Building Height (maximum)	Basis for Study
		Office	Res.	Hotel		
"Medium" Office-Apartment-Hotel	C-O-2.5	2.5 FAR	115 u/ac	180 u/ac	12 stories (office) 16 stories (res./hotel)	Requested GLUP (11 th Street, LLC)
"Service Commercial"	C-2	1.5 FAR	7 u/ac	72 u/ac	45 feet	Existing GLUP (11 th Street, LLC)
"Low-Medium" Residential	RA8-18	---	36 u/ac	---	40 feet	Consistent with GLUP further east and west along Washington Blvd.
"Medium" Residential	RA6-15	---	48 u/ac	---	60 feet	Requested GLUP (YMCA); Generally highest density GLUP outside of Metro Station Areas
"Low" Office-Apartment-Hotel	C-O-1.5	1.5 FAR	72 u/ac	110 u/ac	8 stories (office) 10 stories (res./hotel)	Consistent with GLUP across south side of Washington Blvd.
"Semi-Public"	S-3A	-	-	-	45 feet	Existing GLUP (YMCA)

**Of the districts listed above, only the C-2 District has standards for landscaping set forth in the Zoning Ordinance, as follows: "10 percent of total site area is required to be landscaped open space in accordance with the requirements of §14.2, Landscaping."*

LRPC REVIEW PROCESS

County staff will lead this process, which will include LRPC Members as the main forum for conversation, with expanded participation to include:

- Property owners/developers involved with the requested GLUP changes;
- Representatives of affected civic associations;
- Representatives of other advisory commissions as appropriate; and
- County Staff, at a minimum representing:
 - Community Planning, Housing and Development (CPHD);
 - Department of Environmental Services (DES); and
 - Department of Parks and Recreation (DPR).

Barring any unforeseen issues, this study is anticipated to entail up to four to five LRPC meetings over the course of six to nine months, beginning in October 2016. Notification of the LRPC meetings will be provided on the County website, and staff will work with commission liaisons and local civic association leadership to request they electronically distribute information to their member listservs.

While the specific agenda for each meeting will be established jointly between staff and the chair of the LRPC (or assignee for this study), the main subject and objectives of each meeting could reflect the following approach as outlined in Table 3.

Table 3. Tentative LRPC Meeting Agenda Items (Subject to Change)

Meeting	Potential Topics
Meeting #1 (Oct. 2016)	<ul style="list-style-type: none"> ▪ Overview of the Special GLUP Study "Plus" process; ▪ Background information on the site; ▪ Discussion and refinement of process and scope (study boundary, modeling scenarios, etc.)
Meeting #2 (Nov.-Dec. 2016)	<ul style="list-style-type: none"> ▪ Preliminary staff analysis; ▪ Transportation and Public Open Space considerations ▪ Presentation of initial 3-D modeling; ▪ LRPC discussion and direction
Meeting #3 (Jan.-Feb. 2017)	<ul style="list-style-type: none"> ▪ Staff responses to questions raised at previous meetings; ▪ Presentation of refined scenario(s); ▪ Emerging guiding principles ▪ LRPC discussion and direction
Meeting #4 (Mar.-Apr. 2017)	<ul style="list-style-type: none"> ▪ Presentation of final modeling scenario (if applicable); ▪ Presentation of Draft Special GLUP Study "Plus" Document ▪ LRPC discussion and direction
Meeting #5 (May 2017)	<ul style="list-style-type: none"> ▪ Presentation of Final Draft Special GLUP Study "Plus" Document ▪ LRPC discussion and direction

STUDY OUTPUT

The product of this study will be a Special GLUP Study "Plus" Document capturing the planning highlights of the analysis and process discussions. This Special GLUP Study "Plus" Document will also serve as a foundation for any future staff reports and associated recommendations regarding which GLUP category or categories may be most appropriate for the sites. Should any site plan applications be filed subsequently for this site, the County Board will be presented with a staff report, informed by and referencing the Special GLUP Study "Plus" Document, recommending or not recommending advertisement of the requested GLUP amendments.

A potential **product** for this study could include a study document that primarily consists of the following elements:

- Narrative text providing introduction, background, and other key features of the study
- Guiding Planning Principles
- Series of Concept Maps providing recommendations across several topic areas, such as:
 - Land Use and Density
 - Building Heights
 - Transportation
 - Parks
 - Etc.
- Summary of findings, with recommendations on what GLUP Designations could be appropriate within the study area.

Anthony Fusarelli

Subject: General Modeling/Space/Program Assumptions for YMCA Modeling
Location: 2100 Clarendon Blvd., Conference Room 710 (7th Floor)

Start: Tue 11/08/2016 10:00 AM
End: Tue 11/08/2016 11:00 AM

Recurrence: (none)

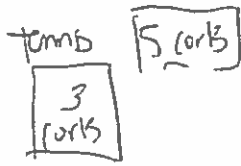
Meeting Status: Meeting organizer

Organizer: Anthony Fusarelli
Required Attendees: Anthony Fusarelli; Tad Lunger; Megan Rappolt
Optional Attendees: Allison Jones; Erik VandePoll; Brian Rigby; Charles King

Please pass along to your team members as needed.

Thank you.
Anthony

34" stem



BROWN RIVERBY.

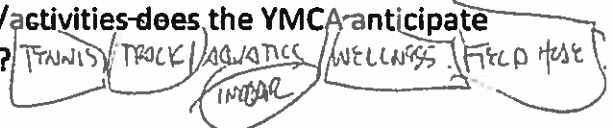
1250-400/φ

Form and Massing Studies Preliminary List of Questions/Desired Information for 11/8 Meeting with YMCA

1. As the YMCA contemplates the future of its Arlington site, does it envision complete redevelopment of existing facilities, or would any of the existing structures on-site be retained/renovated? *MAYBE*
2. If certain existing structures (or portions thereof) are envisioned to remain, which ones are they, and why? *TENNIS CENTER.*

Does all they include as GFD → 100K

3. What specific types of recreational facilities/activities does the YMCA anticipate accommodating on its campus in the future?



4. For each of the specific types of facilities listed in #3, please provide rule-of-thumb building volume dimensions/guidelines (length/width/height) that staff should follow for our 3D modeling?

1/4 Full to Full
28 Pool/Gym.

— 50x72 x 28 — minimal gym program. 3400 sq ft/half court, LAP LANE 75' x 7'

5. Is there any preconceived idea as to the maximum number of stories of the recreation facility? *(3 is optimal - but flexible)*

6. Is there any preconceived idea as to the maximum floor plate size the recreation facility? *30. 35K*

↑
35K / 15K
ground level

7. Are there any major outdoor facility needs that should generally be taken into consideration for site planning purposes? *Green Space + Walkability →*

pool lower floor gym upstairs.

8. Is there any possibility that the recreation facility would be vertically mixed with a residential building, or would these distinct uses be located in separate buildings? *Yes.*

9. Other? *Discussion about more footage on WASHINGTON FLUSHING COMMONS - NYC*

→ K = 6-8K SF for begin sport

Program: Track
Pool
Wellness.

~~CRITICAL TEMPERATURE DIMENSIONS~~

NO CHILD CARE
3 FLOORS IS OPTIMAL

recreational Paradise →
Housing: OFF OR MARKET RATE →

BLEEDTH, AC UNITS.
SMOKE MK.
NOVANSPIRIS.
ANTI-FIRE BARRIERS - NO DR
CONCRETE ISLANDS.

Anthony Fusarelli

Subject: YMCA and Washington/Kirkwood Study
Location: 2100 Clarendon Blvd., 3rd Floor, Room 306A (County Manager's Office)
Start: ✓ Thu 04/27/2017 1:00 PM
End: Thu 04/27/2017 2:00 PM
Recurrence: (none)
Meeting Status: Meeting organizer
Organizer: Anthony Fusarelli
Required Attendees: Anthony Fusarelli; Bob Duffy; Tad Lunger
Optional Attendees: Brett H. Wallace; Kara Smith; Lunger, Richard Theodore III

All:

Per request, this is a follow-up/mid-process meeting to check in on YMCA team studies/modeling and the LRPC process discussion.

Due to space availability constraints, we'll be meeting in the main conference room off of the County Manager's Office reception area on the 3rd floor.

Tad, please forward as needed.

Thanks,
Anthony

Anthony Fusarelli

From: Anthony Fusarelli
Sent: Friday, October 13, 2017 4:44 PM
To: Anthony Fusarelli
Subject: 2017.04.27 | Washington/Kirkwood Special GLUP w/ YM

2017.04.27 | Washington/Kirkwood Special GLUP w/ YMCA

- 430 unit count (assuming multi-family)....50,000 SF YMCA....1/2 gym, two smaller pool tanks
- Some type of storefront along Washington Blvd
- YMCA still working towards this goal....
- open space opportunity at Kansas could be more passive and flexible and open to the community....
- pre-school on site.....
- Silver Spring Y.....example of open space melds into the community

Sent from my iPad

Anthony Fusarelli

Subject: Meeting with YMCA re Washington/Kirkwood
Location: Room 715, 7th Floor, 2100 Clarendon Boulevard
Start: ✓ Thu 07/20/2017 10:00 AM
End: Thu 07/20/2017 11:00 AM
Recurrence: (none)
Meeting Status: Meeting organizer
Organizer: Anthony Fusarelli
Required Attendees: Brett H. Wallace; Kara Smith; Rappolt, Megan C. ; Tad Lunger
Optional Attendees: Brian Rigby; Lunger, Richard Theodore III; Allison Jones; Charles King; abigail.j.raphael@gmail.com

For those attending today's meeting, we will meet in Room 715 on the 7th Floor. Thanks.
Anthony

To discuss questions re 3D scenario modeling from May LRPC.

Anthony Fusarelli

Subject: Washington/Kirkwood Check-In
Location: CR-CHP-710
Start: ✓ Fri 08/18/2017 1:30 PM
End: Fri 08/18/2017 2:00 PM
Recurrence: (none)
Meeting Status: Meeting organizer
Organizer: Anthony Fusarelli
Required Attendees: Tad Lunger; Carmen Romero; Brett H. Wallace; Kara Smith
Resources: CR-CHP-710

Per YMCA and APAH/Legion request.

Anthony Fusarelli

From: Rappolt, Megan C. <MRappolt@mcguirewoods.com>
Sent: Friday, September 29, 2017 10:15 AM
To: Anthony Fusarelli
Subject: Wash Kirkwood

Thanks for the vm, I think you answered all my questions. Will give our team an update and check the project page today/mon. have a good weekend--

Megan C. Rappolt

Land Use Planner
McGuireWoods LLP
1750 Tysons Boulevard
Suite 1800
Tysons, VA 22102-4215
T: +1 703 712 5420
F: +1 703 712 5050
mrappolt@mcguirewoods.com
[Bio](#) | [VCard](#) | www.mcguirewoods.com

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Anthony Fusarelli

From: Rappolt, Megan C. <MRappolt@mcguirewoods.com>
Sent: Thursday, September 14, 2017 10:08 AM
To: Anthony Fusarelli
Subject: Wash Kirkwood Study

Hi Anthony,

I am checking in to see if there has been any change in the public hearing schedule for the RTA in terms of PC and County Board. The YMCA just asked us to confirm. As I have on our calendars, the PC will hear the RTA on Oct 10 or 11; & then the CB will hear the RTA on Oct 21/24.

With regard to the PC RTA hearing Oct 10/11, has there been any indication of which date it may be held?

Thank you,

Megan C. Rappolt

Land Use Planner

McGuireWoods LLP

1750 Tysons Boulevard

Suite 1800

Tysons, VA 22102-4215

T: +1 703 712 5420

F: +1 703 712 5050

mrappolt@mcguirewoods.com

[Bio](#) | [VCard](#) | www.mcguirewoods.com

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Anthony Fusarelli

From: Rappolt, Megan C. <MRappolt@mcguirewoods.com>
Sent: Tuesday, August 29, 2017 12:37 PM
To: Anthony Fusarelli
Subject: Wash. Kirkwood Study

Hello, I have one quick follow-up question: is it safe to assume that the YMCA could expect that Staff will send out a copy of their recommendation sometime the last week of Sept? Thank you, Megan

Sent from my iPhone

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Anthony Fusarelli

From: Rappolt, Megan C. <MRappolt@mcguirewoods.com>
Sent: Monday, July 24, 2017 8:15 AM
To: Anthony Fusarelli
Subject: Re: Wash. Kirkwood Study

Thank you!

Sent from my iPhone

> On Jul 24, 2017, at 8:00 AM, Anthony Fusarelli <Afusarelli@arlingtonva.us> wrote:

>

> This is the list I currently have:

>

> Garrett Erdle

> Tad Lunger

> Carmen Romero

> Matthew Weinstein (TC)

> Bill Ross (PRC)

> Sara Steinberger (HALRB)

> Nia Bagley (BVSCA)

> Jim Lantelme (formerly, replaced by ?) LVCA

>

>

> Anthony Fusarelli, Jr., AICP

> Principal Planner

>

> DEPARTMENT OF COMMUNITY

> PLANNING, HOUSING & DEVELOPMENT

> Planning Division

> 2100 Clarendon Blvd., Suite 700

> Arlington, VA 22201

> 703.228.3525; 703.228.3548 (direct);

> www.arlingtonva.us afusarelli@arlingtonva.us

>

> All correspondence sent to and from Arlington County Government may be

> subject to the public record laws of the Commonwealth of Virginia.

>

>

>

> -----Original Message-----

> From: Rappolt, Megan C. [mailto:MRappolt@mcguirewoods.com]

> Sent: Friday, July 21, 2017 9:16 AM

> To: Anthony Fusarelli <Afusarelli@arlingtonva.us>

> Subject: RE: Wash. Kirkwood Study

>

> Thanks, in addition to those mentioned below, I have Sarah Stoneking, Nia, Garret, Tad and Carmen. Is there anyone else from a different commission who is officially part of this group?

> And, does Lynnbroke have an official seat at the table? I don't think they do, correct?

>

> Megan C. Rappolt

> T: +1 703 712 5420

>

> -----Original Message-----

> From: Anthony Fusarelli [mailto:Afusarelli@arlingtonva.us]

> Sent: Friday, July 21, 2017 8:44 AM

> To: Rappolt, Megan C. <MRappolt@mcguirewoods.com>

> Subject: RE: Wash. Kirkwood Study

>

> You are correct that all Planning Commissioners are also members of LRPC, and attend LRPC meetings at their choosing/availability.

>

> The individual who has been representing the Parks and Recreation Commission on most of these study meetings is (William) Bill Ross.

>

> Anthony

>

> -----Original Message-----

> From: Rappolt, Megan C. [mailto:MRappolt@mcguirewoods.com]

> Sent: Thursday, July 20, 2017 3:39 PM

> To: Anthony Fusarelli <Afusarelli@arlingtonva.us>

> Subject: Wash. Kirkwood Study

>

> Hello Anthony, thanks for meeting with us today, even though we went off the rails.

>

> A quick question: is there a list of LRPC members assigned to this study that is available to me? Am I correct that all PCers can attend if they choose? I have also missed the name of the Parks & Rec representative at prior meetings.

>

> Sent from my iPhone

>

> _____
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Anthony Fusarelli

From: Rappolt, Megan C. <MRappolt@mcguirewoods.com>
Sent: Friday, July 21, 2017 9:18 AM
To: Anthony Fusarelli
Subject: RE: Wash. Kirkwood Study

Sorry, I meant Sara Steinberger from HALRB, not Stoneking---I'm mixing my groups.

Megan C. Rappolt
T: +1 703 712 5420

-----Original Message-----

From: Rappolt, Megan C.
Sent: Friday, July 21, 2017 9:16 AM
To: 'Anthony Fusarelli' <Afusarelli@arlingtonva.us>
Subject: RE: Wash. Kirkwood Study

Thanks, in addition to those mentioned below, I have Sarah Stoneking, Nia, Garret, Tad and Carmen. Is there anyone else from a different commission who is officially part of this group?
And, does Lynnbrooke have an official seat at the table? I don't think they do, correct?

Megan C. Rappolt
T: +1 703 712 5420

-----Original Message-----

From: Anthony Fusarelli [mailto:Afusarelli@arlingtonva.us]
Sent: Friday, July 21, 2017 8:44 AM
To: Rappolt, Megan C. <MRappolt@mcguirewoods.com>
Subject: RE: Wash. Kirkwood Study

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The individual who has been representing the Parks and Recreation Commission on most of these study meetings is (William) Bill Ross.

Anthony

-----Original Message-----

From: Rappolt, Megan C. [mailto:MRappolt@mcguirewoods.com]
Sent: Thursday, July 20, 2017 3:39 PM
To: Anthony Fusarelli <Afusarelli@arlingtonva.us>
Subject: Wash. Kirkwood Study

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Sent from my iPhone

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Anthony Fusarelli

From: Rappolt, Megan C. <MRappolt@mcguirewoods.com>
Sent: Friday, July 21, 2017 9:16 AM
To: Anthony Fusarelli
Subject: RE: Wash. Kirkwood Study

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And, does Lynnbrooke have an official seat at the table? I don't think they do, correct?

Megan C. Rappolt
T: +1 703 712 5420

-----Original Message-----

From: Anthony Fusarelli [mailto:Afusarelli@arlingtonva.us]
Sent: Friday, July 21, 2017 8:44 AM
To: Rappolt, Megan C. <MRappolt@mcguirewoods.com>
Subject: RE: Wash. Kirkwood Study

You are correct that all Planning Commissioners are also members of LRPC, and attend LRPC meetings at their choosing/availability.

The individual who has been representing the Parks and Recreation Commission on most of these study meetings is (William) Bill Ross.

Anthony

-----Original Message-----

From: Rappolt, Megan C. [mailto:MRappolt@mcguirewoods.com]
Sent: Thursday, July 20, 2017 3:39 PM
To: Anthony Fusarelli <Afusarelli@arlingtonva.us>
Subject: Wash. Kirkwood Study

Hello Anthony, thanks for meeting with us today, even though we went off the rails.

A quick question: is there a list of LRPC members assigned to this study that is available to me? Am I correct that all PCers can attend if they choose? I have also missed the name of the Parks & Rec representative at prior meetings.

Sent from my iPhone

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Anthony Fusarelli

From: Rappolt, Megan C. <MRappolt@mcguirewoods.com>
Sent: Thursday, July 20, 2017 3:39 PM
To: Anthony Fusarelli
Subject: Wash. Kirkwood Study

Hello Anthony, thanks for meeting with us today, even though we went off the rails.

A quick question: is there a list of LRPC members assigned to this study that is available to me? Am I correct that all PCers can attend if they choose? I have also missed the name of the Parks & Rec representative at prior meetings.

Sent from my iPhone

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Anthony Fusarelli

From: Rappolt, Megan C. <MRappolt@mcguirewoods.com>
Sent: Thursday, July 20, 2017 8:51 AM
To: Anthony Fusarelli
Subject: Accepted: Meeting with YMCA re Washington/Kirkwood

Anthony Fusarelli

From: Rappolt, Megan C. <MRappolt@mcguirewoods.com>
Sent: Friday, July 14, 2017 4:09 PM
To: Anthony Fusarelli
Cc: Bob Duffy; Lunger, Richard Theodore III; Charles King (cking; 'Leigh Taylor-Kron'; Allison Jones; 'erik@gutshall.net'; 'egearin@egearin.com'; Claude Williamson - CPHD
Subject: YMCA Letter Regarding the May 18th LRPC Meeting
Attachments: Active_91953652_1_Final Signed Ltr to A Fusarelli 7-14-17.PDF

Hello Anthony,

On behalf of the YMCA, please find attached a letter regarding the May 18th LRPC.
Please let us know if you have any questions and have a nice weekend—

Megan C. Rappolt

Land Use Planner
McGuireWoods LLP
1750 Tysons Boulevard
Suite 1800
Tysons, VA 22102-4215
T: +1 703 712 5420
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Anthony Fusarelli

From: Rappolt, Megan C. <MRappolt@mcguirewoods.com>
Sent: Monday, July 10, 2017 11:47 AM
To: Anthony Fusarelli
Subject: Accepted: Meeting with YMCA re Washington/Kirkwood

Anthony Fusarelli

From: Rappolt, Megan C. <MRappolt@mcguirewoods.com>
Sent: Monday, July 10, 2017 10:12 AM
To: Anthony Fusarelli
Cc: Lunger, Richard Theodore III
Subject: RE: Windows for Potential Meeting

Hi, Thanks for the times. I checked with our team and I am confirming our availability for July 20 @ 10 am. The meeting attendees grew slightly by two, so I anticipate 5-6 people on our end. Feel free to send me an invite and I'll forward on or just let me know room location and I'll pass it our attendees. Thank you--

Megan C. Rappolt

T: +1 703 712 5420

From: Anthony Fusarelli [mailto:Afusarelli@arlingtonva.us]
Sent: Friday, July 07, 2017 9:54 AM
To: Rappolt, Megan C. <MRappolt@mcguirewoods.com>
Subject: Windows for Potential Meeting

Megan,

Per your request, please find below several windows that should work well for staff, as of now. Please let me know of any preferred times within these windows for a meeting from your team's end.

7/12: 10am-12pm, 3pm
7/13: 11am
7/14: 10am, 1-4pm
7/19: 1pm
7/20: 10am-12pm

Thank you.
Anthony

Anthony Fusarelli, Jr., AICP
Crystal City/Pentagon City Planning Coordinator

DEPARTMENT OF COMMUNITY
PLANNING, HOUSING & DEVELOPMENT
Planning Division
2100 Clarendon Blvd., Suite 700
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703.228.3525; 703.228.3548 (direct);
www.arlingtonva.us afusarelli@arlingtonva.us

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Anthony Fusarelli

From: Rappolt, Megan C. <MRappolt@mcguirewoods.com>
Sent: Wednesday, May 31, 2017 9:24 AM
To: Anthony Fusarelli
Subject: Wash/Kirkwood

Hi Anthony,

Wondering if you are able to share potential dates for the next LRPC meeting . We have a call with the YMCA today so if there is an update, we could pass it on.

Thank you,

Megan C. Rappolt

Land Use Planner

McGuireWoods LLP

1750 Tysons Boulevard

Suite 1800

Tysons, VA 22102-4215

T: +1 703 712 5420

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mrappolt@mcguirewoods.com

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Anthony Fusarelli

From: Rappolt, Megan C. <MRappolt@mcguirewoods.com>
Sent: Monday, May 01, 2017 8:58 AM
To: Anthony Fusarelli
Cc: Lunger, Richard Theodore III
Subject: Wash. Kirkwood Meeting

Hi Anthony, the Y has asked us if the open house will take place regardless of walking tour is postponed due to weather. Can you confirm ? Thank you

Sent from my iPhon

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Anthony Fusarelli

From: Rappolt, Megan C. <MRappolt@mcguirewoods.com>
Sent: Thursday, April 20, 2017 4:05 PM
To: Anthony Fusarelli
Cc: Lunger, Richard Theodore III; Gizele Johnson
Subject: Re: YMCA Facility?

Hello, the Y just confirmed they can host May 1, after they did some schedule changes.

Sent from my iPhone

On Apr 20, 2017, at 8:51 AM, Anthony Fusarelli <Afusarelli@arlingtonva.us> wrote:

Hi Megan,

Due to a scheduling conflict, we will need to reschedule the Washington/Kirkwood Open House/Walking Tour from 4/26 to another date.

Currently, we are looking at either 5/1 or 5/4 – same window of time with access from about 5:30-9:30.

Can you please check and let us know if the YMCA Wellness Room would be available for our use on either of these dates for a rescheduled open house?

Thanks,
Anthony

From: Rappolt, Megan C. [<mailto:MRappolt@mcguirewoods.com>]
Sent: Friday, April 07, 2017 3:51 PM
To: Anthony Fusarelli <Afusarelli@arlingtonva.us>
Cc: Lunger, Richard Theodore III <TLunger@mcguirewoods.com>
Subject: Fwd: YMCA Facility?

Hi see below

Sent from my iPhone

Begin forwarded message:

From: Allison Jones <Allison.Jones@ymcadc.org>
Date: April 7, 2017 at 3:26:27 PM EDT
To: "Rappolt, Megan C." <MRappolt@mcguirewoods.com>, Leigh Taylor-Kron <Leigh.Taylor-Kron@ymcadc.org>
Cc: "Lunger, Richard Theodore III" <TLunger@mcguirewoods.com>, "cking@csgurban.com" <cking@csgurban.com>
Subject: RE: YMCA Facility?

Yes, we would work to accommodate the request, and yes the Y Wellness Center space would be accessible.

From: Rappolt, Megan C. [<mailto:MRappolt@mcguirewoods.com>]
Sent: Friday, April 07, 2017 2:24 PM
To: Allison Jones; Leigh Taylor-Kron
Cc: Lunger, Richard Theodore III; 'cking@csgurban.com'
Subject: FW: YMCA Facility?

See below from Anthony

Megan C. Rappolt
T: +1 703 712 5420

From: Anthony Fusarelli [<mailto:Afusarelli@arlingtonva.us>]
Sent: Friday, April 07, 2017 2:23 PM
To: Rappolt, Megan C. <MRappolt@mcguirewoods.com>; Lunger, Richard Theodore III <TLunger@mcguirewoods.com>
Subject: RE: YMCA Facility?

Hard to know for sure. Maybe plan for about 50 – 75....keeping in mind that an open house would be a primarily stand-up formatted event, without a need to have chairs/tables set-up for all attendees. Would primarily focus on boards/easels and/or posters displayed on perimeter walls of the space.

Thanks for checking on this.
Anthony

From: Rappolt, Megan C. [<mailto:MRappolt@mcguirewoods.com>]
Sent: Friday, April 07, 2017 1:46 PM
To: Anthony Fusarelli <Afusarelli@arlingtonva.us>; Lunger, Richard Theodore III <TLunger@mcguirewoods.com>
Subject: RE: YMCA Facility?

How many ppl do you anticipate? Question from Y

Megan C. Rappolt
T: +1 703 712 5420

From: Anthony Fusarelli [<mailto:Afusarelli@arlingtonva.us>]
Sent: Friday, April 07, 2017 1:42 PM
To: Rappolt, Megan C. <MRappolt@mcguirewoods.com>; Lunger, Richard Theodore III <TLunger@mcguirewoods.com>
Subject: RE: YMCA Facility?

Thanks. First preference would be 4/26 (figure between window of 6pm-9:30pm), but may also be looking at other potential dates as well.

Anthony

From: Rappolt, Megan C. [<mailto:MRappolt@mcguirewoods.com>]
Sent: Friday, April 07, 2017 1:28 PM
To: Anthony Fusarelli <Afusarelli@arlingtonva.us>; Lunger, Richard Theodore III

<TLunger@mcguirewoods.com>

Subject: RE: YMCA Facility?

Hi, just sent off your inquiry to the Y. They may need to know of potential dates in order to know if the space is available (if they have such a space).

Megan C. Rappolt

T: +1 703 712 5420

From: Anthony Fusarelli [<mailto:Afusarelli@arlingtonva.us>]

Sent: Friday, April 07, 2017 1:20 PM

To: Lunger, Richard Theodore III <TLunger@mcguirewoods.com>; Rappolt, Megan C. <MRappolt@mcguirewoods.com>

Subject: YMCA Facility?

Tad, Megan,

In trying to schedule an open house/walking tour event as part of the Washington/Kirkwood Special GLUP Study Plus, I am writing to inquire as to whether:

- a) The YMCA has a relatively large meeting/conference space that they would be willing to allow the County to use for an open house event; and
- b) Whether such space is ADA accessible?

Any immediate insights you could provide on these two questions would be very much appreciated.

Thank you.

Anthony

Anthony Fusarelli, Jr., AICP
Principal Planner

DEPARTMENT OF COMMUNITY
PLANNING, HOUSING & DEVELOPMENT
Planning Division
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Arlington, VA 22201
703.228.3525; 703.228.3548 (direct);
www.arlingtonva.us afusarelli@arlingtonva.us

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Anthony Fusarelli

From: Rappolt, Megan C. <MRappolt@mcguirewoods.com>
Sent: Thursday, April 20, 2017 11:12 AM
To: Anthony Fusarelli
Cc: Lunger, Richard Theodore III; Gizele Johnson
Subject: RE: YMCA Facility?

Hi, the Y confirmed that May 4 will work.

Note there is TC that evening, Tad and I have a matter/Century Center that will heard that evening as an action item. Others may have that conflict, but I'm sure it's been hard to find a date that works.

Megan C. Rappolt

Land Use Planner
McGuireWoods LLP
1750 Tysons Boulevard
Suite 1800
Tysons, VA 22102-4215
T: +1 703 712 5420
F: +1 703 712 5050
mrappolt@mcguirewoods.com
VCard | www.mcguirewoods.com

McGUIREWOODS

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Can you please check and let us know if the YMCA Wellness Room would be available for our use on either of these dates for a rescheduled open house?

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How many ppl do you anticipate? Question from Y

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Sent: Thursday, April 20, 2017 9:02 AM
To: Anthony Fusarelli
Cc: Lunger, Richard Theodore III; Gizele Johnson
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Checking now

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Anthony Fusarelli

From: Rappolt, Megan C. <MRappolt@mcguirewoods.com>
Sent: Monday, April 10, 2017 12:41 PM
To: Gizele Johnson; Anthony Fusarelli
Cc: Lunger, Richard Theodore III
Subject: RE: YMCA Facility?

Hi Gizele,

I passed on Anthony's message to our YMCA clients on Friday regarding coordination with you. I haven't heard back from them since their confirmation to host on Friday. I forwarded them your contact information below, so I hope you'll hear from their contact soon. Will keep track of this. Thank you---

Megan C. Rappolt

Land Use Planner
McGuireWoods LLP
1750 Tysons Boulevard
Suite 1800
Tysons, VA 22102-4215
T: +1 703 712 5420
F: +1 703 712 5050
mrappolt@mcguirewoods.com
VCard | www.mcguirewoods.com

McGUIREWOODS

From: Gizele Johnson [mailto:Gjohnson@arlingtonva.us]
Sent: Monday, April 10, 2017 12:38 PM
To: Anthony Fusarelli <Afusarelli@arlingtonva.us>; Rappolt, Megan C. <MRappolt@mcguirewoods.com>
Cc: Lunger, Richard Theodore III <TLunger@mcguirewoods.com>
Subject: RE: YMCA Facility?

Good afternoon Megan,

I'm circling around to see if there was someone that will be available for a site visit this afternoon, as Anthony mentioned below. Please advise and confirm.

Thank you.

*Ms. Gizele M. Carnell Johnson
Clerk to the Planning Commission/Meeting Logistics Coordinator*

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Planning Commission | Planning Division

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Megan,

Thank you. I am adding Gizele to this email to see if there is someone at the YMCA facility she can coordinate with to do a site visit to scope out the space for planning and preparation purposes. Can you please let us know the best person she can talk to about this. I believe the best days for her to visit next week would be Monday 4/10 or Friday 4/14.

Thank you.

Anthony

From: Rappolt, Megan C. [<mailto:MRappolt@mcguirewoods.com>]

Sent: Friday, April 07, 2017 3:51 PM

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Anthony Fusarelli

From: Rappolt, Megan C. <MRappolt@mcguirewoods.com>
Sent: Friday, February 24, 2017 11:48 AM
To: Anthony Fusarelli
Subject: RE: Wash and Kirkwood Study

Hi—just saw/heard your vm. Two things I noticed between the versions were 1) Nancy referenced Slide 94 when questioning FARs in the Study Area vs. FARs for sites close to Metro. The presentation I had showed that Slide on Slide 92. Then, I was looking for the slide(s) with the size of open spaces that you modelled. I wrote down 13,000 sf and 24,000 sf and then couldn't find the slides that I saw when you talked about it. I see it now I think I'm good now—I see the presentation up now is longer/reflects my notes. Thanks!

From: Rappolt, Megan C.
Sent: Friday, February 24, 2017 11:37 AM
To: Anthony Fusarelli <Afusarelli@arlingtonva.us>
Subject: RE: Wash and Kirkwood Study

Hi, disregard this message, I see the updated presentation is posted now. thanks

From: Rappolt, Megan C.
Sent: Friday, February 24, 2017 10:50 AM
To: Anthony Fusarelli <Afusarelli@arlingtonva.us>
Subject: Wash and Kirkwood Study

Hi, is the staff presentation posted on the LRPC website slightly different than the presentation given on Tuesday night? I am seeing discrepancies in my notes. Also I was looking for the slide with open space square footage called out and don't see it.

Let me know if I'm right and if you can send the presentation...or, I may just not have slept at all this week & I'm completely off. Thanks!

Megan C. Rappolt
Land Use Planner
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Anthony Fusarelli

From: Rappolt, Megan C. <MRappolt@mcguirewoods.com>
Sent: Friday, February 03, 2017 9:35 AM
To: Anthony Fusarelli
Cc: Lunger, Richard Theodore III
Subject: LRPC: Wash/Kirkwood

Hi Anthony,

Can you share with us an informal outline/items which you/Staff intend to present at the next LRPC meeting? As you are aware, there is interest from the YMCA as well as their community partners.

My notes from the meeting say that Staff intends to come back in 2 LRPCs with refined models. Is that still the plan?

I also noted that you all floated the idea of a walking tour & may possibly explore a new zoning tool. Wondering if those items would be discussed.

I'm happy to follow up with a call if that is easier.

Thank you and have a nice weekend--

Megan C. Rappolt

Land Use Planner

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Anthony Fusarelli

From: Rappolt, Megan C. <MRappolt@mcguirewoods.com>
Sent: Thursday, January 05, 2017 10:50 AM
To: Anthony Fusarelli
Cc: Lunger, Richard Theodore III
Subject: Wash. Blvd/Kirkwood Rd Study

Hi Anthony,

At the Dec 20 LRPC, did you say that if we had comments on your presentation that we should feel free to send responses by Jan 9? I wasn't sure if that was directed more at the BVSCA and interested citizens or if it also includes Applicant teams who you've met with previously.

We are happy to learn of any potential LRPC dates that are being vetted.

Thanks and Happy New Year--

Megan C. Rappolt

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Anthony Fusarelli

From: Rappolt, Megan C. <MRappolt@mcguirewoods.com>
Sent: Monday, December 05, 2016 1:25 PM
To: Anthony Fusarelli
Cc: Lunger, Richard Theodore III
Subject: RE: NVR 11th/Vermont: LRPC Mtng Dec 20

Just a quick clarification—earlier than later in the afternoon on 12/12 works the best.

Megan C. Rappolt

T: +1 703 712 5420

From: Rappolt, Megan C.
Sent: Monday, December 05, 2016 1:16 PM
To: 'Anthony Fusarelli' <Afusarelli@arlingtonva.us>
Cc: Lunger, Richard Theodore III <tlunger@mcguirewoods.com>
Subject: RE: NVR 11th/Vermont: LRPC Mtng Dec 20

Hi Anthony, our best time is the afternoon on the 12th—anytime in the window you provided.

Otherwise, 12/14 @ 11 is probably our next-best slot, followed by 12/14 in pm.

So avoid 12/13.

Thank you,

Megan C. Rappolt

T: +1 703 712 5420

From: Anthony Fusarelli [<mailto:Afusarelli@arlingtonva.us>]
Sent: Monday, December 05, 2016 11:05 AM
To: Rappolt, Megan C. <MRappolt@mcguirewoods.com>
Cc: Lunger, Richard Theodore III <TLunger@mcguirewoods.com>
Subject: RE: NVR 11th/Vermont: LRPC Mtng Dec 20

Megan,

Yes – we are moving forward with 12/20 LRPC for 11th and Vermont Special GLUP Study (along with Washington/Kirkwood). Staff will plan to send a meeting notice out in the next day or two.

As is customary before beginning such a study, staff would like to set an advance meeting with the applicant team, and invite the LRPC/SPRC chairs. Given your team's availability, if you could let me know which 1-hour windows I should absolutely avoid within the following windows, I will work to set the meeting up as quickly as possible:

12/12: 10am-12pm, 1pm-5pm
12/13: 9am-12pm, 1pm-5pm
12/14: 11am-12pm, 1pm-5pm

Thanks,

Anthony

Anthony Fusarelli, Jr., AICP
Principal Planner

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www.arlingtonva.us afusarelli@arlingtonva.us

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From: Rappolt, Megan C. [<mailto:MRappolt@mcguirewoods.com>]
Sent: Monday, December 05, 2016 9:42 AM
To: Anthony Fusarelli <Afusarelli@arlingtonva.us>
Cc: Lunger, Richard Theodore III <TLunger@mcguirewoods.com>
Subject: NVR 11th/Vermont: LRPC Mtng Dec 20

Hello Anthony,

Just wanted to confirm with you that Staff/LRPC is moving forward with the Dec 20th date for LRPC for the NVR/11th/Vermont project.

Should we meet with you to discuss this?

As as an update, we had our second meeting with the Ballston VA Square Civic Assoc last week and it went well. We are also scheduled to discuss the 4.1 comments and design changes with Matt P. on Wed this week.

Megan C. Rappolt
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Anthony Fusarelli

From: Rappolt, Megan C. <MRappolt@mcguirewoods.com>
Sent: Tuesday, November 29, 2016 10:17 AM
To: Anthony Fusarelli
Cc: Lunger, Richard Theodore III
Subject: Wash/Kirkwood GLUP Study

Hi Anthony,

Hope you had a nice thanksgiving and break. We have an internal call with the YMCA today @ 2pm and I'm wondering if the County notice to property owners went out yet—the YMCA may ask us this. Also, we heard that the Am Legion will vote in mid-Dec re: APAH involvement—you may have heard that already. Lastly, is there a need for the YMCA to meet with you/staff the week before the Dec 20 LRPC?

Thank you,

Megan C. Rappolt

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Anthony Fusarelli

From: Rappolt, Megan C. <MRappolt@mcguirewoods.com>
Sent: Friday, November 18, 2016 11:38 AM
To: Anthony Fusarelli
Subject: RE: Wash/Kirkwood letters to prop owners

Thanks for the update. Sorry to bug you about it. Y is trying to stay ahead of things. Thank you

Megan C. Rappolt

T: +1 703 712 5420

From: Anthony Fusarelli [mailto:Afusarelli@arlingtonva.us]
Sent: Friday, November 18, 2016 11:37 AM
To: Rappolt, Megan C. <MRappolt@mcguirewoods.com>
Subject: RE: Wash/Kirkwood letters to prop owners

Not yet. A few unexpected things came up this week.

From: Rappolt, Megan C. [mailto:MRappolt@mcguirewoods.com]
Sent: Friday, November 18, 2016 10:29 AM
To: Anthony Fusarelli <Afusarelli@arlingtonva.us>
Subject: Wash/Kirkwood letters to prop owners

Hi, just following up re: if letters from the Co went out to owners within the study area.

Megan C. Rappolt

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Anthony Fusarelli

From: Rappolt, Megan C. <MRappolt@mcguirewoods.com>
Sent: Friday, November 11, 2016 2:32 PM
To: Anthony Fusarelli
Cc: Lunger, Richard Theodore III
Subject: Washington Blvd./Kirkwood Study

Hi Anthony,

We are curious if the County's letter to all property owners within the potential, broader study area have been sent? We are contemplating potential engagement/communications with other property owners, as Bob suggested at our meeting on Tuesday.

Megan C. Rappolt

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Anthony Fusarelli

From: Rappolt, Megan C. <MRappolt@mcguirewoods.com>
Sent: Monday, November 07, 2016 3:20 PM
To: Anthony Fusarelli
Cc: Lunger, Richard Theodore III
Subject: Re: YMCA mtng tomorrow

Great, thanks!

Sent from my iPhone

> On Nov 7, 2016, at 3:19 PM, Anthony Fusarelli <Afusarelli@arlingtonva.us> wrote:

>

> This is what I have so far from the YMCA side. Thanks.

> Anthony

>

> Name Attendance Response

> Anthony Fusarelli Meeting Organizer None

> Tad Lunger Required Attendee None

> Megan Rappolt Required Attendee Accepted

> Allison Jones Optional Attendee Accepted

> Erik VandePoll Optional Attendee Accepted

> Brian Rigby Optional Attendee Accepted

> Charles King Optional Attendee Accepted

>

> -----Original Message-----

> From: Rappolt, Megan C. [mailto:MRappolt@mcguirewoods.com]

> Sent: Monday, November 07, 2016 3:18 PM

> To: Anthony Fusarelli <Afusarelli@arlingtonva.us>

> Cc: Lunger, Richard Theodore III <TLunger@mcguirewoods.com>

> Subject: YMCA mtng tomorrow

>

> Hi Anthony, since outlook responses went back to you, just wanted to confirm you've received attendee confirmations from the YMCA and their consultant team.

>

> Sent from my iPhone

Anthony Fusarelli

From: Rappolt, Megan C. <MRappolt@mcguirewoods.com>
Sent: Monday, November 07, 2016 3:18 PM
To: Anthony Fusarelli
Cc: Lunger, Richard Theodore III
Subject: YMCA mtng tomorrow

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Sent from my iPhone

Anthony Fusarelli

From: Rappolt, Megan C. <MRappolt@mcguirewoods.com>
Sent: Monday, November 07, 2016 10:15 AM
To: Anthony Fusarelli
Cc: Lunger, Richard Theodore III
Subject: RE: Next LRPC Meeting Date for Washington/Kirkwood Study

Anthony, the YMCA has confirmed that Dec 20 will work for them for the next LRPC meeting.

Thank you,

Megan C. Rappolt
T: +1 703 712 5420

From: Rappolt, Megan C.
Sent: Friday, November 04, 2016 1:49 PM
To: 'Anthony Fusarelli' <Afusarelli@arlingtonva.us>
Cc: Lunger, Richard Theodore III <tlunger@mcguirewoods.com>
Subject: RE: Next LRPC Meeting Date for Washington/Kirkwood Study

Woops! Sorry about that! I'll ask the YMCA about Dec 20.

Megan C. Rappolt
T: +1 703 712 5420

From: Anthony Fusarelli [<mailto:Afusarelli@arlingtonva.us>]
Sent: Friday, November 04, 2016 1:48 PM
To: Rappolt, Megan C. <MRappolt@mcguirewoods.com>
Cc: Lunger, Richard Theodore III <TLunger@mcguirewoods.com>
Subject: RE: Next LRPC Meeting Date for Washington/Kirkwood Study

Megan,

This message was addressing the next LRPC for Washington/Kirkwood Special GLUP Study Plus, and was being sent to ensure that you and your team (the YMCA) could make this date.

Regarding NVR, I will address that in another email separately.

Thanks,
Anthony

From: Rappolt, Megan C. [<mailto:MRappolt@mcguirewoods.com>]
Sent: Friday, November 04, 2016 11:59 AM
To: Anthony Fusarelli <Afusarelli@arlingtonva.us>
Cc: Lunger, Richard Theodore III <TLunger@mcguirewoods.com>
Subject: RE: Next LRPC Meeting Date for Washington/Kirkwood Study

I think NVR won't be happy to go so late in the year. But I know there are scheduling constraints with many land use applications at present. Is there any hope of anything earlier?

Would staff be able to process our final 4.1 even if LRPC is later in the year than we anticipated? Matt Pfeifer said he is teed up to give us comments on the preliminary 4.1 today or Monday/early next week. So in theory, if the comments are not too extensive, we could file it relatively soon...as in a few weeks, which would precede LRPC.

Megan C. Rappolt

T: +1 703 712 5420

From: Anthony Fusarelli [<mailto:Afusarelli@arlingtonva.us>]

Sent: Friday, November 04, 2016 11:51 AM

To: Lunger, Richard Theodore III <TLunger@mcguirewoods.com>; Rappolt, Megan C. <MRappolt@mcguirewoods.com>

Subject: Next LRPC Meeting Date for Washington/Kirkwood Study

Good morning:

It is looking like the next LRPC Meeting Date for the Washington/Kirkwood Study may be December 20th. At your convenience, please let me know if you foresee any issues with this date.

Thanks,
Anthony

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Principal Planner

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Sent: Friday, November 04, 2016 11:59 AM
To: Anthony Fusarelli
Cc: Lungler, Richard Theodore III
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Megan C. Rappolt

T: +1 703 712 5420

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Sent: Friday, November 04, 2016 11:51 AM
To: Lungler, Richard Theodore III <TLungler@mcguirewoods.com>; Rappolt, Megan C. <MRappolt@mcguirewoods.com>
Subject: Next LRPC Meeting Date for Washington/Kirkwood Study

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Principal Planner

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Anthony Fusarelli

From: Rappolt, Megan C. <MRappolt@mcguirewoods.com>
Sent: Friday, November 04, 2016 10:51 AM
To: Anthony Fusarelli
Subject: Accepted: General Modeling/Space/Program Assumptions for YMCA Modeling

Anthony Fusarelli

From: Rappolt, Megan C. <MRappolt@mcguirewoods.com>
Sent: Friday, November 04, 2016 10:25 AM
To: Anthony Fusarelli
Cc: Lungert, Richard Theodore III
Subject: NVR/11th & Vermont and YMCA

Hi, just wondering if the LRPC meeting date/location for NVR, and the YMCA Tues @ 10 am is confirmed?

Have a nice weekend--

Megan C. Rappolt

Land Use Planner

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Anthony Fusarelli

From: Rappolt, Megan C. <MRappolt@mcguirewoods.com>
Sent: Tuesday, November 01, 2016 2:33 PM
To: Anthony Fusarelli
Cc: Lunger, Richard Theodore III
Subject: Re: YMCA

Hi Anthony, we are wondering if we could slightly expand the scope of this meeting so the YMCA/consultants can explain the general reasons for the YMCA's application in terms of future program and development needs. Is there anyway Bob Duffy could also attend? Tad has also been in touch with Ginger about this matter who has expressed interest in attending this meeting as well. I understand this is a slight increase in scope of meeting, but think it's probably the right time to explain the YMCA's perspective. Let us know what you think.

On Nov 1, 2016, at 11:58 AM, Anthony Fusarelli <Afusarelli@arlingtonva.us> wrote:

Megan,

Thank you. 10am on 11/8 should work, and I can send a confirmation/Outlook appointment tomorrow once I know for sure. Attending from staff, I expect it would generally be myself, Brett Wallace, and Kara Smith.

I believe one hour should suffice, and to help ensure that's the case, by the end of this week we'll send over a list of questions or criteria that we believe would be instructive as we think about the form and massing modeling we'll be doing for the Special GLUP Study Plus.

I'll be back in touch in the next few days.

Regards,
Anthony

Anthony Fusarelli, Jr., AICP
Principal Planner

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703.228.3525; 703.228.3548 (direct);
www.arlingtonva.us afusarelli@arlingtonva.us

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From: Rappolt, Megan C. [<mailto:MRappolt@mcguirewoods.com>]
Sent: Monday, October 31, 2016 3:02 PM
To: Anthony Fusarelli <Afusarelli@arlingtonva.us>
Cc: Lunger, Richard Theodore III <TLunger@mcguirewoods.com>
Subject: RE: YMCA

Hi, our team is clear for 10 am on Tues Nov 8th. Let me know if you think we should be prepared to meet longer than 1 hour (which is fine, just want to make everyone aware).

We would probably have 2-3 folks from YMCA Washington, 1 person from Gro, 1-2 people from CSG (YMCA's development consultant), and Tad and I. So that's 8 people on our end.

In terms of meeting preparation, I assume we should be ready to discuss the YMCA future program needs, space projections, i.e. sf, height, massing, etc., as well as our inclusion of residential use into the development. What other information shall we be prepared to bring so this is productive for you/Staff?

Also, if you could, can you let me know who may be in attendance on Staff's side when you get a chance?

Please let me know if you need anything else on our end of things—Thank you,

Megan C. Rappolt

Land Use Planner

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F: +1 703 712 5050

mrappolt@mcguirewoods.com

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McGUIREWOODS

From: Anthony Fusarelli [<mailto:Afusarelli@arlingtonva.us>]

Sent: Monday, October 31, 2016 2:10 PM

To: Rappolt, Megan C. <MRappolt@mcguirewoods.com>

Subject: RE: YMCA

Thanks.

From: Rappolt, Megan C. [<mailto:MRappolt@mcguirewoods.com>]

Sent: Monday, October 31, 2016 12:50 PM

To: Anthony Fusarelli <Afusarelli@arlingtonva.us>

Subject: RE: YMCA

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Megan,

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Principal Planner

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From: Rappolt, Megan C. [<mailto:MRappolt@mcguirewoods.com>]
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McGUIREWOODS

Anthony Fusarelli

From: Rappolt, Megan C. <MRappolt@mcguirewoods.com>
Sent: Tuesday, November 01, 2016 12:01 PM
To: Anthony Fusarelli
Cc: Lunger, Richard Theodore III
Subject: RE: YMCA

Perfect, thanks!

Megan C. Rappolt

T: +1 703 712 5420

From: Anthony Fusarelli [mailto:Afusarelli@arlingtonva.us]
Sent: Tuesday, November 01, 2016 11:59 AM
To: Rappolt, Megan C. <MRappolt@mcguirewoods.com>
Cc: Lunger, Richard Theodore III <TLunger@mcguirewoods.com>
Subject: RE: YMCA

Megan,

Thank you. 10am on 11/8 should work, and I can send a confirmation/Outlook appointment tomorrow once I know for sure. Attending from staff, I expect it would generally be myself, Brett Wallace, and Kara Smith.

I believe one hour should suffice, and to help ensure that's the case, by the end of this week we'll send over a list of questions or criteria that we believe would be instructive as we think about the form and massing modeling we'll be doing for the Special GLUP Study Plus.

I'll be back in touch in the next few days.

Regards,
Anthony

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From: Rappolt, Megan C. [mailto:MRappolt@mcguirewoods.com]
Sent: Monday, October 31, 2016 3:02 PM
To: Anthony Fusarelli <Afusarelli@arlingtonva.us>

Cc: Lunger, Richard Theodore III <TLunger@mcguirewoods.com>
Subject: RE: YMCA

Hi, our team is clear for 10 am on Tues Nov 8th. Let me know if you think we should be prepared to meet longer than 1 hour (which is fine, just want to make everyone aware).

We would probably have 2-3 folks from YMCA Washington, 1 person from Gro, 1-2 people from CSG (YMCA's development consultant), and Tad and I. So that's 8 people on our end.

In terms of meeting preparation, I assume we should be ready to discuss the YMCA future program needs, space projections, i.e. sf, height, massing, etc., as well as our inclusion of residential use into the development. What other information shall we be prepared to bring so this is productive for you/Staff?

Also, if you could, can you let me know who may be in attendance on Staff's side when you get a chance?

Please let me know if you need anything else on our end of things—Thank you,

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McGUIREWOODS

Anthony Fusarelli

From: Rappolt, Megan C. <MRappolt@mcguirewoods.com>
Sent: Monday, October 24, 2016 10:40 AM
To: Anthony Fusarelli
Subject: Question--YMCA

Hello, I forgot to ask you one thing that was on my list: is the RA7-16 district to be considered? It seemed like a candidate to me, but maybe I missed something about it? Is it because it is essentially the same as RA-H, except RA-H allows for hotel?

Megan C. Rappolt

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McGUIREWOODS

Anthony Fusarelli

From: Rappolt, Megan C. <MRappolt@mcguirewoods.com>
Sent: Wednesday, September 21, 2016 2:18 PM
To: Anthony Fusarelli
Subject: RE: Potential Meeting Time | Washington/Kirkwood

Thanks!

Megan C. Rappolt

T: +1 703 712 5420

From: Anthony Fusarelli [mailto:Afusarelli@arlingtonva.us]
Sent: Wednesday, September 21, 2016 2:11 PM
To: Rappolt, Megan C. <MRappolt@mcguirewoods.com>
Subject: FW: Potential Meeting Time | Washington/Kirkwood

Megan,

Please see the message below. The meeting will be held at our County office building, 2100 Clarendon Blvd. Later this week, I will either send an update confirming this meeting and providing a specific room, or an update that we need to reschedule and proposed new dates/times.

Thanks,
Anthony

From: Lunger, Richard Theodore III [mailto:TLunger@mcguirewoods.com]
Sent: Wednesday, September 21, 2016 1:48 PM
To: Anthony Fusarelli <Afusarelli@arlingtonva.us>
Cc: Margaret Tulloch Rhodes <MTrhodes@arlingtonva.us>
Subject: RE: Potential Meeting Time | Washington/Kirkwood

Yes – we can make that work. I'll block it off now on everyone's calendars.

Tad Lunger

Senior Counsel

McGuireWoods LLP

1750 Tysons Boulevard

Suite 1800

Tysons, VA 22102-4215

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F: +1 703 712 5247

tlunger@mcguirewoods.com

[Bio](#) | [VCard](#) | www.mcguirewoods.com

McGUIREWOODS

From: Anthony Fusarelli [<mailto:Afusarelli@arlingtonva.us>]
Sent: Tuesday, September 20, 2016 11:03 AM
To: Lunger, Richard Theodore III <TLunger@mcguirewoods.com>
Cc: Margaret Tulloch Rhodes <MTRhodes@arlingtonva.us>
Subject: Potential Meeting Time | Washington/Kirkwood

Tad,

Can you please let me know if the following time might work for your team for a potential pre-meeting regarding the Washington/Kirkwood Area Special GLUP Study? Participants would include staff, LRPC leadership, and developer representatives from Eleventh Street Development and YMCA.

- Monday, September 26, 11am

At this time, I cannot guarantee this meeting will happen as scheduled, and I'll be back in touch later this week to either confirm or seek a new meeting time.

Thanks,
Anthony

Anthony Fusarelli, Jr., AICP
Crystal City/Pentagon City Planning Coordinator

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Anthony Fusarelli

From: Rappolt, Megan C. <MRappolt@mcguirewoods.com>
Sent: Monday, September 19, 2016 4:47 PM
To: Margaret Tulloch Rhodes
Cc: Anthony Fusarelli; Lunger, Richard Theodore III
Subject: RE: YMCA Filing

Hi Margaret,

Looping Tad into this re: future zoning request. There would be a future rezoning request. We have a general sense of the YMCA's future needs based on their recent internal membership and facility studies, and we know the YMCA wants to add in residential use as well. One way to keep the YMCA and add in residential uses would be to pursue R District residential zoning, which would also allow for the YMCA and it's programs through use permits. We wanted to discuss this path with you/County Staff more as this GLUP study progresses.

Megan C. Rappolt

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Subject: YMCA Filing

I just sent this to the wrong email! Sorry about that!

Hi Megan,

How are you? I am looking through the YMCA Special GLUP Study application and was wondering if you would be seeking a concurrent rezoning and, if so, to which zoning category? Thank you. - Margaret

Margaret T. Rhodes
Planner



ARLINGTON
VIRGINIA

DEPARTMENT OF COMMUNITY
PLANNING, HOUSING & DEVELOPMENT

Planning Division

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Arlington, VA 22201

703 228-3525

www.arlingtonva.us mtrhodes@arlingtonva.us

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Sent: Friday, September 09, 2016 2:07 PM
To: Anthony Fusarelli; Margaret Tulloch Rhodes
Cc: Lunger, Richard Theodore III
Subject: RE: GLUP Amendment/Special Study Filing-

Also—the YMCA is interested in pursuing a waiver of the GLUP study filing fee. I sent Arlova an email in this regard and I believe Tad has run this by Bob Duffy as well. I believe a waiver has been granted in the past for non profits, by Norma & Brosnan. The YMCA paid the fee today in light of time. How best can we continue to help the YMCA pursue the waiver?

Megan C. Rappolt

Land Use Planner
McGuireWoods LLP
1750 Tysons Boulevard
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T: +1 703 712 5420
F: +1 703 712 5050
mrappolt@mcguirewoods.com
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Land Use Planner

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1750 Tysons Boulevard

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Tysons, VA 22102-4215

T: +1 703 712 5420

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mrappolt@mcguirewoods.com

[VCard](#) | www.mcguirewoods.com

McGUIREWOODS

Anthony Fusarelli

From: Rappolt, Megan C. <MRappolt@mcguirewoods.com>
Sent: Friday, September 09, 2016 1:08 PM
To: Anthony Fusarelli
Subject: Re: GLUP Amendment/Special Study Filing--NVR 11th & Vermont

Hi Anthony, I'm actually sitting in zoning right now, waiting for someone to call my name so u can file. Close to 30 min now. Afterwards, I was going to run a hard copy down to you & send you an electronic copy via email. Do either you or Margaret need to meet us in Zoning to file this request? I know there's a new 4.1 policy where we meet Samia here.

Sent from my iPhone

On Sep 9, 2016, at 1:01 PM, Anthony Fusarelli <Afusarelli@arlingtonva.us> wrote:

Hi Megan,

I spoke with Tad yesterday about the status of meetings (Monday's is not with the applicant). In terms of the YMCA, Tad indicated his intent to file this morning. Thank you in advance for forwarding an electronic copy of the filing to me when ready.

Anthony

From: Rappolt, Megan C. [<mailto:MRappolt@mcguirewoods.com>]
Sent: Thursday, September 08, 2016 10:51 AM
To: Anthony Fusarelli <Afusarelli@arlingtonva.us>
Cc: Margaret Tulloch Rhodes <MTrhodes@arlingtonva.us>; Lunger, Richard Theodore III <TLunger@mcguirewoods.com>
Subject: RE: GLUP Amendment/Special Study Filing--NVR 11th & Vermont

Absolutely—seems like time is very tight. We are trying to figure out now with the YMCA when exactly the meeting is scheduled on Monday morning with LRPC/planning/11th Street Dev. Tad is going to coordinate with Duffy. I think he has a call into him—do either of you have any insight into this?

Megan C. Rappolt

T: +1 703 712 5420

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Megan,

We are currently looking at Oct. 20, if you wish to pencil that in for now. The [LRPC web page](#) will be updated once that date is fully confirmed.

Thanks,
Anthony

From: Rappolt, Megan C. [<mailto:MRappolt@mcguirewoods.com>]
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To: Anthony Fusarelli <Afusarelli@arlingtonva.us>
Cc: Margaret Tulloch Rhodes <MTrhodes@arlingtonva.us>; Lunger, Richard Theodore III <TLunger@mcguirewoods.com>
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Subject: FW: GLUP Amendment/Special Study Filing--NVR 11th & Vermont

Tad:

Per request, attached is a PDF copy of the letter pertaining to Special GLUP Study filing for 11th Street and Vermont Street that should be on its way via hardcopy.

Thanks,
Anthony

Anthony Fusarelli, Jr., AICP

DEPARTMENT OF COMMUNITY
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Planning Division
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703.228.3525; 703.228.3548 (direct);
www.arlingtonva.us afusarelli@arlingtonva.us

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Begin forwarded message:

From: "Rappolt, Megan C." <MRappolt@mcguirewoods.com>
Date: September 6, 2016 at 9:39:19 AM EDT
To: Margaret Tulloch Rhodes <MTrhodes@arlingtonva.us>
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Hi Megan,

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From: Margaret Tulloch Rhodes [<mailto:MTrhodes@arlingtonva.us>]
Sent: Wednesday, August 24, 2016 12:27 PM
To: Rappolt, Megan C. <MRappolt@mcguirewoods.com>
Cc: Lunger, Richard Theodore III <TLunger@mcguirewoods.com>
Subject: RE: GLUP Amendment/Special Study Filing--NVR 11th & Vermont

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I just wanted to let you know that we will be discussing your project next Monday with Bob and will be sending you a letter regarding the process/timeline after that meeting. Thank you. - Margaret

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McGUIREWOODS

Anthony Fusarelli

From: Lunger, Richard Theodore III <TLunger@mcguirewoods.com>
Sent: Monday, August 28, 2017 4:28 PM
To: Anthony Fusarelli
Subject: Automatic reply: Washington/Kirkwood Special GLUP Study Plus | Project Update

I will be out of the office Monday, August 21st through Wednesday, August 30th with limited access to phone calls and emails during this time. Should you need immediate assistance please contact our front desk at 703-712-5000 and ask for either Grace Chae or Megan Rappolt.

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Anthony Fusarelli

From: Lunger, Richard Theodore III <TLunger@mcguirewoods.com>
Sent: Thursday, August 17, 2017 9:45 AM
To: Anthony Fusarelli
Subject: Accepted: Washington/Kirkwood Check-In

Anthony Fusarelli

From: Lunger, Richard Theodore III <TLunger@mcguirewoods.com>
Sent: Wednesday, August 16, 2017 4:55 PM
To: Anthony Fusarelli
Cc: Carmen Romero
Subject: Re: Follow Up Meeting

Categories: Email Response Needed

Hi Anthony,

I have a 10:00 with Jay, and an 11:00 with Mark, but after that I'm completely flexible. I can do before or after. Carmen has a hard stop on Friday at 2:30. How does 1:30 work?

Thanks again,
Tad

Sent from my iPad

On Aug 16, 2017, at 4:39 PM, Anthony Fusarelli <Afusarelli@arlingtonva.us> wrote:

Tad,

Please let me know what times on Friday would work for you for a 30 minute meeting to discuss the ideas you would like to share. The more windows the better.

Thanks,
Anthony

Anthony Fusarelli, Jr., AICP
Crystal City/Pentagon City Planning Coordinator

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From: Lunger, Richard Theodore III [<mailto:TLunger@mcguirewoods.com>]
Sent: Tuesday, August 15, 2017 12:41 PM
To: Anthony Fusarelli <Afusarelli@arlingtonva.us>

Cc: Carmen Romero <cromero@apah.org>
Subject: Follow Up Meeting

Hi Anthony,

Welcome back! I thought you got back yesterday but realized you just got back today. Hope you had a great vacation. We've had a chance to think things over since the last LRPC meeting and have had some good discussions on our end. Do you have any time, maybe the second half of this week, to meet with us? We have some thoughts/ideas and it would also be really helpful for us to understand next steps, process and where things are going.

Thanks as always,

Tad Lunger

Senior Counsel

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From: Lunger, Richard Theodore III <TLunger@mcguirewoods.com>
Sent: Thursday, July 20, 2017 9:20 AM
To: Anthony Fusarelli
Subject: Accepted: Meeting with YMCA re Washington/Kirkwood

Anthony Fusarelli

From: Lunger, Richard Theodore III <TLunger@mcguirewoods.com>
Sent: Tuesday, July 11, 2017 2:36 PM
To: Ballston Virginia Square Civic Association
Cc: Anthony Fusarelli; Elizabeth Gearin; Collier Cook
Subject: RE: Open Door Monday Tonight

Hi Nia,

I checked with everybody first thing this morning, and in fact everyone had been asked not to show up. It sounds like it might be folks acting on their own. Any idea who they were so we can reach out to them and discuss with them?

Tad Lunger

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McGUIREWOODS

From: Ballston Virginia Square Civic Association [mailto:bvscorg@gmail.com]
Sent: Monday, July 10, 2017 10:30 PM
To: Lunger, Richard Theodore III <TLunger@mcguirewoods.com>
Cc: Anthony Fusarelli <Afusarelli@arlingtonva.us>; Elizabeth Gearin <egearin@egearin.com>
Subject: Open Door Monday Tonight

Hi Tad - one of our BVSCA members attended tonight's Open Door Monday at Arlington Mill and reported that there were more Y supporters in attendance voicing concerns about the future of the Y.

As we discussed last Thursday evening, Y principals assured me this would not happen again as there have been no recommendations made in the active and ongoing GLUP study 'plus' process by LRPC which would adversely affect the Y.

This continues to be very troubling to BVSCA. We are working hard to coordinate a meeting to hear Y concerns and do our best to work with you. Having speakers show up like this is causing distrust among Y neighbors.

What do we need to do to fix this?

Thank you,

Nia

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From: Lunger, Richard Theodore III <TLunger@mcguirewoods.com>
Sent: Monday, July 10, 2017 12:05 PM
To: Ballston Virginia Square Civic Association
Cc: [REDACTED] Anthony Fusarelli; Elizabeth Gearin
Subject: Re: Neighbors and BVSCA are available to meet either this Weds or Thurs evening re the Y

We will make whatever works for you work for us - just let us know and we'll be there.

Thanks,
Tad

Sent from my iPad

> On Jul 10, 2017, at 11:02 AM, Ballston Virginia Square Civic Association <bvscaorg@gmail.com> wrote:
>
> Good morning Tad - as we have discussed, I have heard back from neighbors who are grateful for the opportunity to meet with the Y.
>
> Please let us know ASAP if Wednesday, July 12 or Thursday, July 13 is better as well as the time and location.
>
> Thanks,
> Nia

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From: Lunger, Richard Theodore III <TLunger@mcguirewoods.com>
Sent: Tuesday, April 25, 2017 2:03 PM
To: Anthony Fusarelli
Subject: RE: Kirkwood Study

Got it – will do

Tad Lunger

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tlunger@mcguirewoods.com
Bio | VCard | www.mcguirewoods.com

McGUIREWOODS

From: Anthony Fusarelli [mailto:Afusarelli@arlingtonva.us]
Sent: Tuesday, April 25, 2017 1:58 PM
To: Lunger, Richard Theodore III <TLunger@mcguirewoods.com>
Subject: RE: Kirkwood Study

Tad,

I just sent an appointment for 4/27 at 1pm. Please forward as needed, and we'll meet on the 3rd floor.

Thanks,
Anthony

From: Lunger, Richard Theodore III [mailto:TLunger@mcguirewoods.com]
Sent: Tuesday, April 25, 2017 9:45 AM
To: Anthony Fusarelli <Afusarelli@arlingtonva.us>; Bob Duffy <Bduffy@arlingtonva.us>
Subject: RE: Kirkwood Study

Hi Anthony,

Thursday at 1 works for us. See you then.

Thanks,

Tad Lunger

Senior Counsel

McGuireWoods LLP

1750 Tysons Boulevard

Suite 1800

Tysons, VA 22102-4215

T: +1 703 712 5003

M: +1 703 919 4314

F: +1 703 712 5247

tlunger@mcguirewoods.com

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McGUIREWOODS

From: Anthony Fusarelli (<mailto:Afusarelli@arlingtonva.us>)

Sent: Monday, April 24, 2017 3:43 PM

To: Lunger, Richard Theodore III <TLunger@mcguirewoods.com>; Bob Duffy <Bduffy@arlingtonva.us>

Subject: RE: Kirkwood Study

Tad,

This week the two slots that seem to potentially work include:

- 4/27: 1-2pm
- 4/28: 1-2pm

Please let me know if either would work for you team, or if I should send you alternative options for a meeting next week.

Thanks,
Anthony

Anthony Fusarelli, Jr., AICP
Principal Planner

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Planning Division
2100 Clarendon Blvd., Suite 700
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703.228.3525; 703.228.3548 (direct);
www.arlingtonva.us afusarelli@arlingtonva.us

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From: Lunger, Richard Theodore III (<mailto:TLunger@mcguirewoods.com>)

Sent: Thursday, April 20, 2017 2:56 PM

To: Bob Duffy <Bduffy@arlingtonva.us>; Anthony Fusarelli <Afusarelli@arlingtonva.us>

Subject: Kirkwood Study

Hi Bob and Anthony,

The YMCA asked if I'd reach out to you to see if you had any availability for a follow-up/mid-process meeting sometime next week. GRO, their design consultant, has been doing some independent studies and modeling based upon the feedback we've heard so far through the process and based upon what staff has presented. We thought it might be a good time to have a high-level conversation about how we think this could all work. Do you have any time next week to fit us in?

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Anthony Fusarelli

From: Lunger, Richard Theodore III <TLunger@mcguirewoods.com>
Sent: Tuesday, April 25, 2017 2:03 PM
To: Anthony Fusarelli
Subject: Accepted: YMCA and Washington/Kirkwood Study

Anthony Fusarelli

From: Lunger, Richard Theodore III <TLunger@mcguirewoods.com>
Sent: Tuesday, April 25, 2017 9:45 AM
To: Anthony Fusarelli; Bob Duffy
Subject: RE: Kirkwood Study

Hi Anthony,

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Thanks,

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Anthony Fusarelli

From: Lunger, Richard Theodore III <TLunger@mcguirewoods.com>
Sent: Tuesday, February 21, 2017 3:22 PM
To: Anthony Fusarelli; Rappolt, Megan C.
Subject: RE: 1975 agreement YMCA / Lynbrook residents re 13th Street Trees, etc.

Anthony - thanks for bringing this to our attention, we will certainly focus our attention on it.

Tad Lunger
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tlunger@mcguirewoods.com
Bio: <http://www.mcguirewoods.com/People/L/Richard-Theodore-Lunger-III.aspx>
VCard: <http://vcards.mcguirewoods.com/D4AAA1458F8AF4DB5F6CFC9E2F4684AC.vcf>
<http://www.mcguirewoods.com>

-----Original Message-----

From: Anthony Fusarelli [mailto:Afusarelli@arlingtonva.us]
Sent: Tuesday, February 21, 2017 2:50 PM
To: Lunger, Richard Theodore III <TLunger@mcguirewoods.com>; Rappolt, Megan C. <MRappolt@mcguirewoods.com>
Subject: 1975 agreement YMCA / Lynbrook residents re 13th Street Trees, etc.

Tad, Megan,

Over the weekend, I was contacted by a resident of Lynbrook who wanted to make sure the County, the LRPC, and others are aware of a 1975 private agreement between Lynbrook residents and the YMCA, following litigation that was brought forward around that time. Among other items, it addresses certain requirements for additional screening and trees to be planted and maintained by the YMCA along 13th Street. Staff was requested to provide copies at tonight's meeting, and I wanted to be sure you and your client were aware of this agreement in advance (if not already - I don't mention it being raised by the YMCA in previous conversations).

Thanks,
Anthony

Anthony Fusarelli, Jr., AICP
Principal Planner

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www.arlingtonva.us afusarelli@arlingtonva.us

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-----Original Message-----

From: Anthony Fusarelli

Sent: Tuesday, February 21, 2017 2:45 PM

To: 'Elizabeth Gearin' <egearin@egearin.com>

Cc: Nancy Iacomini (Nancy_iacomini@dem-sec.senate.gov) <Nancy_iacomini@dem-sec.senate.gov>

Subject: 1975 agreement YMCA / Lynbrook residents re 13th Street Trees, etc.

FYI - A scanned copy of the 1975 agreement. We'll mention and have copies available tonight.

Anthony

-----Original Message-----

From: chp-700-cphd-zoning@arlingtonva.us [mailto:chp-700-cphd-zoning@arlingtonva.us]

Sent: Tuesday, February 21, 2017 12:43 PM

To: Anthony Fusarelli <Afusarelli@arlingtonva.us>

Subject: Scanned from a Xerox Multifunction Printer

Please open the attached document. It was scanned and sent to you using a Xerox Multifunction Printer.

Attachment File Type: pdf, Multi-Page

Multifunction Printer Location: CHP-700-CPHD-Zoning Device Name: CHP-700-CPHD-Zoning

For more information on Xerox products and solutions, please visit <http://www.xerox.com>

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Anthony Fusarelli

From: Lunger, Richard Theodore III <TLunger@mcguirewoods.com>
Sent: Tuesday, January 24, 2017 2:08 PM
To: Anthony Fusarelli
Subject: RE: ArtSpace?

Hey – also, because I know they'll ask this afternoon when I talk to them, any guess when the next Washington/Kirkwood meeting will be?

Tad Lunger

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tlunger@mcguirewoods.com

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McGUIREWOODS

From: Anthony Fusarelli [mailto:Afusarelli@arlingtonva.us]
Sent: Tuesday, January 24, 2017 12:22 PM
To: Lunger, Richard Theodore III <TLunger@mcguirewoods.com>
Subject: ArtSpace?

Tad,

Just following up on our conversation from last week. Do you know yet if your client has an interest in participating in certain conversations related to an ArtSpace study for Arlington coming in the near future? First round of engagement activities would occur in the Feb. 7 – Feb. 9 timeframe. If so, please let me know the best contact info to use.

Thanks,
Anthony

Anthony Fusarelli, Jr., AICP
Crystal City/Pentagon City Planning Coordinator

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Anthony Fusarelli

From: Lunger, Richard Theodore III <TLunger@mcguirewoods.com>
Sent: Friday, November 04, 2016 3:11 PM
To: Anthony Fusarelli; Rappolt, Megan C.
Subject: RE: General Modeling/Space/Program Assumptions for YMCA Modeling

Thanks Anthony, we'll try and have answers and talking points for each of these for Tuesday's meeting.

Tad Lunger

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McGUIREWOODS

From: Anthony Fusarelli [mailto:Afusarelli@arlingtonva.us]
Sent: Friday, November 04, 2016 2:02 PM
To: Lunger, Richard Theodore III <TLunger@mcguirewoods.com>; Rappolt, Megan C. <MRappolt@mcguirewoods.com>
Subject: General Modeling/Space/Program Assumptions for YMCA Modeling

Megan, Tad,

As discussed, below are some preliminary questions that might help guide the meeting on 11/8. I should note that as we have not yet begun work on the modeling, we could be asking a broader range of questions than we actually need answers to. In our modeling, we will be striving to strike an appropriate balance for depicting what could reasonably be built on all sites (including the YMCA) under different GLUP designations, without exactly designing the project. Due to its peculiarities, the YMCA property/proposal has led us to develop some of the questions below to help ensure that we are thinking realistically and sensibly about what could ultimately happen with a future redevelopment project if the GLUP were changed, at least at a macro level. Please let me know if there's anything else you'd like us to address before Tuesday's meeting.

Form and Massing Studies Preliminary List of Questions/Desired Information for 11/8 Meeting with YMCA

1. As the YMCA contemplates the future of its Arlington site, does it envision complete redevelopment of existing facilities, or would any of the existing structures on-site be retained/renovated?
2. If certain existing structures (or portions thereof) are envisioned to remain, which ones are they, and why?
3. What specific types of recreational facilities/activities does the YMCA anticipate accommodating on its campus in the future?

4. For each of the specific types of facilities listed in #3, please provide rule-of-thumb building volume dimensions/guidelines (length/width/height) that staff should follow for our 3D modeling?
5. Is there any preconceived idea as to the maximum number of stories of the recreation facility?
6. Is there any preconceived idea as to the maximum floor plate size of the recreation facility?
7. Are there any major outdoor facility needs that should generally be taken into consideration for site planning purposes?
8. Is there any possibility that the recreation facility would be vertically mixed with a residential building, or would these distinct uses be located in separate buildings?
9. Other?

Thanks,
Anthony

Anthony Fusarelli, Jr., AICP
Crystal City/Pentagon City Planning Coordinator

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Anthony Fusarelli

From: Lunger, Richard Theodore III <TLunger@mcguirewoods.com>
Sent: Wednesday, October 19, 2016 2:49 PM
To: Anthony Fusarelli
Subject: RE: Washington/Kirkwood Study | LRPC

OK thanks -

Tad Lunger

Senior Counsel
McGuireWoods LLP
1750 Tysons Boulevard
Suite 1800
Tysons, VA 22102-4215
T: +1 703 712 5003
M: +1 703 919 4314
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tlunger@mcguirewoods.com
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McGUIREWOODS

From: Anthony Fusarelli [mailto:Afusarelli@arlingtonva.us]
Sent: Wednesday, October 19, 2016 2:48 PM
To: Lunger, Richard Theodore III <TLunger@mcguirewoods.com>
Subject: RE: Washington/Kirkwood Study | LRPC

Tad,

I have not seen that email and do not know who received it, but this email should suffice for that purpose.

Thanks,
Anthony

From: Lunger, Richard Theodore III [mailto:TLunger@mcguirewoods.com]
Sent: Wednesday, October 19, 2016 2:43 PM
To: Anthony Fusarelli <Afusarelli@arlingtonva.us>
Subject: RE: Washington/Kirkwood Study | LRPC

Hi Anthony,

The YMCA had already emailed someone at the county to make that me. Do you need me to find that and have it resent to you?

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McGUIREWOODS

From: Anthony Fusarelli [<mailto:Afusarelli@arlingtonva.us>]
Sent: Wednesday, October 19, 2016 2:40 PM
To: Lungler, Richard Theodore III <TLungler@mcguirewoods.com>
Subject: Washington/Kirkwood Study | LRPC

Tad,

At your earliest convenience, please let me know which individual from the YMCA team will be sitting at the table for the LRPC meetings on the Washington/Kirkwood Special GLUP Study "Plus". Presence at the table will be limited to one representative for each applicant team, and other team members can of course attend the meeting and sit in the audience.

Thank you in advance.

Anthony

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Anthony Fusarelli

From: Lunger, Richard Theodore III <TLunger@mcguirewoods.com>
Sent: Friday, September 23, 2016 4:47 PM
To: Anthony Fusarelli
Cc: Margaret Tulloch Rhodes
Subject: RE: Potential Meeting Time | Washington/Kirkwood

See you Monday – have a great weekend!

Tad Lunger

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To: Lunger, Richard Theodore III <TLunger@mcguirewoods.com>
Cc: Margaret Tulloch Rhodes <MTrhodes@arlingtonva.us>
Subject: RE: Potential Meeting Time | Washington/Kirkwood

Tad,

As confirmed via the Outlook appointment, this meeting will happen. See you Monday.

Thank you.
Anthony

From: Lunger, Richard Theodore III [<mailto:TLunger@mcguirewoods.com>]
Sent: Friday, September 23, 2016 9:41 AM
To: Anthony Fusarelli <Afusarelli@arlingtonva.us>
Cc: Margaret Tulloch Rhodes <MTrhodes@arlingtonva.us>
Subject: RE: Potential Meeting Time | Washington/Kirkwood

Hi Anthony,

Just checking in – is this meeting happening on Monday or will it be rescheduled?

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Cc: Margaret Tulloch Rhodes <MTRhodes@arlingtonva.us>
Subject: Potential Meeting Time | Washington/Kirkwood

Tad,

Can you please let me know if the following time might work for your team for a potential pre-meeting regarding the Washington/Kirkwood Area Special GLUP Study? Participants would include staff, LRPC leadership, and developer representatives from Eleventh Street Development and YMCA.

- Monday, September 26, 11am

At this time, I cannot guarantee this meeting will happen as scheduled, and I'll be back in touch later this week to either confirm or seek a new meeting time.

Thanks,
Anthony

Anthony Fusarelli, Jr., AICP
Crystal City/Pentagon City Planning Coordinator

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Anthony Fusarelli

From: Lungert, Richard Theodore III <TLungert@mcguirewoods.com>
Sent: Friday, September 23, 2016 3:50 PM
To: Anthony Fusarelli
Subject: Accepted: Pre-Meeting Washington/Kirkwood LRPC | w/ Staff and LRPC leadership

Anthony Fusarelli

From: Lunger, Richard Theodore III <TLunger@mcguirewoods.com>
Sent: Friday, September 23, 2016 9:41 AM
To: Anthony Fusarelli
Cc: Margaret Tulloch Rhodes
Subject: RE: Potential Meeting Time | Washington/Kirkwood

Categories: Email Response Needed

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Anthony Fusarelli

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Sent: Wednesday, September 21, 2016 1:48 PM
To: Anthony Fusarelli
Cc: Margaret Tulloch Rhodes
Subject: RE: Potential Meeting Time | Washington/Kirkwood

Yes – we can make that work. I'll block it off now on everyone's calendars.

Tad Lunger

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From: Anthony Fusarelli [mailto:Afusarelli@arlingtonva.us]
Sent: Tuesday, September 20, 2016 11:03 AM
To: Lunger, Richard Theodore III <TLunger@mcguirewoods.com>
Cc: Margaret Tulloch Rhodes <MTrhodes@arlingtonva.us>
Subject: Potential Meeting Time | Washington/Kirkwood

Tad,

Can you please let me know if the following time might work for your team for a potential pre-meeting regarding the Washington/Kirkwood Area Special GLUP Study? Participants would include staff, LRPC leadership, and developer representatives from Eleventh Street Development and YMCA.

- Monday, September 26, 11am

At this time, I cannot guarantee this meeting will happen as scheduled, and I'll be back in touch later this week to either confirm or seek a new meeting time.

Thanks,
Anthony

Anthony Fusarelli, Jr., AICP
Crystal City/Pentagon City Planning Coordinator

DEPARTMENT OF COMMUNITY
PLANNING, HOUSING & DEVELOPMENT

Planning Division
2100 Clarendon Blvd., Suite 700
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703.228.3525; 703.228.3548 (direct);
www.arlingtonva.us afusarelli@arlingtonva.us

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Anthony Fusarelli

From: Lunger, Richard Theodore III <TLunger@mcguirewoods.com>
Sent: Tuesday, September 20, 2016 3:30 PM
To: Margaret Tulloch Rhodes; Rappolt, Megan C.
Cc: Anthony Fusarelli
Subject: RE: YMCA Filing

Hi Margaret,

I totally agree. There are varying density levels associated with the Medium Residential districts and I think there are some broader questions we need to run answers down on in advance of proposing a specific zoning district at this time, so we will be back with an answer to you on this as soon as possible.

Tad Lunger

Senior Counsel
McGuireWoods LLP
1750 Tysons Boulevard
Suite 1800
Tysons, VA 22102-4215
T: +1 703 712 5003
M: +1 703 919 4314
F: +1 703 712 5247
tlunger@mcguirewoods.com
[Bio](#) | [VCard](#) | www.mcguirewoods.com

McGUIREWOODS

From: Margaret Tulloch Rhodes [<mailto:MTrhodes@arlingtonva.us>]
Sent: Tuesday, September 20, 2016 3:00 PM
To: Rappolt, Megan C. <MRappolt@mcguirewoods.com>
Cc: Anthony Fusarelli <Afusarelli@arlingtonva.us>; Lunger, Richard Theodore III <TLunger@mcguirewoods.com>
Subject: RE: YMCA Filing

Hi Megan,

I think we will need to discuss the question of rezoning as we move through the Special GLUP Study process. Thank you. - Margaret

From: Rappolt, Megan C. [<mailto:MRappolt@mcguirewoods.com>]
Sent: Monday, September 19, 2016 4:47 PM
To: Margaret Tulloch Rhodes <MTrhodes@arlingtonva.us>
Cc: Anthony Fusarelli <Afusarelli@arlingtonva.us>; Lunger, Richard Theodore III <TLunger@mcguirewoods.com>
Subject: RE: YMCA Filing

Hi Margaret,

Looping Tad into this re: future zoning request. There would be a future rezoning request. We have a general sense of the YMCA's future needs based on their recent internal membership and facility studies, and we know the YMCA wants to add in residential use as well. One way to keep the YMCA and add in residential uses would be to pursue R District

residential zoning, which would also allow for the YMCA and it's programs through use permits. We wanted to discuss this path with you/County Staff more as this GLUP study progresses.

Megan C. Rappolt

Land Use Planner

McGuireWoods LLP

1750 Tysons Boulevard

Suite 1800

Tysons, VA 22102-4215

T: +1 703 712 5420

F: +1 703 712 5050

mrappolt@mcguirewoods.com

VCard | www.mcguirewoods.com

McGUIREWOODS

From: Margaret Tulloch Rhodes [<mailto:MTRhodes@arlingtonva.us>]
Sent: Monday, September 19, 2016 4:31 PM
To: Rappolt, Megan C. <MRappolt@mcguirewoods.com>
Cc: Anthony Fusarelli <Afusarelli@arlingtonva.us>
Subject: YMCA Filing

I just sent this to the wrong email! Sorry about that!

Hi Megan,

How are you? I am looking through the YMCA Special GLUP Study application and was wondering if you would be seeking a concurrent rezoning and, if so, to which zoning category? Thank you. - Margaret

Margaret T. Rhodes
Planner



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VIRGINIA

DEPARTMENT OF COMMUNITY
PLANNING, HOUSING & DEVELOPMENT

Planning Division

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Anthony Fusarelli

From: Allison Jones <Allison.Jones@ymcadc.org>
Sent: Tuesday, August 29, 2017 9:18 AM
To: Anthony Fusarelli
Subject: RE: Washington/Kirkwood Special GLUP Study Plus | Project Update

Thank you Anthony.

From: Anthony Fusarelli [mailto:Afusarelli@arlingtonva.us]
Sent: Monday, August 28, 2017 4:27 PM
To: Anthony Fusarelli
Cc: Anthony Fusarelli
Subject: Washington/Kirkwood Special GLUP Study Plus | Project Update

Dear Washington/Kirkwood Special GLUP Study Plus Interested Parties:

This email includes a brief status update for the Washington Boulevard and Kirkwood Road Special GLUP Study Plus project. Following the July 25 Long Range Planning Committee meeting, staff has been processing the latest input on the draft Special GLUP Study Plus document and associated preliminary General Land Use Plan implementation options. In response to this input, and additional considerations, staff continues to revise the document in advance of full review by the Planning Commission and County Board.

At this time, staff anticipates advancing a **“Request to Advertise” public hearings in October 2017** for the revised Washington Boulevard and Kirkwood Road Special GLUP Study Plus document and associated potential GLUP recommendations. If authorized by the County Board, staff anticipates bringing forward final recommendations for further **Planning Commission consideration and County Board action in November 2017**. We will follow-up with additional emails as meeting dates are determined, or you may check back regularly with the [project web page](#) for more specific schedule updates in the future.

Thank you for your continued interest in this study.

Respectfully,
Anthony Fusarelli, Jr., AICP

Anthony Fusarelli, Jr., AICP
Principal Planner

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703.228.3525; 703.228.3548 (direct);
www.arlingtonva.us afusarelli@arlingtonva.us

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Anthony Fusarelli

From: Allison Jones <Allison.Jones@ymcadc.org>
Sent: Thursday, July 20, 2017 8:37 AM
To: Anthony Fusarelli
Subject: Re: Meeting with YMCA re Washington/Kirkwood

thank you.

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Anthony Fusarelli <Afusarelli@arlingtonva.us>
Date: 7/20/17 8:34 AM (GMT-05:00)
To: "Brett H. Wallace" <BHwallace@arlingtonva.us>, Kara Smith <kesmith@arlingtonva.us>, "Rappolt, Megan C." <MRappolt@mcguirewoods.com>, Tad Lunger <rlunger@mcguirewoods.com>
Cc: Brian Rigby <brigby@gro-dev.com>, "Lunger, Richard Theodore III" <TLunger@mcguirewoods.com>, Allison Jones <Allison.Jones@ymcadc.org>, Charles King <cking@csgurban.com>, abby raphael <abigail.j.raphael@gmail.com>
Subject: Meeting with YMCA re Washington/Kirkwood

For those attending today's meeting, we will meet in Room 715 on the 7th Floor. Thanks.
Anthony

To discuss questions re 3D scenario modeling from May LRPC.

Anthony Fusarelli

From: Allison Jones <Allison.Jones@ymcadc.org>
Sent: Monday, July 10, 2017 5:27 PM
To: Anthony Fusarelli
Subject: Accepted: Meeting with YMCA re Washington/Kirkwood

Anthony Fusarelli

From: Allison Jones <Allison.Jones@ymcadc.org>
Sent: Friday, May 05, 2017 12:16 PM
To: Anthony Fusarelli
Subject: RE: Y Arlington massing

Our pleasure Anthony. Have a great weekend.

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Anthony Fusarelli <Afusarelli@arlingtonva.us>
Date: 5/5/17 11:46 AM (GMT-05:00)
To: Allison Jones <Allison.Jones@ymcadc.org>
Subject: RE: Y Arlington massing

Allison,

Thank you for sending this along, for taking the time to meet with us last week, and for your hospitality in accommodating our open house on-site at the YMCA earlier this week. Have a great weekend.

Anthony

Anthony Fusarelli, Jr., AICP
Principal Planner

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703.228.3525; 703.228.3548 (direct);
www.arlingtonva.us afusarelli@arlingtonva.us

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From: Allison Jones [mailto:Allison.Jones@ymcadc.org]
Sent: Monday, May 01, 2017 11:37 AM
To: Anthony Fusarelli <Afusarelli@arlingtonva.us>
Cc: Bob Duffy <Bduffy@arlingtonva.us>
Subject: FW: Y Arlington massing

Anthony,

I hope you are doing well.

As promised, attached are the electronic versions of the massing from GRO Development. Thank you for taking the time to review with us last week. It was appreciated.

Please let us know if any other questions and we look forward to seeing you tonight.

Allison Jones
Vice President of Strategic Partnerships and Operations
YMCA of Metropolitan Washington
1112 16th St NW, Suite 700
Washington, DC 20036
202.232.6700

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The Y: We're for youth development, healthy living and social responsibility.



MAKE A DONATION

From: Brian Rigby [<mailto:brigby@gro-dev.com>]
Sent: Friday, April 21, 2017 4:53 PM
To: Allison Jones
Subject: FW: Y Arlington massing

Hi Allison,
See attached for the updated materials. Let me know if you have any questions.
Thanks,
Brian



Brian Rigby, AIA
DIRECTOR OF DESIGN

p 302 / 270 / 4707
e brigby@gro-dev.com
w gro-dev.com

www.gro-dev.com

Anthony Fusarelli

From: Allison Jones <Allison.Jones@ymcadc.org>
Sent: Monday, May 01, 2017 11:37 AM
To: Anthony Fusarelli
Cc: Bob Duffy
Subject: FW: Y Arlington massing
Attachments: page 86 part 2.jpg

Anthony,

I hope you are doing well.

As promised, attached are the electronic versions of the massing from GRO Development. Thank you for taking the time to review with us last week. It was appreciated.

Please let us know if any other questions and we look forward to seeing you tonight.

Allison Jones
Vice President of Strategic Partnerships and Operations
YMCA of Metropolitan Washington
1112 16th St NW, Suite 700
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202.232.6700

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MAKE A DONATION

From: Brian Rigby [mailto:brigby@gro-dev.com]
Sent: Friday, April 21, 2017 4:53 PM
To: Allison Jones
Subject: FW: Y Arlington massing

Hi Allison,
See attached for the updated materials. Let me know if you have any questions.
Thanks,
Brian



Brian Rigby, AIA
DIRECTOR OF DESIGN

p 302.270.4707
e brigby@gro-dev.com

Anthony Fusarelli

From: Allison Jones <Allison.Jones@ymcadc.org>
Sent: Tuesday, February 21, 2017 4:11 PM
To: Anthony Fusarelli
Subject: RE: Meeting Announcement - LRPC - Washington/Kirkwood Special General Land Use Plan (GLUP) Study Plus - Tues, Feb 21, 2017, 7 to 10 pm

Thank you Anthony

From: Anthony Fusarelli [mailto:Afusarelli@arlingtonva.us]
Sent: Tuesday, February 21, 2017 2:52 PM

Cc: Kellie Brown; Anthony Fusarelli
Subject: RE: Meeting Announcement - LRPC - Washington/Kirkwood Special General Land Use Plan (GLUP) Study Plus - Tues, Feb 21, 2017, 7 to 10 pm

Good afternoon:

Draft meeting materials (subject to change) have been added to the LRPC web page in advance of the meeting:
<https://commissions.arlingtonva.us/planning-commission/lrpc/>

Thank you.
Anthony

From: Anthony Fusarelli
Sent: Wednesday, February 08, 2017 1:26 PM
To: 'abigail.j.rafael@gmail.com'; 'allison.jones@ymcadc.org'; 'allisonerdle@gmail.com'; Anthony Fusarelli <Afusarelli@arlingtonva.us>;

[REDACTED]

Cc: Fusarelli, Anthony <Afusarelli@arlingtonva.us>; Kellie Brown <Kebrown@arlingtonva.us>

Subject: Meeting Announcement - LRPC - Washington/Kirkwood Special General Land Use Plan (GLUP) Study Plus - Tues, Feb 21, 2017, 7 to 10 pm

Good afternoon:

Please see below the meeting notice for the **February 21, 2017, LRPC Meeting**, which includes the Washington Boulevard and Kirkwood Road Special General Land Use Plan (GLUP) Study "Plus" on the agenda.

Thank you.
Anthony

Anthony Fusarelli, Jr., AICP
Principal Planner

DEPARTMENT OF COMMUNITY
PLANNING, HOUSING & DEVELOPMENT
Planning Division
2100 Clarendon Blvd., Suite 700
Arlington, VA 22201
703.228.3525; 703.228.3548 (direct);
www.arlingtonva.us afusarelli@arlingtonva.us

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From: Kellie Brown
Sent: Wednesday, February 08, 2017 9:59 AM
To: Commissioner Elizabeth Gearin <egearin@egearin.com>; Commissioner Erik Gutshall <erik@gutshall.net>; JM Schroll <jmschroll@gmail.com>; Commissioner Jane Siegel (janesiegel@icloud.com) <janesiegel@icloud.com>; Commissioner Kathleen McSweeney <mcsweeneykathleen@gmail.com>; Nancy Iacomini <Nancy_Iacomini@dem-sec.senate.gov>; Commissioner Stephen Hughes <Stephen.T.hughes@gmail.com>; Commissioner Stephen Sockwell <sock3@verizon.net>; Gizele Johnson <Gjohnson@arlingtonva.us>; Michelle Stahlhut <Mstahlhut@arlingtonva.us>; Tom Miller - CPHD <tmiller@arlingtonva.us>; [REDACTED]

[REDACTED]

Nan Walsh <nwalsh@arl.thelandlawyers.com>; Tad Lunger <rlunger@mcguirewoods.com>
Cc: Anthony Fusarelli <Afusarelli@arlingtonva.us>; Claude Williamson - CPHD <Cwilliamson@arlingtonva.us>; Bob Duffy <Bduffy@arlingtonva.us>
Subject: Meeting Announcement - LRPC - Washington/Kirkwood Special General Land Use Plan (GLUP) Study Plus - Tues, Feb 21, 2017, 7 to 10 pm

**MEETING NOTICE - LONG RANGE PLANNING COMMITTEE (LRPC)
OF THE PLANNING COMMISSION**

February 21, 2017

**Key Elementary School
2300 Key Blvd.
Multi-Purpose Room**

7:00 to 10:00 pm

AGENDA

1. Washington/Kirkwood Special General Land Use Plan (GLUP) Study Plus

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For questions about this item please contact Anthony Fusarelli at (703) 228-3548 or afusarelli@arlingtonva.us. For questions about the coordination of the LRPC, please contact Kellie Brown at (703) 228 -3524 or kebrown@arlingtonva.us.

<< File: Long Range Planning Committee Meeting - WashingtonKirkwood Special GLUP Study P.vcs >>

Kellie Brown
Planner
Arlington County

2100 Clarendon Blvd., Suite 700
Arlington, VA 22201
TEL 703.228.3524
FAX 703.228.3834

Anthony Fusarelli

From: Allison Jones <Allison.Jones@ymcadc.org>
Sent: Wednesday, February 08, 2017 3:00 PM
To: Anthony Fusarelli
Subject: RE: Meeting Announcement - LRPC - Washington/Kirkwood Special General Land Use Plan (GLUP) Study Plus - Tues, Feb 21, 2017, 7 to 10 pm

Very much so. Thanks

From: Anthony Fusarelli [mailto:Afusarelli@arlingtonva.us]
Sent: Wednesday, February 08, 2017 2:58 PM
To: Allison Jones
Subject: RE: Meeting Announcement - LRPC - Washington/Kirkwood Special General Land Use Plan (GLUP) Study Plus - Tues, Feb 21, 2017, 7 to 10 pm

Allison.

Sure thing. Good to see you as well, and I hope you found the session to be worthwhile.

Anthony

From: Allison Jones [mailto:Allison.Jones@ymcadc.org]
Sent: Wednesday, February 08, 2017 2:05 PM
To: Anthony Fusarelli <Afusarelli@arlingtonva.us>
Subject: RE: Meeting Announcement - LRPC - Washington/Kirkwood Special General Land Use Plan (GLUP) Study Plus - Tues, Feb 21, 2017, 7 to 10 pm

Thank you Anthony,

Good to see you today. Have a nice afternoon.

From: Anthony Fusarelli [mailto:Afusarelli@arlingtonva.us]
Sent: Wednesday, February 08, 2017 1:26 PM
To:

Cc: Anthony Fusarelli; Kellie Brown
Subject: Meeting Announcement - LRPC - Washington/Kirkwood Special General Land Use Plan (GLUP) Study Plus - Tues, Feb 21, 2017, 7 to 10 pm

Good afternoon:

Please see below the meeting notice for the **February 21, 2017, LRPC Meeting**, which includes the Washington Boulevard and Kirkwood Road Special General Land Use Plan (GLUP) Study "Plus" on the agenda.

Thank you.
Anthony

Anthony Fusarelli, Jr., AICP
Principal Planner

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From: Kellie Brown
Sent: Wednesday, February 08, 2017 9:59 AM
To: Commissioner Elizabeth Gearin <egearin@egearin.com>; Commissioner Erik Gutshall <erik@gutshall.net>; JM Schroll <jmschroll@gmail.com>; Commissioner Jane Siegel (janesiegel@icloud.com) <janesiegel@icloud.com>; Commissioner Kathleen McSweeney <mcsweeneykathleen@gmail.com>; Nancy Iacomini <Nancy_Iacomini@dem-sec.senate.gov>; Commissioner Stephen Hughes <Stephen.T.hughes@gmail.com>; Commissioner Stephen Sockwell <sock3@verizon.net>; Gizele Johnson <gjohnson@arlingtonva.us>; Michelle Stahlhut <Mstahlhut@arlingtonva.us>; Tom Miller - CPHD <tmiller@arlingtonva.us>; [REDACTED]
[REDACTED]
Nan Walsh <nwalsh@arl.thelandlawyers.com>; Tad Lunger <rlunger@mcguirewoods.com>
Cc: Anthony Fusarelli <afusarelli@arlingtonva.us>; Claude Williamson - CPHD <cwilliamson@arlingtonva.us>; Bob Duffy <Bduffy@arlingtonva.us>
Subject: Meeting Announcement - LRPC - Washington/Kirkwood Special General Land Use Plan (GLUP) Study Plus - Tues, Feb 21, 2017, 7 to 10 pm

**MEETING NOTICE - LONG RANGE PLANNING COMMITTEE (LRPC)
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February 21, 2017**

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For questions about this item please contact Anthony Fusarelli at (703) 228-3548 or afusarelli@arlingtonva.us. For questions about the coordination of the LRPC, please contact Kellie Brown at (703) 228 -3524 or kebrown@arlingtonva.us.

Kellie Brown
Planner
Arlington County

2100 Clarendon Blvd., Suite 700
Arlington, VA 22201
TEL 703.228.3524
FAX 703.228.3834

Anthony Fusarelli

From: Allison Jones <Allison.Jones@ymcadc.org>
Sent: Wednesday, February 08, 2017 2:05 PM
To: Anthony Fusarelli
Subject: RE: Meeting Announcement - LRPC - Washington/Kirkwood Special General Land Use Plan (GLUP) Study Plus - Tues, Feb 21, 2017, 7 to 10 pm

Thank you Anthony,

Good to see you today. Have a nice afternoon.

From: Anthony Fusarelli [mailto:Afusarelli@arlingtonva.us]
Sent: Wednesday, February 08, 2017 1:26 PM
To: 

Cc: Anthony Fusarelli; Kellie Brown
Subject: Meeting Announcement - LRPC - Washington/Kirkwood Special General Land Use Plan (GLUP) Study Plus - Tues, Feb 21, 2017, 7 to 10 pm

Good afternoon:

Please see below the meeting notice for the **February 21, 2017, LRPC Meeting**, which includes the Washington Boulevard and Kirkwood Road Special General Land Use Plan (GLUP) Study "Plus" on the agenda.

Thank you.
Anthony

Anthony Fusarelli, Jr., AICP
Principal Planner

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From: Kellie Brown

Sent: Wednesday, February 08, 2017 9:59 AM

To: Commissioner Elizabeth Gearin <egearin@egearin.com>; Commissioner Erik Gutshall <erik@gutshall.net>; JM Schroll <jmschroll@gmail.com>; Commissioner Jane Siegel (janesiegel@icloud.com) <janesiegel@icloud.com>; Commissioner Kathleen McSweeney <mcsweeneykathleen@gmail.com>; Nancy Iacomini <Nancy_Iacomini@dem-sec.senate.gov>; Commissioner Stephen Hughes <Stephen.T.hughes@gmail.com>; Commissioner Stephen Sockwell <sock3@verizon.net>; Gizele Johnson <Gjohnson@arlingtonva.us>; Michelle Stahlhut <Mstahlhut@arlingtonva.us>; Tom Miller - CPHD <tmiller@arlingtonva.us>

Nan Walsh <nwalsh@arl.thelandlawyers.com>; Tad Lunger <rlunger@mcguirewoods.com>

Cc: Anthony Fusarelli <Afusarelli@arlingtonva.us>; Claude Williamson - CPHD <Cwilliamson@arlingtonva.us>; Bob Duffy <Bduffy@arlingtonva.us>

Subject: Meeting Announcement - LRPC - Washington/Kirkwood Special General Land Use Plan (GLUP) Study Plus - Tues, Feb 21, 2017, 7 to 10 pm

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February 21, 2017**

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Kellie Brown
Planner
Arlington County

2100 Clarendon Blvd., Suite 700
Arlington, VA 22201

Anthony Fusarelli

From: Allison Jones <Allison.Jones@ymcadc.org>
Sent: Thursday, January 12, 2017 9:48 AM
To: Anthony Fusarelli
Subject: RE: YMCA

Thank you Anthony.

Have a great day,

From: Anthony Fusarelli [mailto:Afusarelli@arlingtonva.us]
Sent: Thursday, January 12, 2017 9:47 AM
To: Allison Jones
Subject: RE: YMCA

Allison,

Thank you for providing the YMCA follow-up comments in a timely fashion. We'll consider these along with all comments received, and look forward to sharing updated information at the next meeting.

Thanks,
Anthony

Anthony Fusarelli, Jr., AICP
Principal Planner

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703.228.3525; 703.228.3548 (direct);
www.arlingtonva.us afusarelli@arlingtonva.us

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From: Allison Jones [mailto:Allison.Jones@ymcadc.org]
Sent: Wednesday, January 11, 2017 1:34 PM
To: Anthony Fusarelli <Afusarelli@arlingtonva.us>
Subject: YMCA

Anthony,

I hope you are doing well and enjoying the start of 2017.

Attached is the YMCA follow up as requested, from the Dec 20th LRPC meeting. Please let me know if any questions.

Thank you and look forward to seeing you soon.

Allison Jones

Vice President of Strategic Partnerships and Operations

YMCA of Metropolitan Washington

1112 16th St NW, Suite 700

Washington, DC 20036

202.232.6700

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The Y: We're for youth development, healthy living and social responsibility.



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Anthony Fusarelli

From: Allison Jones <Allison.Jones@ymcadc.org>
Sent: Wednesday, January 11, 2017 1:34 PM
To: Anthony Fusarelli
Subject: YMCA
Attachments: YMCA of Metro Washington.GLUP Meeting 12.20.16 reveiw.pdf

Anthony,

I hope you are doing well and enjoying the start of 2017.

Attached is the YMCA follow up as requested, from the Dec 20th LRPC meeting. Please let me know if any questions.

Thank you and look forward to seeing you soon.

Allison Jones
Vice President of Strategic Partnerships and Operations
YMCA of Metropolitan Washington
1112 16th St NW, Suite 700
Washington, DC 20036
202.232.6700

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MAKE A DONATION

Anthony Fusarelli

From: Allison Jones <Allison.Jones@ymcadc.org>
Sent: Thursday, December 15, 2016 6:59 PM
To: Anthony Fusarelli
Subject: RE: YMCA Planning and Modeling Resources (Transportation info?)

Great. Thank you Anthony.

From: Anthony Fusarelli [mailto:Afusarelli@arlingtonva.us]
Sent: Thursday, December 15, 2016 12:08 PM
To: Allison Jones
Subject: RE: YMCA Planning and Modeling Resources (Transportation info?)

Allison,

Thank you very much for sharing this information and for your voice message as well. I'll share with my colleagues in Transportation, and we'll get back with you should we have any additional questions.

Kind regards,
Anthony

From: Allison Jones [mailto:Allison.Jones@ymcadc.org]
Sent: Wednesday, December 14, 2016 10:09 AM
To: Anthony Fusarelli <Afusarelli@arlingtonva.us>
Subject: YMCA Planning and Modeling Resources (Transportation info?)

Anthony,

I left a brief vmail. Please see below from GRO Development as a response. I am also including a facility usage report from our Y Alexandria as an additional point of reference. Not identical based on Arlington's anticipated growth, but a good reference as well. Please let me know if any other information is needed.

Thank you as always.

Allison Jones
Vice President of Strategic Partnerships and Operations
YMCA of Metropolitan Washington
1112 16th St NW, Suite 700
Washington, DC 20036
202.232.6700

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The Y: We're for youth development, healthy living and social responsibility.



MAKE A DONATION

Attached is the updated peak load analysis (parking counts based on building venue size) as well as hourly parking analysis for the proposed Arlington YMCA. This is a preliminary count based on historic YMCA data, and should certainly be validated or adjusted based on the traffic impact analysis as well as market research. This is a good start though and predicts the number of parking spaces needed based on building venues sized at a hypothetical peak hour.

Trips per day can usually be pulled from a similar ymca membership base that you may have in your system (Alexandria maybe).

The breakdown of multimodal transportation options are a little harder to pinpoint outside of member surveys and market research.

Thanks,
Brian

From: Anthony Fusarelli [<mailto:Afusarelli@arlingtonva.us>]

Sent: Friday, December 09, 2016 8:38 AM

To: Brian Rigby

Cc: Brett H. Wallace; Kara Smith; Lunger, Richard Theodore III; Allison Jones; Pamela Curran; Richard Viola; Richard Hartman

Subject: RE: YMCA Planning and Modeling Resources (Transportation info?)

Hi Brian and Team,

Thanks again for previously sending along the materials provided below. In our ongoing work, a few transportation-related questions have come-up and we thought we would check with you all to see if you might have available some of the information we are interested in for other YMCA projects that would be good comparables for a potential future new YMCA facility in Arlington.

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Happy to discuss further to clarify any of this if need be, and thank you in advance for anything you might be able to share.

Anthony

Anthony Fusarelli, Jr., AICP
Principal Planner

DEPARTMENT OF COMMUNITY
PLANNING, HOUSING & DEVELOPMENT
Planning Division
2100 Clarendon Blvd., Suite 700
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703.228.3525; 703.228.3548 (direct);
www.arlingtonva.us afusarelli@arlingtonva.us

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From: Brian Rigby [<mailto:brigby@gro-dev.com>]
Sent: Friday, November 11, 2016 5:12 PM
To: Anthony Fusarelli <afusarelli@arlingtonva.us>
Cc: Brett H. Wallace <BHwallace@arlingtonva.us>; Kara Smith <kesmith@arlingtonva.us>; Lunger, Richard Theodore III <TLunger@mcguirewoods.com>; Allison Jones <Allison.Jones@ymcadc.org>; Pamela Curran <Pamela.Curran@ymcadc.org>
Subject: RE: YMCA Planning and Modeling Resources

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There are also some great images on the athleticbusiness.com if you search ymca.

Have a great weekend.
Brian

<http://www.athleticbusiness.com/showcase.html>

[YMCAs in Mixed Use Developments](#)

[La Central - NYC](#)
[University - Seattle](#)
[Allapatah - Miami](#)

[YMCA Design Criteria](#)



Brian Rigby, AIA
DIRECTOR OF DESIGN

p 302 / 270 / 4707
e brigby@gro-dev.com
w gro-dev.com

12/11/16 10:04 AM (1/1/2016)

From: Anthony Fusarelli [<mailto:Afusarelli@arlingtonva.us>]
Sent: Thursday, November 10, 2016 4:13 PM
To: Brian Rigby <brigby@gro-dev.com>
Cc: Brett H. Wallace <BHwallace@arlingtonva.us>; Kara Smith <kesmith@arlingtonva.us>; Lunger, Richard Theodore III <TLunger@mcguirewoods.com>
Subject: YMCA Planning and Modeling Resources

Brian:

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As discussed at the meeting, we look forward to receiving from you any relevant drawings, exhibits, and the like that are relevant to the YMCA's property. Of particular interest to us are "templates" or "modules" for some of the fundamental programmed spaces we discussed at the meeting, including tennis, aquatics, wellness, track, basketball, and anything else you believe would be pertinent. It seems the file formats that might work best for starters would be PDF and SketchUp where appropriate. A listing of some of the other precedent projects (and supporting exhibits as appropriate) could also be valuable to us as we thinking about the potential future land use, form and massing on this site. Thank you again in advance, and please let us know if you have any questions for us that at this time.

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Anthony

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Anthony Fusarelli

From: Allison Jones <Allison.Jones@ymcadc.org>
Sent: Wednesday, December 14, 2016 10:09 AM
To: Anthony Fusarelli
Subject: YMCA Planning and Modeling Resources (Transportation info?)
Attachments: Arlington - PARKING HOURLY - 2016dec9.pdf; Arlington - PEAK LOAD - 2016dec9.pdf; Y Alexandria 1.3-9.16 Facility Access.xlsx

Anthony,

I left a brief vmail. Please see below from GRO Development as a response. I am also including a facility usage report from our Y Alexandria as an additional point of reference. Not identical based on Arlington's anticipated growth, but a good reference as well. Please let me know if any other information is needed.

Thank you as always.

Allison Jones
Vice President of Strategic Partnerships and Operations
YMCA of Metropolitan Washington
1112 16th St NW, Suite 700
Washington, DC 20036
202.232.6700

[Facebook](#) | [Twitter](#)

The Y: We're for youth development, healthy living and social responsibility.



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Have a great weekend.

Brian

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[Allapatah - Miami](#)

[YMCA Design Criteria](#)



Brian Rigby, AIA
DIRECTOR OF DESIGN

p 302 / 270 / 4707
e brigby@gro-dev.com
w gro-dev.com

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Anthony Fusarelli

From: Allison Jones <Allison.Jones@ymcadc.org>
Sent: Tuesday, December 13, 2016 10:17 AM
To: Anthony Fusarelli
Cc: Brett H. Wallace; Kara Smith; Lunger, Richard Theodore III; Pamela Curran; Richard Viola; Richard Hartman; Brian Rigby (brigby@gro-dev.com)
Subject: RE: YMCA Planning and Modeling Resources (Transportation info?)

Anthony,

I hope you are having a good day. We have reviewed and will submit details today. Thank you and look forward to seeing you next week.

From: Anthony Fusarelli [mailto:Afusarelli@arlingtonva.us]
Sent: Friday, December 09, 2016 8:38 AM
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Cc: Brett H. Wallace; Kara Smith; Lunger, Richard Theodore III; Allison Jones; Pamela Curran; Richard Viola; Richard Hartman
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YMCA Design Criteria



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Anthony Fusarelli

From: Allison Jones <Allison.Jones@ymcadc.org>
Sent: Tuesday, December 06, 2016 4:30 PM
To: Anthony Fusarelli
Subject: RE: Meeting Announcement - LRPC Dec 20 at 7 pm

Thank you Anthony. .

Sent from my Verizon Samsung Galaxy smartphone

----- Original message -----

From: Anthony Fusarelli <Afusarelli@arlingtonva.us>
Date: 12/6/16 3:50 PM (GMT-05:00)
To: Elizabeth Gearin <egearin@egearin.com>, erik@gutshall.net, JM Schroll <jmschroll@gmail.com>, 'abigail.j.raphael@gmail.com', 'allison.jones@ymcadc.org', 'allisonerdle@gmail.com', Anthony Fusarelli <Afusarelli@arlingtonva.us>, Ballston Virginia Square Civic Association <bvscaorg@gmail.com>, Bob Duffy <Bduffy@arlingtonva.us>, "Brett H. Wallace" <BHWallace@arlingtonva.us>, Carmen Romero < cromero@apah.org>, 'cking@csgurban.com', Claude Williamson - CPHD <Cwilliamson@arlingtonva.us>, [REDACTED] 'cpuskar@thelandlawyers.com', [REDACTED] 'Elizabeth Gearin' <egearin@egearin.com> [REDACTED] Erik VandePoll <Erik.VandePoll@ymcadc.org>, 'garrett@eleventhstreetdevelopment.com', Ginger Briggs Brown <gingerb97@gmail.com>, Irena Lazic <ilazic@arlingtonva.us>, [REDACTED] Joan Lawrence <jklawrence45@gmail.com>, [REDACTED] Kara Smith <kesmith@arlingtonva.us>, 'lynda.horvath@verizon.net', 'mallman@thelandlawyers.com', Mark [REDACTED], Matthew Weinstein <mjweinst@gmail.com>, [REDACTED] "Rappolt, Megan C." <MRappolt@mcguirewoods.com>, Rebecca Ballo <Rballo@arlingtonva.us>, Richard Hartman <RChartman@arlingtonva.us>, Richard Viola <Rviola@arlingtonva.us>, [REDACTED] Tad Lunger <rlunger@mcguirewoods.com>, [REDACTED] "janesiegel@icloud.com" <janesiegel@icloud.com>, Commissioner Kathleen McSweeney <mcsweeneykathleen@gmail.com>, Nancy Iacomini <Nancy_Iacomini@dem-sec.senate.gov>, stephen.t.hughes@mail.com, stephen.hughes.arl@gmail.com, "Commissioner Stephen sockwell (Sock3@verizon.net)" <Sock3@verizon.net>, Gizele Johnson <Gjohnson@arlingtonva.us>, Michelle Stahlhut <Mstahlhut@arlingtonva.us>, Lisa Maher <Lmaher@arlingtonva.us>, Margaret Tulloch Rhodes <MTRhodes@arlingtonva.us>
Cc: Anthony Fusarelli <Afusarelli@arlingtonva.us>
Subject: Meeting Announcement - LRPC Dec 20 at 7 pm

Good afternoon:

Please see below the meeting notice for the **December 20, 2016, LRPC Meeting**, which includes the Washington Boulevard and Kirkwood Road Special General Land Use Plan (GLUP) Study "Plus" as an agenda item. This first item is scheduled to be taken up from 7:00-8:30pm.

Also, the project web page has been updated with new and revised materials, including a December 6, 2016, Staff Memorandum to the LRPC regarding updates to the study area boundaries. For convenience, that memorandum is also attached to this email. We look forward to seeing many of you on the 20th.

Thank you.
Anthony

Anthony Fusarelli, Jr., AICP | Principal Planner | Arlington County Planning Division - CPHD | 2100 Clarendon Boulevard, Suite 700 | Arlington, VA 22201 | afusarelli@arlingtonva.us | (T) 703.228.3548 / (F) 703.228.3543 |

From: Kellie Brown
Sent: Tuesday, December 06, 2016 3:03 PM
To: Commissioner Elizabeth Gearin <egearin@egearin.com>; Commissioner Erik Gutshall <erik@gutshall.net>; Commissioner Ginger Brown <gingerb97@gmail.com>; JM Schroll <jmschroll@gmail.com>; Commissioner Jane Siegel (<janesiegel@icloud.com> <janesiegel@icloud.com>; Commissioner Kathleen McSweeney <mcsweeneykathleen@gmail.com>; Nancy Iacomini <Nancy_Iacomini@dem-sec.senate.gov>; Commissioner Stephen Hughes <Stephen.T.hughes@gmail.com>; Commissioner Stephen Sockwell <sock3@verizon.net>; Gizele Johnson <Gjohnson@arlingtonva.us>; Michelle Stahlhut <Mstahlhut@arlingtonva.us>; Tom Miller - CPHD <tmiller@arlingtonva.us>;

<nwalsh@arl.thelandlawyers.com>; Tad Lunger <rlunger@mcguirewoods.com>

Cc: Anthony Fusarelli <Afusarelli@arlingtonva.us>; Claude Williamson - CPHD <Cwilliamson@arlingtonva.us>

Subject: Meeting Announcement - LRPC Dec 20 at 7 pm

**LONG RANGE PLANNING COMMITTEE (LRPC) OF THE PLANNING COMMISSION
MEETING
December 20, 2016**

**2100 Clarendon Boulevard
Rooms Cherry/Dogwood (C&D; Lobby level)
7:00 – 9:30 PM**

(Metro accessible; public parking available in the County garage after 5:00 PM)

AGENDA

1. Washington Boulevard and Kirkwood Road Special General Land Use Plan (GLUP) Study "Plus"
(7:00pm – 8:30pm)

2. 11th and Vermont Streets Special General Land Use Plan (GLUP) Study

(8:30pm – 9:30pm)

The LRPC is a committee of the Planning Commission. The meetings are generally discussions between the Commissioners and County staff. Representatives of other commissions, task forces, community groups, and developers may be invited to participate at the discretion of the Chair. The public is invited to attend and observe the meetings.

For any questions about either item please contact Anthony Fusarelli at afusarelli@arlingtonva.us. For the coordination of the LRPC, please contact: Kellie Brown at kebrown@arlingtonva.us, or at 703-228-3525.

Kellie Brown
Planner
Arlington County

2100 Clarendon Blvd., Suite 700
Arlington, VA 22201
TEL 703.228.3524
FAX 703.228.3834

Anthony Fusarelli

From: Allison Jones <Allison.Jones@ymcadc.org>
Sent: Friday, November 04, 2016 2:19 PM
To: Anthony Fusarelli
Subject: Accepted: General Modeling/Space/Program Assumptions for YMCA Modeling

Thank you. Looking forward to seeing you on Tuesday.

Anthony Fusarelli

From: Allison Jones <Allison.Jones@ymcadc.org>
Sent: Monday, September 26, 2016 4:40 PM
To: Anthony Fusarelli
Subject: RE: Sign-In Sheet from Sept. 26, 2016 Meeting

Thank you Anthony.

We appreciated all of the time today. It was a very informative meeting. Have a good afternoon.

Allison Jones
Vice President of Strategic Partnerships and Operations
YMCA of Metropolitan Washington
1112 16th St NW, Suite 700
Washington, DC 20036
202.232.6700

[Facebook](#) | [Twitter](#)

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MAKE A DONATION

From: Anthony Fusarelli [mailto:Afusarelli@arlingtonva.us]
Sent: Monday, September 26, 2016 3:49 PM
To: Anthony Fusarelli
Subject: Sign-In Sheet from Sept. 26, 2016 Meeting

All:

Thank you again for meeting this morning to discuss the draft proposed scope and process for the Washington/Kirkwood Special GLUP Study Plus. Attached to this email is a copy of the sign-in sheet from this morning's meeting.

As mentioned at the meeting, the first LRPC Meeting for this study will be scheduled for October 20. We will get more specific meeting details posted to the LRPC web site about the time and location of this first meeting once confirmed in the near future.

Thank you.

Anthony

Anthony Fusarelli, Jr., AICP
Principal Planner

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Gizele Johnson

From: Megan Shelby <megancshelby@gmail.com>
Sent: Friday, October 13, 2017 8:16 PM
To: Gizele Johnson; Anthony Fusarelli
Subject: Re: FOIA Request

Gizele and Anthony,

I attended the walking tour and open house on May 1, the LRPC meeting on May 18, and the PC meeting on October 11.

I have had no private meeting or communication with representatives or members of the YMCA.

Megan Shelby

On Thu, Oct 12, 2017 at 3:24 PM, Gizele Johnson <Gjohnson@arlingtonva.us> wrote:

Dear Planning Commissioners,

Arlington County has recently received a FOIA request relating to communications and contacts involving members of the Planning Commission and associated with the Washington Boulevard and Kirkwood Road Special GLUP Study Plus. More specifics about the precise request is provided below. After reviewing the requested items as detailed below, **please provide any associated records in your possession by close of business on October 13, 2017, if at all possible (or let us know if more time is needed).** Thank you in advance for your cooperation!

1. Records of communications and contacts between a member or members of the Planning Commission (including those members who are on the Long-Range Planning Committee) on one side, and a representative or representatives of the YMCA on the other side, regarding the Washington Boulevard/Kirkwood Road Special GLUP Study, defined as follows:
 - a. Dates, and identification of participants, of meetings and communications between members of the PC, and representatives of the YMCA of Metropolitan Washington, and/or of YMCA Arlington, including members of their respective boards; and
 - b. Notes, records, and recordings, if any, of such meetings, and documentation, if any, of such communications between members of the PC and representatives of the YMCAs as described above.
2. This request **does not include** records, documents or information that is currently available on the LRPC or PC websites.
3. This request also **does not include** records of communications and meetings with representatives of 11th Street Development LLC, or of Arlington's American Legion Post 139.

Thanks,

Anthony

Anthony Fusarelli, Jr., AICP

Acting Assistant to the Director

DEPARTMENT OF COMMUNITY

PLANNING, HOUSING & DEVELOPMENT

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Gizele Johnson

From: Erik Gutshall <erik@gutshall.net>
Sent: Thursday, October 12, 2017 6:22 PM
To: Gizele Johnson
Subject: Re: FOIA Request

I have forwarded separately to you 4 email threads that involved my meeting with representatives from the YMCA. Abby Raphael set up and attended each meeting, but I did not keep a record of who attended each meeting. I did not generate any record (notes, minutes, documentation) from these meetings, but the topic generally discussed at each meeting was the LRPC Special GLUP Study process and the YMCA goals for their project.

Thank you.

From: Gizele Johnson [<mailto:Gjohnson@arlingtonva.us>]
Sent: Thursday, Oct 12, 2017 4:24 PM EST
To: Aaron Shriber <Ashriber@arlingtonva.us>, Bob Duffy <Bduffy@arlingtonva.us>, Commissioner Daniel Weir (daniel.a.weir@gmail.com) <daniel.a.weir@gmail.com>, Commissioner David Ricks (dr@dwricksarchitects.com) <dr@dwricksarchitects.com>, Commissioner Elizabeth Gearin <egearin@egearin.com>, Commissioner Erik Gutshall <erik@gutshall.net>, Commissioner James Lantelme <jatel@me.com>, JM Schroll <jmschroll@gmail.com>, Commissioner Jane Siegel (janesiegel@icloud.com) <janesiegel@icloud.com>, Commissioner Kathleen McSweeney <mcsweeneykathleen@gmail.com>, Commissioner Megan Shelby (megancshelby@gmail.com) <megancshelby@gmail.com>, Commissioner Stephen Hughes (Stephen.T.hughes@gmail.com) <Stephen.T.hughes@gmail.com>, Gizele Johnson <Gjohnson@arlingtonva.us>, Michelle Stahlhut <Mstahlhut@arlingtonva.us>, Nancy Iacomini <berternie.iacomini56@gmail.com>
Cc: Anthony Fusarelli <Afusarelli@arlingtonva.us>, Ina Chandler <Ichand@arlingtonva.us>
Subject: FOIA Request

Dear Planning Commissioners,

Arlington County has recently received a FOIA request relating to communications and contacts involving members of the Planning Commission and associated with the Washington Boulevard and Kirkwood Road Special GLUP Study Plus. More specifics about the precise request is provided below. After reviewing the requested items as detailed below, **please provide any associated records in your possession by close of business on October 13, 2017, if at all possible** (or let us know if more time is needed). Thank you in advance for your cooperation!

1. Records of communications and contacts between a member or members of the Planning Commission (including those members who are on the Long-Range Planning Committee) on one side, and a representative or representatives of the YMCA on the other side, regarding the Washington Boulevard/Kirkwood Road Special GLUP Study, defined as follows:
 - a. Dates, and identification of participants, of meetings and communications between members of the PC, and representatives of the YMCA of Metropolitan Washington, and/or of YMCA Arlington, including members of their respective boards; and

b. Notes, records, and recordings, if any, of such meetings, and documentation, if any, of such communications between members of the PC and representatives of the YMCAs as described above.

2. This request **does not include** records, documents or information that is currently available on the LRPC or PC websites.

3. This request also **does not include** records of communications and meetings with representatives of 11th Street Development LLC, or of Arlington's American Legion Post 139.

Thanks,
Anthony

Anthony Fusarelli, Jr., AICP
Acting Assistant to the Director

DEPARTMENT OF COMMUNITY
PLANNING, HOUSING & DEVELOPMENT
2100 Clarendon Blvd., Suite 700
Arlington, VA 22201
703.228.3525; 703.228.3548 (direct);
www.arlingtonva.us afusarelli@arlingtonva.us

All correspondence sent to and from Arlington County Government may be subject to the public record laws of the Commonwealth of Virginia.

Gizele Johnson

From: David Ricks <dr@dwricksarchitects.com>
Sent: Thursday, October 12, 2017 5:22 PM
To: Gizele Johnson; Aaron Shriber; Bob Duffy; Commissioner Daniel Weir (daniel.a.weir@gmail.com); Commissioner Elizabeth Gearin; Commissioner Erik Gutshall; Commissioner James Lantelme; JM Schroll; Commissioner Jane Siegel (janesiegel@icloud.com); Commissioner Kathleen McSweeney; Commissioner Megan Shelby (megancshelby@gmail.com); Commissioner Stephen Hughes (Stephen.T.hughes@gmail.com); Michelle Stahlhut; Nancy Iacomini
Cc: Anthony Fusarelli; Ina Chandler
Subject: RE: FOIA Request

Gizele/Anthony,

Re: Washington Boulevard and Kirkwood Road Special GLUP Study Plus

I attended the May 18 LRPC meeting at Key School and last night's PC meeting. I had no private meeting or communication at either with representatives or members of the YMCA.

Beyond those two meetings, since I've been a commissioner, to my knowledge I have had no private communications, regarding the above referenced GLUP, with any members or representatives of the YMCA.

David

From: Gizele Johnson [mailto:Gjohnson@arlingtonva.us]
Sent: Thursday, October 12, 2017 4:25 PM
To: Aaron Shriber <Ashriber@arlingtonva.us>; Bob Duffy <Bduffy@arlingtonva.us>; Commissioner Daniel Weir (daniel.a.weir@gmail.com) <daniel.a.weir@gmail.com>; David Ricks <dr@dwricksarchitects.com>; Commissioner Elizabeth Gearin <egearin@egearin.com>; Commissioner Erik Gutshall <erik@gutshall.net>; Commissioner James Lantelme <jatel@me.com>; JM Schroll <jmschroll@gmail.com>; Commissioner Jane Siegel (janesiegel@icloud.com) <janesiegel@icloud.com>; Commissioner Kathleen McSweeney <mcsweeneykathleen@gmail.com>; Commissioner Megan Shelby (megancshelby@gmail.com) <megancshelby@gmail.com>; Commissioner Stephen Hughes (Stephen.T.hughes@gmail.com) <Stephen.T.hughes@gmail.com>; Gizele Johnson <Gjohnson@arlingtonva.us>; Michelle Stahlhut <Mstahlhut@arlingtonva.us>; Nancy Iacomini <berternie.iacomini56@gmail.com>
Cc: Anthony Fusarelli <Afusarelli@arlingtonva.us>; Ina Chandler <Ichand@arlingtonva.us>
Subject: FOIA Request

Dear Planning Commissioners,

Arlington County has recently received a FOIA request relating to communications and contacts involving members of the Planning Commission and associated with the Washington Boulevard and Kirkwood Road Special GLUP Study Plus. More specifics about the precise request is provided below. After reviewing the requested items as detailed below, **please provide any associated records in your possession by close of business on October 13, 2017, if at all possible** (or let us know if more time is needed). Thank you in advance for your cooperation!

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- a. Dates, and identification of participants, of meetings and communications between members of the PC, and representatives of the YMCA of Metropolitan Washington, and/or of YMCA Arlington, including members of their respective boards; and
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Thanks,
Anthony

Anthony Fusarelli, Jr., AICP
Acting Assistant to the Director

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www.arlingtonva.us afusarelli@arlingtonva.us

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Gizele Johnson

From: James Schroll <jmschroll@gmail.com>
Sent: Thursday, October 12, 2017 4:45 PM
To: Gizele Johnson
Subject: Re: FOIA Request

Gizele,

I sent you a few email threads for the FOIA. I'll see if I have anything else.

Best,

On Thu, Oct 12, 2017 at 4:24 PM, Gizele Johnson <Gjohnson@arlingtonva.us> wrote:

Dear Planning Commissioners,

Arlington County has recently received a FOIA request relating to communications and contacts involving members of the Planning Commission and associated with the Washington Boulevard and Kirkwood Road Special GLUP Study Plus. More specifics about the precise request is provided below. After reviewing the requested items as detailed below, **please provide any associated records in your possession by close of business on October 13, 2017, if at all possible** (or let us know if more time is needed). Thank you in advance for your cooperation!

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Thanks,

Anthony

Anthony Fusarelli, Jr., AICP

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www.arlingtonva.us afusarelli@arlingtonva.us

All correspondence sent to and from Arlington County Government may be
subject to the public record laws of the Commonwealth of Virginia.

--

James M. Schroll

Gizele Johnson

From: Jane Siegel <janesiegel@icloud.com>
Sent: Thursday, October 12, 2017 4:43 PM
To: Gizele Johnson
Subject: Fwd: YMCA-Arlington -Follow up to LRPC meeting

Per your email request FOIA request. This is all I have in a written form. Sometime after this email was sent, I and Steve Sockwell met with Lynda Horvath and Abby Raphael. They briefed us about the Y's GLUP request.

Let me know if there is anything else you need.

Begin forwarded message:

From: Lynda Horvath <lynda.horvath@verizon.net>
Subject: FW: YMCA-Arlington -Follow up to LRPC meeting
Date: June 6, 2017 at 10:24:10 AM EDT
To: janesiegel@icloud.com
Cc: 'Abby Raphael' <abigail.j.raphael@gmail.com>

Hi Jane, Just checking in. Abby and I are hoping that we can meet with you either this week or next regarding our GLUP request. Let us know what is most convenient for you and we will make it work. Thanks!-Lynda

From: Lynda Horvath [<mailto:lynda.horvath@verizon.net>]
Sent: Thursday, June 01, 2017 1:34 PM
To: 'janesiegel@icloud.com'
Cc: 'Abby Raphael'
Subject: YMCA-Arlington -Follow up to LRPC meeting

Hi Jane, The Y very much appreciates all of the work that you, your LRPC colleagues, and staff are doing on the GLUP Study. The Y was pleased to have the opportunity to host the Open House recently and the community provided lots of good feedback. We understand that it is a challenge to address the various goals and concerns of the landowners and residents.

Would you have time to meet with Abby and me sometime in the next week or two to follow up on the latest LRPC meeting? We do have concerns about ensuring that the request to advertise that goes to the County Board includes the GLUP designation that the Y has requested, so that we can build a new Y for the Arlington community that meets the community's needs.

If you could give me some dates and times that work for you, I'll set it up. Many thanks, Lynda

_____ Information from ESET Smart Security, version of detection engine 15513
(20170601) _____

The message was checked by ESET Smart Security.

<http://www.eset.com>

_____ Information from ESET Smart Security, version of detection engine 15538
(20170606) _____

The message was checked by ESET Smart Security.

<http://www.eset.com>

_____ Information from ESET Smart Security, version of detection engine 15538
(20170606) _____

The message was checked by ESET Smart Security.

<http://www.eset.com>

Gizele Johnson

From: Erik Gutshall <erik@gutshall.net>
Sent: Tuesday, August 08, 2017 11:58 AM
To: abby raphael; Elizabeth Gearin
Cc: Allison Jones; Lynda Horvath; Erik VandePoll
Subject: Re: Meeting

See you at the Y

-----Original Message-----

From: [Abby Raphael](#)
To: '[Erik Gutshall](#)', [Elizabeth Gearin](#)
Cc: [Allison Jones](#), [Lynda Horvath](#), [Erik Vandepoll](#)
Sent: Monday, August 7, 2017 2:19:37 PM
Subject: Re: Meeting

Great. Let's meet at the Y on Thursday, August 17th at 11:00 a.m.
Thanks, Erik and Elizabeth, for making the time.
Abby

On Mon, Aug 7, 2017 at 12:53 PM, Erik Gutshall <erik@gutshall.net> wrote:
11am works for me!

-----Original Message-----

From: [Elizabeth Gearin](#)
To: [Abby Raphael](#)
Cc: [Erik Gutshall](#)
Sent: Saturday, August 5, 2017 11:02:47 AM
Subject: Re: Meeting

Yes, 11 on Thursday 8/17 works for me!

Elizabeth Gearin, PhD, AICP
EGearin@EGearin.com
Cell: [+1-703-980-2258](tel:+1-703-980-2258)

On Aug 5, 2017, at 2:34 PM, Abby Raphael
<abigail.j.raphael@gmail.com> wrote:

Would 11 a.m. on Thursday, August 17th work for you?
I can see if there is room for us to meet at the Y.
Thanks,
Abby

Gizele Johnson

From: Abby Raphael <abigail.j.raphael@gmail.com>
Sent: Friday, August 04, 2017 8:34 AM
To: Erik Gutshall
Cc: Elizabeth Gearin
Subject: Re: Special GLUP Study

Thanks very much, Erik. I'll check with our folks about what are good times that day and get back to you.
Abby

On Thu, Aug 3, 2017 at 11:22 PM, Erik Gutshall <erik@gutshall.net> wrote:

Abby, thanks for reaching out. I'm a little slow in reply because I had to think through your request. It's a bit unusual for an applicant to request a meeting so late in the process and I don't want to be perceived as negotiating a "deal" out of public view. Having said that, Elizabeth and I are willing to meet with you on August 17. After some thought, I believe we can better fulfill our duties as planning commissioners when we fully understand the views of all sides, whether applicants, neighbors, or other interested groups.

It's really great to hear that all the parties are working diligently together for creative solutions where everyone wins. I look forward to learning what you come up with.

Sent from [BlueMail](#)

On Aug 1, 2017, at 8:32 PM, Abby Raphael <abigail.j.raphael@gmail.com> wrote:
Erik and Elizabeth,

First I want to thank both of you for all of your thoughtful work on this project. I know that this is not easy - and that is an understatement.

It seems that there were a number of areas of agreement from the last LRPC meeting. The Y wants to build on that momentum and we are continuing to reach out to APAH, 11th Street and the Civic Association. We hope to be able to come together on the important issues and share that consensus with staff. We understand that Anthony plans to update his documents and have those to the Planning Commission by August 23rd. We intend to share our combined work with him in time for him to consider, and hopefully incorporate, the areas of agreement among the stakeholders in his work product.

The Y would appreciate it if we could meet with the two of you to share what we are working on. Are you available on Friday, August 11th or Thursday, August 17th?

With thanks,

Abby

Gizele Johnson

From: Abby Raphael <abigail.j.raphael@gmail.com>
Sent: Friday, August 04, 2017 8:34 AM
To: Erik Gutshall
Cc: Elizabeth Gearin
Subject: Re: Special GLUP Study

Thanks very much, Erik. I'll check with our folks about what are good times that day and get back to you.
Abby

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Sent from [BlueMail](#)

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The Y would appreciate it if we could meet with the two of you to share what we are working on. Are you available on Friday, August 11th or Thursday, August 17th?

With thanks,

Abby

Gizele Johnson

From: Erik Gutshall <erik@gutshall.net>
Sent: Monday, June 12, 2017 7:33 AM
To: abby raphael
Cc: Elizabeth Gearin; Lynda Horvath
Subject: Re: YMCA-Arlington GLUP Meeting Follow-up

Thank you!

Sent from [BlueMail](#)

On Jun 12, 2017, at 6:59 AM, Abby Raphael <abigail.j.raphael@gmail.com> wrote:

2 is fine - see u then

Sent from my iPhone

On Jun 12, 2017, at 6:49 AM, Elizabeth Gearin <egearin@egearin.com> wrote:

2 is fine with me

Elizabeth Gearin, PhD, AICP
EGearin@EGearin.com
Cell: +1-703-980-2258

On Jun 11, 2017, at 11:28 PM, Erik Gutshall <erik@gutshall.net> wrote:

I apologize, but my lunch date with [REDACTED] has pushed back a little. I can be at Northside at 2pm. Do you want to start without me or can you delay a bit? Sorry for the wrinkle!

Sent from [BlueMail](#)

On Jun 6, 2017, at 12:34 PM, Abby Raphael <abigail.j.raphael@gmail.com> wrote:

Thanks!

On Tue, Jun 6, 2017 at 12:16 PM, Elizabeth Gearin <egearin@egearin.com> wrote:

Hi all, Monday 6/12 1:30 at Northside sounds good. See you all then.
Elizabeth

Elizabeth Gearin, PhD, AICP
EGearin@EGearin.com
Cell: [+1-703-980-2258](tel:+1-703-980-2258)

On Jun 6, 2017, at 11:45 AM, Abby Raphael <abigail.j.raphael@gmail.com> wrote:

Monday, June 12th at 1:30 would be great. Do you want to meet at Northside, or somewhere else?

Thanks to you both.

Abby

On Tue, Jun 6, 2017 at 10:08 AM, Elizabeth Gearin

<egearin@egearin.com> wrote:

Hi Lynda, Abby,

Erik and I would be happy to meet – next week Monday 6/12 we are both free 1-4 (afternoon), Wednesday 6/14 10-12, or Thursday 6/15 after 10 am. Please let us know what's best.

Thanks,

Elizabeth

Elizabeth Gearin, PhD, AICP

egearin@egearin.com

[703-980-2258](tel:703-980-2258)

From: Lynda Horvath <lynda.horvath@verizon.net>

Date: Thursday, June 1, 2017 1:15 PM

To: Elizabeth Gearin <EGearin@EGearin.com>

Cc: Abby Raphael <abigail.j.raphael@gmail.com>

Subject: YMCA-Arlington GLUP Meeting Follow-up

Hi, Elizabeth, The Y very much appreciates all of the work that you, your LRPC colleagues, and staff are doing on the GLUP Study. The Y was pleased to have the opportunity to host the Open House recently and the community provided lots of good feedback. We understand that it is a challenge to address the various goals and concerns of the landowners and residents.

Would you have time to meet with Abby and me sometime in the next week or two to follow up on the latest LRPC meeting? We do have concerns about ensuring that the request to advertise that goes to the County Board includes the GLUP designation that the Y has requested, so that we can build a new Y for the Arlington community that meets the community's needs.

If you could give me some dates and times that work for you, I'll set it up. Many thanks, Lynda

_____ Information from ESET Smart Security, version of
detection engine 15513 (20170601) _____

The message was checked by ESET Smart Security.

<http://www.eset.com>

Gizele Johnson

From: Abby Raphael <abigail.j.raphael@gmail.com>
Sent: Wednesday, December 07, 2016 9:37 AM
To: Erik Gutshall
Subject: Re: LRPC

That is perfect, Erik. Thanks very much. Glad to know that the Va Square Cosi is still open - I miss the one at Courthouse.

Happy Holidays to you and your family as well!

Abby

On Wed, Dec 7, 2016 at 9:13 AM, Erik Gutshall <erik@gutshall.net> wrote:

Abby,

Thanks for reaching out. I am available on Wed morning 12/14. Would 9am at the Va Sq Cosi work?

Thanks and Happy Holidays to you and your family!

Erik
[703-489-3680](tel:703-489-3680)

-----Original Message-----

From: [Abby Raphael](mailto:Abby.Raphael)
To: 'Erik Gutshall'
Cc:
Sent: Wednesday, December 7, 2016 8:33:28 AM
Subject: LRPC

Hi, Erik. Lynda Horvath, the Chair of the Arlington YMCA Board, and I would like to opportunity to talk with you about the Y's work in Arlington and about our plans for a new Y. Do you have time for coffee sometime next week - perhaps in the morning on Wednesday, Dec. 14th?

Thanks and I hope that all is well with you and your family.

Abby

Gizele Johnson

From: Abby Raphael <abigail.j.raphael@gmail.com>
Sent: Wednesday, December 07, 2016 8:36 AM
To: Elizabeth Gearin
Subject: LRPC

Hi, Elizabeth. Lynda Horvath, the Arlington YMCA Board Chair, and I would like the opportunity to chat with you about the Y's work in Arlington and about our plans for a new Y. Do you have time next week to get together for coffee - perhaps in the morning on Thursday, Dec. 15th?

Thanks so much,
Abby

This email has been scanned by the Boundary Defense for Email Security System. For more information please visit <http://www.apptix.com/email-security/antispam-virus>

Gizele Johnson

From: Daniel Weir <daniel.a.weir@gmail.com>
Sent: Thursday, October 12, 2017 7:40 PM
To: Gizele Johnson
Subject: Re: FOIA Request

I have not discussed this matter with anyone who is not a member of the PC or TC.

Sincerely,
Daniel

Sent from my mobile device--please forgive any typos.

On Oct 12, 2017, at 4:24 PM, Gizele Johnson <Gjohnson@arlingtonva.us> wrote:

Dear Planning Commissioners,

Arlington County has recently received a FOIA request relating to communications and contacts involving members of the Planning Commission and associated with the Washington Boulevard and Kirkwood Road Special GLUP Study Plus. More specifics about the precise request is provided below. After reviewing the requested items as detailed below, **please provide any associated records in your possession by close of business on October 13, 2017, if at all possible** (or let us know if more time is needed). Thank you in advance for your cooperation!

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Thanks,
Anthony

Anthony Fusarelli, Jr., AICP
Acting Assistant to the Director

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www.arlingtonva.us afusarelli@arlingtonva.us

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Gizele Johnson

From: Stephen Hughes <stephenthughes@gmail.com>
Sent: Thursday, October 12, 2017 8:06 PM
To: Gizele Johnson
Subject: Fwd: YMCA-Arlington-LRPC Follow-up Meeting

FOIA request.

Email 1.

Stephen

Sent from my iPhone

Begin forwarded message:

From: Lynda Horvath <lynda.horvath@verizon.net>
Date: June 3, 2017 at 5:25:52 PM EDT
To: Stephen Hughes <stephenthughes@gmail.com>
Cc: Abby Raphael <abigail.j.rafael@gmail.com>
Subject: Re: YMCA-Arlington-LRPC Follow-up Meeting

Great! We'll see you then. Thanks again.-Lynda

Sent from my iPhone

On Jun 3, 2017, at 3:46 PM, Stephen Hughes <stephenthughes@gmail.com> wrote:

Lynda,

8am will work. Northside Social worked last time and is easy for me or any other place with tea.

Stephen

Sent from my iPhone

On Jun 3, 2017, at 2:28 PM, Lynda Horvath <lynda.horvath@verizon.net> wrote:

Hi Stephen, Congrats on your new little one!
Abby and I can meet this Tuesday at 8 or 8:30am
where ever is most convenient to you. -Lynda

Sent from my iPhone

On Jun 2, 2017, at 4:49 PM, Stephen Hughes
<stephenthughes@gmail.com> wrote:

Lynda,

I have a new three week old baby, which is giving me more flexibility than normal with regard to work. Wednesday's are always bad for me with work. Next week I am available any day except Wednesday during hours from about 7:30-3:30. Can't meet weekends or other times at the moment because my wife needs back up for our daughter and son. Let me know which works best for you all. Please focus on my colleagues, I am rarely the person who oppose density on Metro corridors.

Stephen

Sent from my iPhone

On Jun 2, 2017, at 3:35 PM, Lynda Horvath <lynda.horvath@verizon.net> wrote:

Hi Stephen, Thanks for your thoughtful comments. On a personal note, I appreciate and I'm glad that you are willing to give your time to voice these concerns in thinking about Arlington's future as a place to live.

Actually, Abby and I would very much like to meet with you. We have some very real, specific concerns coming out of the last LRPC meeting that we would like to discuss and get your perspective.

Thank you for being willing to meet with us again, I know that being on the LRPC is a big time commitment. If you can give us some dates and times that work for you, we are happy to meet you wherever is most convenient to you. Thanks again!-Lynda

From: Stephen Hughes
[<mailto:stephenthughes@gmail.com>]
Sent: Thursday, June 01, 2017 2:22 PM
To: Lynda Horvath
Cc: Stephen Hughes; Abby Raphael
Subject: Re: YMCA-Arlington-LRPC
Follow-up Meeting

Lynda,

I met with Abby earlier this year and she was very clear about the

concerns and needs of the Y. I am generally more supportive than my colleagues as to the questions of density especially so close to metro (See our most recent discussions on GLUP at 11th and Vermont). I can make myself available; however, your energy will be best spent working on my colleagues and ultimately the board, with special emphasis on our three new PC members. If you still want to chat let me know, otherwise know I will be pushing my colleagues and staff for more density here and especially considering the opportunity to place family unit CAFs in schools whose current populations disproportionately reflect a wealthier Arlington than our community.

I have become quite keenly aware of the willingness of our community to fight height and density, which only results in the need for housing being shifted to less affluent parts of our community lacking both the political acumen, contacts, and free time necessary to push boards to act fairly and equally across our community. If you wish to see for yourself what I am saying look no further than the level of density placed at Arlington Mill, 3.7 miles from Metro, with limited weekend buses, limited grocery options, and in an area HUD listed as an area of concentrated poverty in the Obama administration. It is for this reason I see absolutely no objection to the requested density at the Y site, it is why I push for greater density where we can provide for the orderly development of our community and breakdown the barriers we created in zoning laws from 1950 to present. Bottom line, I don't object to your request and would have pushed for more.

Stephen

On Thu, Jun 1, 2017 at 1:37 PM,

Lynda Horvath

<lynda.horvath@verizon.net> wrote:

Hi Stephen, The Y very much appreciates all of the work that you, your LRPC colleagues, and staff are doing on the GLUP Study. The Y was pleased to have the opportunity to host the Open House recently and the community provided lots of good feedback. We understand that it is a challenge to address the various goals and concerns of the landowners and residents.

Would you have time to meet with Abby and me sometime in the next week or two to follow up on the latest LRPC meeting? We do have concerns about ensuring that the request to advertise that goes to the County Board includes the GLUP designation that the Y has requested, so that we can build a new Y for the Arlington community that meets the community's needs.

If you could give me some dates and times that work for you, I'll set it up. Many thanks, Lynda

Information from
ESET Smart Security, version of
detection engine 15513 (20170601)

The message was checked by ESET
Smart Security.

<http://www.eset.com>

Information from ESET
Smart Security, version of detection
engine 15520 (20170602)

The message was checked by ESET
Smart Security.

<http://www.eset.com>

Gizele Johnson

From: Stephen Hughes <stephenthughes@gmail.com>
Sent: Thursday, October 12, 2017 8:08 PM
To: Gizele Johnson
Subject: Fwd: Arlington YMCA

Gizele,

Email 2.

Stephen

Sent from my iPhone

Begin forwarded message:

From: Abby Raphael <abigail.j.raphael@gmail.com>
Date: February 12, 2017 at 2:53:06 PM EST
To: Stephen Hughes <stephenthughes@gmail.com>
Subject: Re: Arlington YMCA

Thanks!

On Sun, Feb 12, 2017 at 1:46 PM, Stephen Hughes <stephenthughes@gmail.com> wrote:
Abby,

Sound like a plan 10:15 will work at Northside Social. If anything changes please reach out to my cell.

V/r,

Stephen

On Sun, Feb 12, 2017 at 12:05 PM, Abby Raphael <abigail.j.raphael@gmail.com> wrote:
Thanks, Steve. You are very kind to make time, given all that you have going on. I remember well those hectic days of work and little ones!
I can meet you tomorrow after 10. How about 10:15 or 10:30, whichever is better for you, at Northside Social? I'll see if Lynda or Rohini can join us.
Thanks again,
Abby

On Sun, Feb 12, 2017 at 12:01 PM, <stephenthughes@gmail.com> wrote:
Abby,

Sorry to be late in responding. I work full time and have a small child (she just turned two), we have a very busy week with PC meetings. I have a doctor appointment tomorrow morning and could discuss items any place tomorrow after about 10am. Let me know if this works, if not I am always available at my cell if you are just trying to let me know some items

of focus on the special GLUP, we can arrange either a quick 30 min call at lunch or in the evening.

Stephen

[540-467-0817](tel:540-467-0817)

Sent from my iPhone

> On Feb 12, 2017, at 11:41 AM, Abby Raphael <abigail.j.raphael@gmail.com> wrote:

>

> Hi, Steve. Would you have time this week to meet with a couple of members of the Arlington Y Board so that we can give you some background on the Arlington Y? Lynda Horvath, the Board chair; Rohini Chopra, a Board member; and I would really appreciate this opportunity.

> We are meeting with Jane Siegel at 9 a.m. at Northside Social on Tuesday, Feb. 14th and with Steve Sockwell at 9:30 at Java Shack on Friday, Feb. 17th. Would you want to join one of those meetings, or we can arrange another time.

> Many thanks,

> Abby

Gizele Johnson

From: Stephen Hughes <stephenthughes@gmail.com>
Sent: Thursday, October 12, 2017 8:08 PM
To: Gizele Johnson
Subject: Fwd: Arlington YMCA

Gizele,

Email 3.

Stephen

Sent from my iPhone

Begin forwarded message:

From: Abby Raphael <abigail.j.raaphael@gmail.com>
Date: February 8, 2017 at 11:44:16 AM EST
To: stephen.t.hughes@gmail.com
Subject: Fwd: Arlington YMCA

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

From: Abby Raphael <abigail.j.raaphael@gmail.com>
Date: Wed, Feb 8, 2017 at 8:23 AM
Subject: Arlington YMCA
To: stephen.r.hughes@gmail.com, janesiegel@icloud.com, sockwell3@verizon.net

Hello Stephen, Jane and Stephen.

I am a member of the Board of the Arlington Y. Linda Horvath, our Board Chair; Rohini Chopra, another Board member; and I would like to have the opportunity to meet with each of you before the next LRPC meeting to give you some background about the Arlington Y.

Would you be available for coffee (either individually, or two of you together) on Tuesday, February 14th in the morning (finishing by 10 a.m.) or Friday, February 17th in the morning (finishing by 10:30 a.m.)? Please let me know what works for you and where is a convenient place for you to meet.

Many thanks,

Abby Raphael

Gizele Johnson

From: Stephen Hughes <stephenthughes@gmail.com>
Sent: Thursday, October 12, 2017 8:12 PM
To: Gizele Johnson
Subject: Re: FOIA Request

Gizele,

I sent you the only records I have in three separate emails. I don't keep records of meetings so any information is gleaned from emails is the only records I have.

Stephen

Sent from my iPhone

On Oct 12, 2017, at 6:27 PM, James Lantelme <jatel@me.com> wrote:

According to my calendar, I met with Lynda Horvath and Abby Raphael of the Y's Board of Directors on June 6th and with Lynda Horvath on July 25th. I have no notes or emails regarding those meetings other than for scheduling.
Jim Lantelme

On Oct 12, 2017, at 6:16 PM, Gizele Johnson <Gjohnson@arlingtonva.us> wrote:

All - As David has stated below, if you have not been a part of any type of communication(s) regarding the Y with any persons outside of the PC or County staff members, please indicate that through an email message, this will serve as documentation as well.

Thank you David.

Thanks, G

From: David Ricks [<mailto:dr@dwricksarchitects.com>]
Sent: Thursday, October 12, 2017 5:22 PM
To: Gizele Johnson <Gjohnson@arlingtonva.us>; Aaron Shriber <Ashriber@arlingtonva.us>; Bob Duffy <Bduffy@arlingtonva.us>; Commissioner Daniel Weir (daniel.a.weir@gmail.com) <daniel.a.weir@gmail.com>; Commissioner Elizabeth Gearin <egearin@egearin.com>; Commissioner Erik Gutshall <erik@gutshall.net>; Commissioner James Lantelme <jatel@me.com>; JM Schroll <jmschroll@gmail.com>; Commissioner Jane Siegel (janesiegel@icloud.com) <janesiegel@icloud.com>; Commissioner Kathleen McSweeney <mcsweeneykathleen@gmail.com>; Commissioner Megan Shelby (megancshelby@gmail.com) <megancshelby@gmail.com>; Commissioner Stephen Hughes (Stephen.T.hughes@gmail.com) <Stephen.T.hughes@gmail.com>; Michelle Stahlhut <Mstahlhut@arlingtonva.us>; Nancy Iacomini <berternie.iacomini56@gmail.com>

Cc: Anthony Fusarelli <Afusarelli@arlingtonva.us>; Ina Chandler <Ichand@arlingtonva.us>
Subject: RE: FOIA Request

Gizele/Anthony,

Re: Washington Boulevard and Kirkwood Road Special GLUP Study Plus

I attended the May 18 LRPC meeting at Key School and last night's PC meeting. I had no private meeting or communication at either with representatives or members of the YMCA.

Beyond those two meetings, since I've been a commissioner, to my knowledge I have had no private communications, regarding the above referenced GLUP, with any members or representatives of the YMCA.

David

From: Gizele Johnson [mailto:Gjohnson@arlingtonva.us]
Sent: Thursday, October 12, 2017 4:25 PM
To: Aaron Shriber <Ashriber@arlingtonva.us>; Bob Duffy <Bduffy@arlingtonva.us>; Commissioner Daniel Weir (daniel.a.weir@gmail.com) <daniel.a.weir@gmail.com>; David Ricks <dr@dwricksarchitects.com>; Commissioner Elizabeth Gearin <egearin@egearin.com>; Commissioner Erik Gutshall <erik@gutshall.net>; Commissioner James Lantelme <jatel@me.com>; JM Schroll <jmschroll@gmail.com>; Commissioner Jane Siegel (janesiegel@icloud.com) <janesiegel@icloud.com>; Commissioner Kathleen McSweeney <mcsweeneykathleen@gmail.com>; Commissioner Megan Shelby (meganshelby@gmail.com) <meganshelby@gmail.com>; Commissioner Stephen Hughes (Stephen.T.hughes@gmail.com) <Stephen.T.hughes@gmail.com>; Gizele Johnson <Gjohnson@arlingtonva.us>; Michelle Stahlhut <Mstahlhut@arlingtonva.us>; Nancy Iacomini <berternie.iacomini56@gmail.com>
Cc: Anthony Fusarelli <Afusarelli@arlingtonva.us>; Ina Chandler <Ichand@arlingtonva.us>
Subject: FOIA Request

Dear Planning Commissioners,
Arlington County has recently received a FOIA request relating to communications and contacts involving members of the Planning Commission and associated with the Washington Boulevard and Kirkwood Road Special GLUP Study Plus. More specifics about the precise request is provided below. After reviewing the requested items as detailed below, **please provide any associated records in your possession by close of business on October 13, 2017, if at all possible** (or let us know if more time is needed). Thank you in advance for your cooperation!

1. Records of communications and contacts between a member or members of the Planning Commission (including those members who are on the Long-Range Planning Committee) on one side, and a representative or representatives of the YMCA on the other side, regarding the Washington Boulevard/Kirkwood Road Special GLUP Study, defined as follows:
 - a. Dates, and identification of participants, of meetings and communications between members of the PC, and representatives of the YMCA of Metropolitan Washington, and/or of YMCA Arlington, including members of their respective boards; and

- b. Notes, records, and recordings, if any, of such meetings, and documentation, if any, of such communications between members of the PC and representatives of the YMCAs as described above.
2. This request **does not include** records, documents or information that is currently available on the LRPC or PC websites.
3. This request also **does not include** records of communications and meetings with representatives of 11th Street Development LLC, or of Arlington's American Legion Post 139.

Thanks,
Anthony

Anthony Fusarelli, Jr., AICP
Acting Assistant to the Director

DEPARTMENT OF COMMUNITY
PLANNING, HOUSING & DEVELOPMENT
2100 Clarendon Blvd., Suite 700
Arlington, VA 22201
703.228.3525; 703.228.3548 (direct);
www.arlingtonva.us afusarelli@arlingtonva.us

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Gizele Johnson

From: James Lantelme <jatel@me.com>
Sent: Thursday, October 12, 2017 6:28 PM
To: Gizele Johnson
Cc: David Ricks; Aaron Shriber; Bob Duffy; Commissioner Daniel Weir (daniel.a.weir@gmail.com); Commissioner Elizabeth Gearin; Erik Gutshall; JM Schroll; Jane Siegel; Commissioner Kathleen McSweeney; Commissioner Megan Shelby (megancshelby@gmail.com); Commissioner Stephen Hughes (Stephen.T.hughes@gmail.com); Michelle Stahlhut; Nancy Iacomini; Anthony Fusarelli; Ina Chandler
Subject: Re: FOIA Request

According to my calendar, I met with Lynda Horvath and Abby Raphael of the Y's Board of Directors on June 6th and with Lynda Horvath on July 25th. I have no notes or emails regarding those meetings other than for scheduling.

Jim Lantelme

On Oct 12, 2017, at 6:16 PM, Gizele Johnson <Gjohnson@arlingtonva.us> wrote:

All - As David has stated below, if you have not been a part of any type of communication(s) regarding the Y with any persons outside of the PC or County staff members, please indicate that through an email message, this will serve as documentation as well.

Thank you David.

Thanks, G

From: David Ricks [<mailto:dr@dwricksarchitects.com>]
Sent: Thursday, October 12, 2017 5:22 PM
To: Gizele Johnson <Gjohnson@arlingtonva.us>; Aaron Shriber <Ashriber@arlingtonva.us>; Bob Duffy <Bduffy@arlingtonva.us>; Commissioner Daniel Weir (daniel.a.weir@gmail.com) <daniel.a.weir@gmail.com>; Commissioner Elizabeth Gearin <egearin@gearin.com>; Commissioner Erik Gutshall <erik@gutshall.net>; Commissioner James Lantelme <jatel@me.com>; JM Schroll <jmschroll@gmail.com>; Commissioner Jane Siegel (janesiegel@icloud.com) <janesiegel@icloud.com>; Commissioner Kathleen McSweeney <mcsweeneykathleen@gmail.com>; Commissioner Megan Shelby (megancshelby@gmail.com) <megancshelby@gmail.com>; Commissioner Stephen Hughes (Stephen.T.hughes@gmail.com) <Stephen.T.hughes@gmail.com>; Michelle Stahlhut <Mstahlhut@arlingtonva.us>; Nancy Iacomini <berternie.iacomini56@gmail.com>
Cc: Anthony Fusarelli <Afusarelli@arlingtonva.us>; Ina Chandler <Ichand@arlingtonva.us>
Subject: RE: FOIA Request

Gizele/Anthony,

Re: Washington Boulevard and Kirkwood Road Special GLUP Study Plus

I attended the May 18 LRPC meeting at Key School and last night's PC meeting. I had no private meeting or communication at either with representatives or members of the YMCA.

Beyond those two meetings, since I've been a commissioner, to my knowledge I have had no private communications, regarding the above referenced GLUP, with any members or representatives of the YMCA.

David

From: Gizele Johnson [<mailto:Gjohnson@arlingtonva.us>]

Sent: Thursday, October 12, 2017 4:25 PM

To: Aaron Shriber <Ashriber@arlingtonva.us>; Bob Duffy <Bduffy@arlingtonva.us>; Commissioner Daniel Weir (daniel.a.weir@gmail.com) <daniel.a.weir@gmail.com>; David Ricks <dr@dwricksarchitects.com>; Commissioner Elizabeth Gearin <egearin@egearin.com>; Commissioner Erik Gutshall <erik@gutshall.net>; Commissioner James Lantelme <jatel@me.com>; JM Schroll <jmschroll@gmail.com>; Commissioner Jane Siegel (janesiegel@icloud.com) <janesiegel@icloud.com>; Commissioner Kathleen McSweeney <mcsweeneykathleen@gmail.com>; Commissioner Megan Shelby (meganshelby@gmail.com) <meganshelby@gmail.com>; Commissioner Stephen Hughes (Stephen.T.hughes@gmail.com) <Stephen.T.hughes@gmail.com>; Gizele Johnson <Gjohnson@arlingtonva.us>; Michelle Stahlhut <Mstahlhut@arlingtonva.us>; Nancy Iacomini <berternie.iacomini56@gmail.com>

Cc: Anthony Fusarelli <Afusarelli@arlingtonva.us>; Ina Chandler <Ichand@arlingtonva.us>

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Thanks,
Anthony

Anthony Fusarelli, Jr., AICP
Acting Assistant to the Director

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www.arlingtonva.us alusarelli@arlingtonva.us

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Gizele Johnson

From: Elizabeth Gearin <egearin@egearin.com>
Sent: Thursday, October 12, 2017 6:44 PM
To: Gizele Johnson
Subject: Re: FOIA Request

According to my calendar, I met with Abby Raphael and Lynda Horvath 12/15/16 to hear generally about the Y's plans for the site; talked with Abby via telephone on 2/20/17 to clarify the Special GLUP process including that staff provides several modeling scenarios; talked with Abby via telephone on 3/20/2017 and 5/18/2017 (no notes regarding the subject matter); met with Abby Raphael and Lynda Horvath and Erik Gutshall 6/12/17 (no notes regarding the subject matter); spoke with Abby via telephone 7/19/17 (and reiterated the process of the Special GLUP to work with the community to consider appropriate height and massing for the site even recognizing this might not be the height and massing the developer/applicant has in mind); and again with Abby Raphael, Lynda Horvath, and Erik Gutshall in 8/17 (date unknown).

I will forward my emails to you.

Elizabeth Gearin, PhD, AICP
egearin@egearin.com
703-980-2258

From: James Lantelme <jatel@me.com>
Date: Thursday, October 12, 2017 6:27 PM
To: Gizele Johnson <Gjohnson@arlingtonva.us>
Cc: David Ricks <dr@dwricksarchitects.com>, Aaron Shriber <Ashriber@arlingtonva.us>, Bob Duffy <Bduffy@arlingtonva.us>, "Commissioner Daniel Weir (daniel.a.weir@gmail.com)" <daniel.a.weir@gmail.com>, Elizabeth Gearin <EGearin@EGearin.com>, Erik Gutshall <erik@gutshall.net>, James Schroll <jmschroll@gmail.com>, Jane Siegel <janesiegel@icloud.com>, Commissioner Kathleen McSweeney <mcsweeneykathleen@gmail.com>, "Commissioner Megan Shelby (megancshelby@gmail.com)" <megancshelby@gmail.com>, Stephen Hughes <stephen.t.hughes@gmail.com>, Michelle Stahlhut <Mstahlhut@arlingtonva.us>, Nancy Iacomini <berternie.iacomini56@gmail.com>, Anthony Fusarelli <afusarelli@arlingtonva.us>, Ina Chandler <Ichand@arlingtonva.us>
Subject: Re: FOIA Request

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Jim Lantelme

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Thank you David.

Thanks, G

From: David Ricks [<mailto:dr@dwricksarchitects.com>]

Sent: Thursday, October 12, 2017 5:22 PM

To: Gizele Johnson <Gjohnson@arlingtonva.us>; Aaron Shriber <Ashriber@arlingtonva.us>; Bob Duffy <Bduffy@arlingtonva.us>; Commissioner Daniel Weir (daniel.a.weir@gmail.com) <daniel.a.weir@gmail.com>; Commissioner Elizabeth Gearin <egearin@egearin.com>; Commissioner Erik Gutshall <erik@gutshall.net>; Commissioner James Lantelme <jatel@me.com>; JM Schroll <jmschroll@gmail.com>; Commissioner Jane Siegel (janesiegel@icloud.com) <janesiegel@icloud.com>; Commissioner Kathleen McSweeney <mcsweeneykathleen@gmail.com>; Commissioner Megan Shelby (megancshelby@gmail.com) <megancshelby@gmail.com>; Commissioner Stephen Hughes (Stephen.T.hughes@gmail.com) <Stephen.T.hughes@gmail.com>; Michelle Stahlhut <Mstahlhut@arlingtonva.us>; Nancy Iacomini <berternie.iacomini56@gmail.com>
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Gizele/Anthony,

Re: Washington Boulevard and Kirkwood Road Special GLUP Study Plus

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David

From: Gizele Johnson [<mailto:Gjohnson@arlingtonva.us>]

Sent: Thursday, October 12, 2017 4:25 PM

To: Aaron Shriber <Ashriber@arlingtonva.us>; Bob Duffy <Bduffy@arlingtonva.us>; Commissioner Daniel Weir (daniel.a.weir@gmail.com) <daniel.a.weir@gmail.com>; David Ricks <dr@dwricksarchitects.com>; Commissioner Elizabeth Gearin <egearin@egearin.com>; Commissioner Erik Gutshall <erik@gutshall.net>; Commissioner James Lantelme <jatel@me.com>; JM Schroll <jmschroll@gmail.com>; Commissioner Jane Siegel (janesiegel@icloud.com) <janesiegel@icloud.com>; Commissioner Kathleen McSweeney <mcsweeneykathleen@gmail.com>; Commissioner Megan Shelby (megancshelby@gmail.com) <megancshelby@gmail.com>; Commissioner Stephen Hughes (Stephen.T.hughes@gmail.com) <Stephen.T.hughes@gmail.com>; Gizele Johnson <Gjohnson@arlingtonva.us>; Michelle Stahlhut <Mstahlhut@arlingtonva.us>; Nancy Iacomini <berternie.iacomini56@gmail.com>
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Thanks,
Anthony

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www.arlingtonva.us afusarelli@arlingtonva.us

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Gizele Johnson

From: Jane Siegel <janesiegel@icloud.com>
Sent: Wednesday, August 02, 2017 5:02 PM
To: Elizabeth Gearin
Subject: Fwd: Special GLUP Study

By now you are in transit. Hope you have a great time. Wanted to separate my response. See below. Time enough to deal w it upon your return. Have a great great time.

Sent from my iPhone

Begin forwarded message:

From: Erik Gutshall <erik@gutshall.net>
Date: August 2, 2017 at 3:51:40 PM EDT
To: Jane Siegel <janesiegel@icloud.com>
Cc: Elizabeth Gearin <egearin@egearin.com>
Subject: Re: Special GLUP Study

Thanks, Jane, but I think you are asking about what recipe to use to bake a cake and I am wondering if I want to bake the cake now or wait until PC. It's ok. I'm going to think a little more about it and respond. I might call Abby.

Sent from [BlueMail](#)

On Aug 2, 2017, at 11:45 AM, Jane Siegel <janesiegel@icloud.com> wrote:
Erik, Elizabeth--

Where are we on any kind of consensus? Do we know? Are there as yet specific points of conflict? There is the general balancing act between community needs and the development-- the three parts of it? Am I right about that? If there is confusion can Elizabeth reach out to Nia??

I raise this because if the conflicts -- if any -- are not clear, it would be worth having that information. Does the developer have a bright line?? Without x density? Y flexibility they can't move ahead. Of course we need to be careful as they would go in with a hard line and we would have to evaluate how tough to be on behalf of community. Here there is a confusion for me-- does community just want a buffer on northwest corner? Or gathering space too. Is Anthony redrawing maps?

On the other if there is nothing to be gained by meeting-- no new info, no new positions -- then all will come out at PC RTA. There would be another bite at apple.

Perhaps if Elizabeth called them to get specifics on why they want to meet now? What specifically is their issue. Hid they are vague say better maps to come, and scoping before final. Surely they have/ will go to Board. If there is a specific ask we can evaluate.

Hope this helps -- had too much sun yesterday

Sent from my iPhone

On Aug 2, 2017, at 10:30 AM, Erik Gutshall <erik@gutshall.net> wrote:

Bringing Jane in because I am really torn.

I am not sure if it is a good idea to meet with them so late in the process. I didn't mind meeting with them earlier because it was important to understand their position fully and be able to ask questions that we don't have time for in a public meeting, but at this point, it's just straight lobbying from them - nothing is going to change after 8/17, nor would I want it to, because it's not appropriate for individual commissioners to "negotiate" with applicants. However, I don't want to decline the invite and be seen as inaccessible or unwilling to listen.

Any thoughts?

-----Original Message-----

From: [Elizabeth Gearin](mailto:Elizabeth.Gearin@egearin.com)

To: 'Erik Gutshall'

Cc:

Sent: Tuesday, August 1, 2017 9:59:07 PM

Subject: FW: Special GLUP Study

Hi Erik,

What do you think? I am away until Aug 14 but the 17th should be fine. Do you want me to follow up? What time is best for you? (I am very flexible that day.)

Elizabeth

Elizabeth Gearin, PhD, AICP

egearin@egearin.com

703-980-2258

From: Abby Raphael <abigail.j.raaphael@gmail.com>

Date: Tuesday, August 1, 2017 8:31 PM

To: Erik Gutshall <erik@gutshall.net>, Elizabeth Gearin <EGearin@EGearin.com>

Subject: Special GLUP Study

Erik and Elizabeth,

First I want to thank both of you for all of your thoughtful work on this project. I know that this is not easy - and that is an understatement.

It seems that there were a number of areas of agreement from the last LRPC meeting. The Y wants to build on that momentum and we are continuing to reach out to APAH, 11th Street and the Civic Association. We hope to be able to come together on the important issues and share that consensus with staff. We understand that Anthony plans to update his documents and have those to the Planning Commission by August 23rd. We intend to

share our combined work with him in time for him to consider, and hopefully incorporate, the areas of agreement among the stakeholders in his work product.

The Y would appreciate it if we could meet with the two of you to share what we are working on. Are you available on Friday, August 11th or Thursday, August 17th?

With thanks,

Abby

Gizele Johnson

From: Abby Raphael <abigail.j.raphael@gmail.com>
Sent: Tuesday, June 06, 2017 11:45 AM
To: Elizabeth Gearin
Cc: Lynda Horvath; Erik Gutshall
Subject: Re: YMCA-Arlington GLUP Meeting Follow-up

Monday, June 12th at 1:30 would be great. Do you want to meet at Northside, or somewhere else?
Thanks to you both.
Abby

On Tue, Jun 6, 2017 at 10:08 AM, Elizabeth Gearin <egearin@egearin.com> wrote:

Hi Lynda, Abby,
Erik and I would be happy to meet next week Monday 6/12 we are both free 1-4 (afternoon), Wednesday 6/14 10-12, or Thursday 6/15 after 10 am. Please let us know what's best.
Thanks,
Elizabeth

Elizabeth Gearin, PhD, AICP
egearin@egearin.com
[703-980-2258](tel:703-980-2258)

From: Lynda Horvath <lynda.horvath@verizon.net>
Date: Thursday, June 1, 2017 1:15 PM
To: Elizabeth Gearin <EGearin@EGearin.com>
Cc: Abby Raphael <abigail.j.raphael@gmail.com>
Subject: YMCA-Arlington GLUP Meeting Follow-up

Hi, Elizabeth, The Y very much appreciates all of the work that you, your LRPC colleagues, and staff are doing on the GLUP Study. The Y was pleased to have the opportunity to host the Open House recently and the community provided lots of good feedback. We understand that it is a challenge to address the various goals and concerns of the landowners and residents.

Would you have time to meet with Abby and me sometime in the next week or two to follow up on the latest LRPC meeting? We do have concerns about ensuring that the request to advertise that goes to the County Board includes the GLUP designation that the Y has requested, so that we can build a new Y for the Arlington community that meets the community's needs.

If you could give me some dates and times that work for you, I'll set it up. Many thanks, Lynda

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<http://www.eset.com>

Gizele Johnson

From: Iacomini, Nancy (Dem-Secretary) <Nancy_Iacomini@dem-sec.senate.gov>
Sent: Tuesday, February 21, 2017 12:14 PM
To: Anthony Fusarelli; Elizabeth Gearin
Subject: RE: LRPC Special GLUP Study Plus

Anthony thank you again.

For my part, and I might have said this out loud before, I'm beginning to think the connectivity will come better once we have density/massing and an idea of trip generation and loading needs. We now have the notion the block does need more interior access. It will be how best to make that work with the possible built environment.
nance

From: Anthony Fusarelli [mailto:Afusarelli@arlingtonva.us]
Sent: Tuesday, February 21, 2017 11:48 AM
To: Elizabeth Gearin <egearin@egearin.com>
Cc: Iacomini, Nancy (Dem-Secretary) <Nancy_Iacomini@dem-sec.senate.gov>
Subject: RE: LRPC Special GLUP Study Plus

Thanks, Elizabeth. We'll do our best to have a draft outline of the what final product might comprise (tentatively), in addition to preparing additional handouts to assist with the LRPC review of the scenarios. We will also be sure to note the additional outreach, as well as plans for public comment.

In terms of the framework, for tonight our exhibits will show where we're thinking for different types of connections: vehicular (street/alley) vs. pedestrian, but reiterate that at this point it is still on ongoing discussion and we'll continue to iterate. In terms of the staff's perceived need for more circulation on the site, I might suggest it's based more on County policy and sound transportation planning principles (which would be reinforced by certain formulae when/if future site plans are proposed in the study area), reinforced by estimated peak hour trip counts derived from the modeled estimated development programs. It could be worthwhile giving further thought to how we address the thinking behind the frameworks and what level of transportation connectivity would be appropriate for what is ultimately viewed as the appropriate level of development, perhaps in the next meeting.

Thanks for the update on your conversation with Abby. As we discussed Friday, we are aiming to get draft materials on-line early afternoon, with the hopes that many/all have a least a few moments to take a look at what we'll be covering. As you indicate, staff can be contacted at any time for further discussion.

Also, I am about to forward an e-mail I received over the weekend from a VP of Lynbrook homeowners association, making note of a 1975 private agreement between the YMCA and Lynbrook regarding the trees along 13th Street. He's asked that this be shared with LRPC, so once I get a copy from him this afternoon, I will run copies for handouts for the meeting tonight. In doing so, however, I will reinforce the private agreement nature of that agreement, making clear the County did/does not have a role in that arrangement.

Thanks,
Anthony

From: Elizabeth Gearin [mailto:egearin@egearin.com]
Sent: Monday, February 20, 2017 11:46 AM
To: Anthony Fusarelli <Afusarelli@arlingtonva.us>
Cc: Nancy Iacomini <Nancy_Iacomini@dem-sec.senate.gov>
Subject: LRPC Special GLUP Study Plus

Hi Anthony,

Hope you are having a great weekend and getting outside with the kiddos!

Thanks for the meeting Friday. The meeting documents look good to me. I appreciate the care you and Brett are giving these in order to make sure they are accurate.

In addition to Nancy's suggestion for a cheat sheet for LRPC members to keep the models straight in their minds, I'd also like to request a description, or an outline, of what the final product for this process might look like. This helps me, and may help others, envision the process.

More minor re Follow-Up Items from LRPC #2, consider adding in, or discussing something about the desire for underground parking (and how you will consider that in the modeling. I understand what you explained on Friday, that may not be feasible in certain scenarios; but let's share that with the group. I see this on slide 38 but I am thinking on slide 8 as well.)

Please note your expanded outreach, AND our plans for longer public comment as needed, to highlight our responsiveness to raised issues.

How do you think we should note pedestrian access, given that some of the connections shown might best be configured as pedestrian paths? Are you thinking of separating out necessary auto access (alleys, streets), then pedestrian separately? Based on our Friday conversation it seems there is a need for some additional auto access through the site. I assume this is based on assumptions/formulae. Do we do something similar for pedestrian access? When/how are the two considered jointly? Perhaps you don't need to explain this tomorrow but I am trying to think it through and can see our discussion go in that direction ie, narrow that 'road' to a one-way alley, or replace it with a pedestrian path.

Finally, I spoke with Abby Raphael. She asked if we could talk today. She wanted to know if the modeling would consider higher densities (yes, I told her); and she asked about the process (if LRPC saw info in advance) and I explained the process as I have experienced it to date (Nancy and I met with you to walk through the Tuesday meeting, using draft materials.) I reiterated what you have said at meetings, that individuals can email/call you with questions and comments outside of the meetings.

Thanks again for all your work on this. If you think of things/ways in which I can be most supportive of the process, please let me know.

Best,
Elizabeth

Elizabeth Gearin, PhD, AICP
egearin@egearin.com
703-980-2258

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Gizele Johnson

From: Elizabeth Gearin <egearin@egearin.com>
Sent: Wednesday, February 08, 2017 11:57 AM
To: Jane Siegel
Subject: Re: Arlington YMCA

I met with them a couple of months ago. I encouraged them to reach out to others as I am new to PC. At that point they wanted to share more about the Y and some general ideas for their vision. They are quite limited in what they can share at LRPC meetings. Now they may be concerned that some of the modeling for the site makes assumptions that don't work with the Y's structure - they need a certain level of density in the attached housing to financially support any redevelopment of the facility.

Elizabeth Gearin, PhD, AICP
EGearin@EGearin.com
Cell: +1-703-980-2258

On Feb 8, 2017, at 11:25 AM, Jane Siegel <janesiegel@icloud.com> wrote:

Did you get this? What are the issues?

Sent from my iPhone

Begin forwarded message:

From: Abby Raphael <abigail.j.raphael@gmail.com>
Date: February 8, 2017 at 8:23:45 AM EST
To: stephen.r.hughes@gmail.com, janesiegel@icloud.com,
sockwell3@verizon.net
Subject: Arlington YMCA

Hello Stephen, Jane and Stephen.

I am a member of the Board of the Arlington Y. Linda Horvath, our Board Chair; Rohini Chopra, another Board member; and I would like to have the opportunity to meet with each of you before the next LRPC meeting to give you some background about the Arlington Y.

Would you be available for coffee (either individually, or two of you together) on Tuesday, February 14th in the morning (finishing by 10 a.m.) or Friday, February 17th in the morning (finishing by 10:30 a.m.)? Please let me know what works for you and where is a convenient place for you to meet.

Many thanks,

Abby Raphael

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Gizele Johnson

From: Erik Gutshall <erik@gutshall.net>
Sent: Wednesday, August 02, 2017 3:52 PM
To: Jane Siegel
Cc: Elizabeth Gearin
Subject: Re: Special GLUP Study

Thanks, Jane, but I think you are asking about what recipe to use to bake a cake and I am wondering if I want to bake the cake now or wait until PC. It's ok. I'm going to think a little more about it and respond. I might call Abby.

Sent from [BlueMail](#)

On Aug 2, 2017, at 11:45 AM, Jane Siegel <janesiegel@icloud.com> wrote:
Erik, Elizabeth--

Where are we on any kind of consensus? Do we know? Are there as yet specific points of conflict? There is the general balancing act between community needs and the development--the three parts of it? Am I right about that? If there is confusion can Elizabeth reach out to Nia??

I raise this because if the conflicts -- if any -- are not clear, it would be worth having that information. Does the developer have a bright line?? Without x density? Y flexibility they can't move ahead. Of course we need to be careful as they would go in with a hard line and we would have to evaluate how tough to be on behalf of community. Here there is a confusion for me-- does community just want a buffer on northwest corner? Or gathering space too. Is Anthony redrawing maps?

On the other if there is nothing to be gained by meeting-- no new info, no new positions -- then all will come out at PC RTA. There would be another bite at apple.

Perhaps if Elizabeth called them to get specifics on why they want to meet now? What specifically is their issue. Hid they are vague say better maps to come, and scoping before final. Surely they have/ will go to Board. If there is a specific ask we can evaluate.

Hope this helps -- had too much sun yesterday

Sent from my iPhone

On Aug 2, 2017, at 10:30 AM, Erik Gutshall <erik@gutshall.net> wrote:

Bringing Jane in because I am really torn.

I am not sure if it is a good idea to meet with them so late in the process. I didn't mind meeting with them earlier because it was important to understand their position fully and be able to ask questions that we don't have time for in a public meeting, but at this point, it's just straight lobbying from them - nothing is going to change after 8/17, nor would I want it to, because it's not appropriate for individual commissioners to "negotiate" with applicants. However, I don't want to decline the invite and be seen as inaccessible or unwilling to listen.

Any thoughts?

-----Original Message-----

From: [Elizabeth Gearin](#)

To: 'Erik Gutshall'

Cc:

Sent: Tuesday, August 1, 2017 9:59:07 PM

Subject: FW: Special GLUP Study

Hi Erik,

What do you think? I am away until Aug 14 but the 17th should be fine. Do you want me to follow up? What time is best for you? (I am very flexible that day.)

Elizabeth

Elizabeth Gearin, PhD, AICP

egearin@egearin.com

703-980-2258

From: Abby Raphael <abigail.j.raaphael@gmail.com>

Date: Tuesday, August 1, 2017 8:31 PM

To: Erik Gutshall <erik@gutshall.net>, Elizabeth Gearin <EGearin@EGearin.com>

Subject: Special GLUP Study

Erik and Elizabeth,

First I want to thank both of you for all of your thoughtful work on this project. I know that this is not easy - and that is an understatement.

It seems that there were a number of areas of agreement from the last LRPC meeting. The Y wants to build on that momentum and we are continuing to reach out to APAH, 11th Street and the Civic Association. We hope to be able to come together on the important issues and share that consensus with staff. We understand that Anthony plans to update his documents and have those to the Planning Commission by August 23rd. We intend to share our combined work with him in time for him to consider, and hopefully incorporate, the areas of agreement among the stakeholders in his work product.

The Y would appreciate it if we could meet with the two of you to share what we are working on. Are you available on Friday, August 11th or Thursday, August 17th?

With thanks,

Abby

Gizele Johnson

From: Lynda Horvath <lynda.horvath@verizon.net>
Sent: Thursday, June 01, 2017 1:15 PM
To: Elizabeth Gearin
Cc: abby raphael
Subject: YMCA-Arlington GLUP Meeting Follow-up

Hi, Elizabeth, The Y very much appreciates all of the work that you, your LRPC colleagues, and staff are doing on the GLUP Study. The Y was pleased to have the opportunity to host the Open House recently and the community provided lots of good feedback. We understand that it is a challenge to address the various goals and concerns of the landowners and residents.

Would you have time to meet with Abby and me sometime in the next week or two to follow up on the latest LRPC meeting? We do have concerns about ensuring that the request to advertise that goes to the County Board includes the GLUP designation that the Y has requested, so that we can build a new Y for the Arlington community that meets the community's needs.

If you could give me some dates and times that work for you, I'll set it up. Many thanks, Lynda

_____ Information from ESET Smart Security, version of detection engine 15513 (20170601)

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<http://www.eset.com>

Gizele Johnson

From: Anthony Fusarelli <Afusarelli@arlingtonva.us>
Sent: Tuesday, February 21, 2017 11:48 AM
To: Elizabeth Gearin
Cc: Nancy Iacomini
Subject: RE: LRPC Special GLUP Study Plus

Thanks, Elizabeth. We'll do our best to have a draft outline of the what final product might comprise (tentatively), in addition to preparing additional handouts to assist with the LRPC review of the scenarios. We will also be sure to note the additional outreach, as well as plans for public comment.

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Thanks,
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Sent: Monday, February 20, 2017 11:46 AM
To: Anthony Fusarelli <Afusarelli@arlingtonva.us>
Cc: Nancy Iacomini <Nancy_Iacomini@dem-sec.senate.gov>
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Hi Anthony,

Hope you are having a great weekend and getting outside with the kiddos!

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In addition to Nancy's suggestion for a cheat sheet for LRPC members to keep the models straight in their minds, I'd also like to request a description, or an outline, of what the final product for this process might look like. This helps me, and may help others, envision the process.

More minor re Follow-Up Items from LRPC #2, consider adding in, or discussing something about the desire for underground parking (and how you will consider that in the modeling. I understand what you explained on Friday, that may not be feasible in certain scenarios; but let's share that with the group. I see this on slide 38 but I am thinking on slide 8 as well.)

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Thanks again for all your work on this. If you think of things/ways in which I can be most supportive of the process, please let me know.

Best,
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703-980-2258

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Gizele Johnson

From: Jane Siegel <janesiegel@icloud.com>
Sent: Wednesday, February 08, 2017 11:25 AM
To: Elizabeth Gearin
Subject: Fwd: Arlington YMCA

Did you get this? What are the issues?

Sent from my iPhone

Begin forwarded message:

From: Abby Raphael <abigail.j.raphael@gmail.com>
Date: February 8, 2017 at 8:23:45 AM EST
To: stephen.r.hughes@gmail.com, janesiegel@icloud.com, sockwell3@verizon.net
Subject: Arlington YMCA

Hello Stephen, Jane and Stephen.

I am a member of the Board of the Arlington Y. Linda Horvath, our Board Chair; Rohini Chopra, another Board member; and I would like to have the opportunity to meet with each of you before the next LRPC meeting to give you some background about the Arlington Y.

Would you be available for coffee (either individually, or two of you together) on Tuesday, February 14th in the morning (finishing by 10 a.m.) or Friday, February 17th in the morning (finishing by 10:30 a.m.)? Please let me know what works for you and where is a convenient place for you to meet.

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Gizele Johnson

From: Erik Gutshall <erikgutshall@gmail.com> on behalf of Erik Gutshall <erik@gutshall.net>
Sent: Wednesday, August 02, 2017 10:31 AM
To: Elizabeth Gearin; Jane Siegel
Subject: Re: FW: Special GLUP Study

Bringing Jane in because I am really torn.

I am not sure if it is a good idea to meet with them so late in the process. I didn't mind meeting with them earlier because it was important to understand their position fully and be able to ask questions that we don't have time for in a public meeting, but at this point, it's just straight lobbying from them - nothing is going to change after 8/17, nor would I want it to, because it's not appropriate for individual commissioners to "negotiate" with applicants. However, I don't want to decline the invite and be seen as inaccessible or unwilling to listen.

Any thoughts?

-----Original Message-----

From: [Elizabeth Gearin](#)
To: 'Erik Gutshall'
Cc:
Sent: Tuesday, August 1, 2017 9:59:07 PM
Subject: FW: Special GLUP Study

Hi Erik,
What do you think? I am away until Aug 14 but the 17th should be fine. Do you want me to follow up? What time is best for you? (I am very flexible that day.)
Elizabeth

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egearin@egearin.com
703-980-2258

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Date: Tuesday, August 1, 2017 8:31 PM
To: Erik Gutshall <erik@gutshall.net>, Elizabeth Gearin <EGearin@EGearin.com>
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Erik and Elizabeth,

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It seems that there were a number of areas of agreement from the last LRPC meeting. The Y wants to build on that momentum and we are continuing to reach out to APAH, 11th Street and the Civic Association. We hope to be able to come together on the important issues and share that consensus with staff. We understand that Anthony plans to update his documents and have those to the Planning Commission by August 23rd. We intend to share our combined work with him in time for him to consider, and hopefully incorporate, the areas of agreement among the stakeholders in his work product.

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With thanks,

Abby

Gizele Johnson

From: Abby Raphael <abigail.j.raphael@gmail.com>
Sent: Wednesday, May 17, 2017 2:31 PM
To: Elizabeth Gearin
Subject: Re: Quick chat

I have a meeting this evening, Elizabeth. If you can give me a call when you can this afternoon, that would be great. I'll also be home tomorrow morning until 9:45 a.m.
Thanks!

On Wed, May 17, 2017 at 10:00 AM, Elizabeth Gearin <egearin@egearin.com> wrote:

Hi Abby, I can try you this afternoon but I'm not sure when I'll be out of my meetings; or we can set a time for this evening ??

Elizabeth Gearin, PhD, AICP
EGearin@EGearin.com
Cell: [+1-703-980-2258](tel:+1-703-980-2258)

> On May 16, 2017, at 4:22 PM, Abby Raphael <abigail.j.raphael@gmail.com> wrote:

- >
- > Hi, Elizabeth. Do you have time to chat sometime before Thursday's meeting?
- > Please give me a call at your convenience.
- > Thanks so much,
- > Abby
- > [703-908-0387](tel:703-908-0387)

Gizele Johnson

From: Iacomini, Nancy (Dem-Secretary) <Nancy_Iacomini@dem-sec.senate.gov>
Sent: Monday, February 20, 2017 11:56 AM
To: Elizabeth Gearin; Anthony Fusarelli
Subject: Re: LRPC Special GLUP Study Plus

Elizabeth -- thank you for copying me.

Anthony -- I second Elizabeth's request about distinguishing among the various types of connectivity through the site and thinking of these different types might work with the various massing studies.

i was thinking that we do try to keep major entrances off of Washington blvd -- however we already have a light there at the ped access/giant garage access on the south side of the block.

i'm thinking too to balance not bringing more cut thru traffic to the neighborhood but yet make loading for new buildings possible in the least intrusive way. this might mean, as you had suggested, more alleys and not real thru streets -- or alleys coupled with pedestrian walkways. I'm interested to see if others on Tuesday note this.

thank you both very, very much for all the good work you're doing on this process. i know everyone does appreciate the thoughtful approaches you guys are taking.

nance

From: Elizabeth Gearin <egearin@egearin.com>
Sent: Monday, February 20, 2017 11:46 AM
To: Anthony Fusarelli
Cc: Iacomini, Nancy (Dem-Secretary)
Subject: LRPC Special GLUP Study Plus

Hi Anthony,

Hope you are having a great weekend and getting outside with the kiddos!

Thanks for the meeting Friday. The meeting documents look good to me. I appreciate the care you and Brett are giving these in order to make sure they are accurate.

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Best,
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Gizele Johnson

From: Elizabeth Gearin <egearin@egearin.com>
Sent: Thursday, December 08, 2016 10:41 AM
To: abby raphael
Subject: Re: LRPC

Perfect see you then 12/15 9:30 Cassatt's.

Elizabeth Gearin, PhD, AICP
egearin@egearin.com
703-980-2258

From: Abby Raphael <abigail.j.raphael@gmail.com>
Date: Thursday, December 8, 2016 10:38 AM
To: Elizabeth Gearin <EGearin@EGearin.com>
Subject: Re: LRPC

Thanks so much, Elizabeth. How about 9:30 next Thursday, Dec. 15th, at Cassatt's on Lee Highway?
Abby

On Wed, Dec 7, 2016 at 5:02 PM, Elizabeth Gearin <egearin@egearin.com> wrote:

Hi Abby,
I'd be happy to meet. Next Thursday 12/15 I am free between 9:30-11. Let me know what's convenient for you.
Best,
Elizabeth

Elizabeth Gearin, PhD, AICP
EGearin@EGearin.com
Cell: [+1-703-980-2258](tel:+1-703-980-2258)

> On Dec 7, 2016, at 8:36 AM, Abby Raphael <abigail.j.raphael@gmail.com> wrote:

>

> Hi, Elizabeth. Lynda Horvath, the Arlington YMCA Board Chair, and I would like the opportunity to chat with you about the Y's work in Arlington and about our plans for a new Y. Do you have time next week to get together for coffee - perhaps in the morning on Thursday, Dec. 15th?

> Thanks so much,

> Abby

>

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Gizele Johnson

From: Abby Raphael <abigail.j.raphael@gmail.com>
Sent: Tuesday, August 01, 2017 8:32 PM
To: Erik Gutshall; Elizabeth Gearin
Subject: Special GLUP Study

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Sent: Monday, February 20, 2017 11:46 AM
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Hi Anthony,

Hope you are having a great weekend and getting outside with the kiddos!

Thanks for the meeting Friday. The meeting documents look good to me. I appreciate the care you and Brett are giving these in order to make sure they are accurate.

In addition to Nancy's suggestion for a cheat sheet for LRPC members to keep the models straight in their minds, I'd also like to request a description, or an outline, of what the final product for this process might look like. This helps me, and may help others, envision the process.

More minor re Follow-Up Items from LRPC #2, consider adding in, or discussing something about the desire for underground parking (and how you will consider that in the modeling. I understand what you explained on Friday, that may not be feasible in certain scenarios; but let's share that with the group. I see this on slide 38 but I am thinking on slide 8 as well.)

Please note your expanded outreach, AND our plans for longer public comment as needed, to highlight our responsiveness to raised issues.

How do you think we should note pedestrian access, given that some of the connections shown might best be configured as pedestrian paths? Are you thinking of separating out necessary auto access (alleys, streets), then pedestrian separately? Based on our Friday conversation it seems there is a need for some additional auto access through the site. I assume this is based on assumptions/formulae. Do we do something similar for pedestrian access? When/how are the two considered jointly? Perhaps you don't need to explain this tomorrow but I am trying to think it through and can see our discussion go in that direction ie, narrow that 'road' to a one-way alley, or replace it with a pedestrian path.

Finally, I spoke with Abby Raphael. She asked if we could talk today. She wanted to know if the modeling would consider higher densities (yes, I told her); and she asked about the process (if LRPC saw info in advance) and I explained the process as I have experienced it to date (Nancy and I met with you to walk through the Tuesday meeting, using draft materials.) I reiterated what you have said at meetings, that individuals can email/call you with questions and comments outside of the meetings.

Thanks again for all your work on this. If you think of things/ways in which I can be most supportive of the process, please let me know.

Best,
Elizabeth

Elizabeth Gearin, PhD, AICP
egearin@egearin.com
703-980-2258

Gizele Johnson

From: Abby Raphael <abigail.j.raphael@gmail.com>
Sent: Thursday, December 08, 2016 10:38 AM
To: Elizabeth Gearin
Subject: Re: LRPC

Thanks so much, Elizabeth. How about 9:30 next Thursday, Dec. 15th, at Cassatt's on Lee Highway?
Abby

On Wed, Dec 7, 2016 at 5:02 PM, Elizabeth Gearin <egearin@egearin.com> wrote:

Hi Abby,
I'd be happy to meet. Next Thursday 12/15 I am free between 9:30-11. Let me know what's convenient for you.
Best,
Elizabeth

Elizabeth Gearin, PhD, AICP
EGearin@EGearin.com
Cell: [+1-703-980-2258](tel:+1-703-980-2258)

> On Dec 7, 2016, at 8:36 AM, Abby Raphael <abigail.j.raphael@gmail.com> wrote:

>
> Hi, Elizabeth. Lynda Horvath, the Arlington YMCA Board Chair, and I would like the opportunity to chat with you about the Y's work in Arlington and about our plans for a new Y. Do you have time next week to get together for coffee - perhaps in the morning on Thursday, Dec. 15th?

> Thanks so much,
> Abby

>

>

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Gizele Johnson

From: Anthony Fusarelli <Afusarelli@arlingtonva.us>
Sent: Wednesday, July 19, 2017 3:47 PM
To: Elizabeth Gearin
Subject: RE: YMCA Letter Regarding the May 18th LRPC Meeting

Hi Elizabeth,

Thank you for checking in on this. Your reaction as stated below in your email is generally very much in alignment with my own take on the letter. While the letter clarifies their intent to stay at this site and reiterates how the YMCA is different, that doesn't inherently change the way staff would be looking at the potential GLUP options and form/massing studies (or other potential planning guidance for the area). I'm having trouble understanding their *need* for maximum flexibility, though I could understand how they may *want* maximum flexibility. In either case, this is something we very often hear from developer, after developer, when undertaking studies such as this and sector and area plans. In those instances, as I also anticipate will be the case in this instance, staff will work towards a goal of recommending the appropriate height, massing, and density for the study area, which may or may not match the applicant's aspirations, as you note below.

I hope this is at least somewhat helpful.

Thanks,
Anthony

From: Elizabeth Gearin [mailto:egearin@egearin.com]
Sent: Tuesday, July 18, 2017 11:53 AM
To: Anthony Fusarelli <Afusarelli@arlingtonva.us>
Cc: Erik Gutshall <erik@gutshall.net>
Subject: Fwd: YMCA Letter Regarding the May 18th LRPC Meeting

Hi Anthony,

Abby asked me to weigh in on this; have you had a chance to think about it? I appreciate the reiteration of the Y's commitment to stay at this location and operate new Y; and understand their need to distinguish themselves from other developers given their mission. I'm less clear about their final point, that they need maximum density and flexibility, primarily because as I understand our goal with the a special GLUP process is to work with the community to consider appropriate height and massing for the site, recognizing this might not be the height and massing the developer has in mind. I'd be grateful for your thoughts.

Elizabeth

Elizabeth Gearin, PhD, AICP
EGearin@EGearin.com
Cell: +1-703-980-2258

Begin forwarded message:

From: "Rappolt, Megan C." <MRappolt@mcguirewoods.com>
To: "'Anthony Fusarelli'" <Afusarelli@arlingtonva.us>
Cc: "Bob Duffy" <Bduffy@arlingtonva.us>, "Lunger, Richard Theodore III" <TLunger@mcguirewoods.com>, "Charles King (cking)" <cking@csgurban.com>, "'Leigh Taylor-Kron'" <Leigh.Taylor-Kron@ymcadc.org>, "Allison Jones" <Allison.Jones@ymcadc.org>, "'erik@gutshall.net'" <erik@gutshall.net>, "Elizabeth Gearin" <egearin@egearin.com>, "'cwilliamson@arlingtonva.us'"

[<cwilliamson@arlingtonva.us>](mailto:cwilliamson@arlingtonva.us)

Subject: YMCA Letter Regarding the May 18th LRPC Meeting

Hello Anthony,

On behalf of the YMCA, please find attached a letter regarding the May 18th LRPC.

Please let us know if you have any questions and have a nice weekend!

Megan C. Rappolt

Land Use Planner

McGuireWoods LLP

1750 Tysons Boulevard

Suite 1800

Tysons, VA 22102-4215

T: +1 703 712 5420

F: +1 703 712 5050

mrappolt@mcguirewoods.com

VCard | www.mcguirewoods.com

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Gizele Johnson

From: Abby Raphael <abigail.j.raphael@gmail.com>
Sent: Monday, March 20, 2017 1:24 PM
To: Elizabeth Gearin
Subject: Quick conversation

Hi, Elizabeth. Do you have time for a quick conversation today?

Would you mind giving me a call at 703-908-0387, or let me know when I could call you and what number is good.

Thanks!

Happy first day of spring!

Abby

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Gizele Johnson

From: Abby Raphael <abigail.j.raphael@gmail.com>
Sent: Monday, February 20, 2017 10:43 AM
To: Elizabeth Gearin
Subject: Re: LRPC

Perfect. Do you want to call me?
Thanks, Elizabeth.
703-908-0387

On Mon, Feb 20, 2017 at 10:30 AM, Elizabeth Gearin <egearin@egearin.com> wrote:
Sure. How about 11?

Elizabeth Gearin, PhD, AICP
EGearin@EGearin.com
Cell: [+1-703-980-2258](tel:+1-703-980-2258)

> On Feb 20, 2017, at 10:18 AM, Abby Raphael <abigail.j.raphael@gmail.com> wrote:

>

> Hi, Elizabeth. Do you have time for a quick call sometime today to catch up on LRPC? Lynda Horvath and I have now met with all members of the LRPC and have had great conversations.

> Let me know what would be a good time for you to talk.

> Thanks very much,

> Abby

> [703-908-0387](tel:703-908-0387)

>

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Gizele Johnson

From: Ginger Briggs Brown <gingerb97@gmail.com>
Sent: Wednesday, December 07, 2016 3:08 PM
To: Elizabeth Gearin
Subject: Re: LRPC

I am meeting with them on another day - I am heading to the Outdoor Lab with the 3rd grade that day.

On Wed, Dec 7, 2016 at 2:54 PM, Elizabeth Gearin <egearin@egearin.com> wrote:

Hi Ginger, would you like to join us? I am free that morning 9:00-11:00 so could suggest an hour in there. Let me know.

Elizabeth

Elizabeth Gearin, PhD, AICP

EGearin@EGearin.com

Cell: [+1-703-980-2258](tel:+1-703-980-2258)

Begin forwarded message:

From: Abby Raphael <abigail.j.rafael@gmail.com>

Date: December 7, 2016 at 8:35:55 AM EST

To: Elizabeth Gearin <egearin@egearin.com>

Subject: LRPC

Hi, Elizabeth. Lynda Horvath, the Arlington YMCA Board Chair, and I would like the opportunity to chat with you about the Y's work in Arlington and about our plans for a new Y. Do you have time next week to get together for coffee - perhaps in the morning on Thursday, Dec. 15th?

Thanks so much,

Abby

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--
Ginger Brown
(c) : 703-772-8441

(e) : gingerb97@gmail.com

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Gizele Johnson

From: Abby Raphael <abigail.j.raphael@gmail.com>
Sent: Tuesday, June 06, 2017 12:34 PM
To: Elizabeth Gearin
Cc: Lynda Horvath; Erik Gutshall
Subject: Re: YMCA-Arlington GLUP Meeting Follow-up

Thanks!

On Tue, Jun 6, 2017 at 12:16 PM, Elizabeth Gearin <egearin@egearin.com> wrote:

Hi all, Monday 6/12 1:30 at Northside sounds good. See you all then.

Elizabeth

Elizabeth Gearin, PhD, AICP

EGearin@EGearin.com

Cell: [+1-703-980-2258](tel:+1-703-980-2258)

On Jun 6, 2017, at 11:45 AM, Abby Raphael <abigail.j.raphael@gmail.com> wrote:

Monday, June 12th at 1:30 would be great. Do you want to meet at Northside, or somewhere else?

Thanks to you both.

Abby

On Tue, Jun 6, 2017 at 10:08 AM, Elizabeth Gearin <egearin@egearin.com> wrote:

Hi Lynda, Abby,

Erik and I would be happy to meet next week Monday 6/12 we are both free 1-4 (afternoon), Wednesday 6/14 10-12, or Thursday 6/15 after 10 am. Please let us know what's best.

Thanks,

Elizabeth

Elizabeth Gearin, PhD, AICP

egearin@egearin.com

[703-980-2258](tel:703-980-2258)

From: Lynda Horvath <lynda.horvath@verizon.net>

Date: Thursday, June 1, 2017 1:15 PM

To: Elizabeth Gearin <EGearin@EGearin.com>

Cc: Abby Raphael <abigail.j.raphael@gmail.com>

Subject: YMCA-Arlington GLUP Meeting Follow-up

Hi, Elizabeth, The Y very much appreciates all of the work that you, your LRPC colleagues, and staff are doing on the GLUP Study. The Y was pleased to have the opportunity to host the Open House recently and the community provided lots of good feedback. We understand that it is a challenge to address the various goals and concerns of the landowners and residents.

Would you have time to meet with Abby and me sometime in the next week or two to follow up on the latest LRPC meeting? We do have concerns about ensuring that the request to advertise that goes to the County Board includes the GLUP designation that the Y has requested, so that we can build a new Y for the Arlington community that meets the community's needs.

If you could give me some dates and times that work for you, I'll set it up. Many thanks, Lynda

_____ Information from ESET Smart Security, version of detection engine 15513 (20170601)

The message was checked by ESET Smart Security.

<http://www.eset.com>

Gizele Johnson

From: Elizabeth Gearin <egearin@egearin.com>
Sent: Tuesday, February 21, 2017 12:16 PM
To: Nancy Iacomini; Anthony Fusarelli
Subject: Re: LRPC Special GLUP Study Plus

Thank you both. Anthony, your approach to provide some narrative about ongoing discussion about connectivity sounds good. I look forward to seeing you both later today!

Elizabeth Gearin, PhD, AICP
egearin@egearin.com
703-980-2258

From: <iacomini>, Nancy Iacomini <nancy_iacomini@dem-sec.senate.gov>
Date: Tuesday, February 21, 2017 12:14 PM
To: Anthony Fusarelli <afusarelli@arlingtonva.us>, Elizabeth Gearin <EGearin@EGearin.com>
Subject: RE: LRPC Special GLUP Study Plus

Anthony thank you again.

For my part, and I might have said this out loud before I'm beginning to think the connectivity will come better once we have density/massing and an idea of trip generation and loading needs. We now have the notion the block does need more interior access. It will be how best to make that work with the possible built environment.

nance

From: Anthony Fusarelli [<mailto:Afusarelli@arlingtonva.us>]
Sent: Tuesday, February 21, 2017 11:48 AM
To: Elizabeth Gearin <egearin@egearin.com>
Cc: Iacomini, Nancy (Dem-Secretary) <Nancy_iacomini@dem-sec.senate.gov>
Subject: RE: LRPC Special GLUP Study Plus

Thanks, Elizabeth. We'll do our best to have a draft outline of the what final product might comprise (tentatively), in addition to preparing additional handouts to assist with the LRPC review of the scenarios. We will also be sure to note the additional outreach, as well as plans for public comment.

In terms of the framework, for tonight our exhibits will show where we're thinking for different types of connections: vehicular (street/alley) vs. pedestrian, but reiterate that at this point it is still on ongoing discussion and we'll continue to iterate. In terms of the staff's perceived need for more circulation on the site, I might suggest it's based more on County policy and sound transportation planning principles (which would be reinforced by certain formulae when/if future site plans are proposed in the study area), reinforced by estimated peak hour trip counts derived from the modeled estimated development programs. It could be worthwhile giving further thought to how we address the thinking behind the frameworks and what level of transportation connectivity would be appropriate for what is ultimately viewed as the appropriate level of development, perhaps in the next meeting.

Thanks for the update on your conversation with Abby. As we discussed Friday, we are aiming to get draft materials online early afternoon, with the hopes that many/all have a least a few moments to take a look at what we'll be covering. As you indicate, staff can be contacted at any time for further discussion.

Also, I am about to forward an e-mail I received over the weekend from a VP of Lynbrook homeowners association, making note of a 1975 private agreement between the YMCA and Lynbrook regarding the trees along 13th Street. He's asked that this be shared with LRPC, so once I get a copy from him this afternoon, I will run copies for handouts for the

meeting tonight. In doing so, however, I will reinforce the private agreement nature of that agreement, making clear the County did/does not have a role in that arrangement.

Thanks,
Anthony

From: Elizabeth Gearin [<mailto:egearin@egearin.com>]
Sent: Monday, February 20, 2017 11:46 AM
To: Anthony Fusarelli <Afusarelli@arlingtonva.us>
Cc: Nancy Iacomini <Nancy_Iacomini@dem-sec.senate.gov>
Subject: LRPC Special GLUP Study Plus

Hi Anthony,

Hope you are having a great weekend and getting outside with the kiddos!

Thanks for the meeting Friday. The meeting documents look good to me. I appreciate the care you and Brett are giving these in order to make sure they are accurate.

In addition to Nancy's suggestion for a cheat sheet for LRPC members to keep the models straight in their minds, I'd also like to request a description, or an outline, of what the final product for this process might look like. This helps me, and may help others, envision the process.

More minor re Follow-Up Items from LRPC #2, consider adding in, or discussing something about the desire for underground parking (and how you will consider that in the modeling. I understand what you explained on Friday, that may not be feasible in certain scenarios; but let's share that with the group. I see this on slide 38 but I am thinking on slide 8 as well.)

Please note your expanded outreach, AND our plans for longer public comment as needed, to highlight our responsiveness to raised issues.

How do you think we should note pedestrian access, given that some of the connections shown might best be configured as pedestrian paths? Are you thinking of separating out necessary auto access (alleys, streets), then pedestrian separately? Based on our Friday conversation it seems there is a need for some additional auto access through the site. I assume this is based on assumptions/formulae. Do we do something similar for pedestrian access? When/how are the two considered jointly? Perhaps you don't need to explain this tomorrow but I am trying to think it through and can see our discussion go in that direction ie, narrow that 'road' to a one-way alley, or replace it with a pedestrian path.

Finally, I spoke with Abby Raphael. She asked if we could talk today. She wanted to know if the modeling would consider higher densities (yes, I told her); and she asked about the process (if LRPC saw info in advance) and I explained the process as I have experienced it to date (Nancy and I met with you to walk through the Tuesday meeting, using draft materials.) I reiterated what you have said at meetings, that individuals can email/call you with questions and comments outside of the meetings.

Thanks again for all your work on this. If you think of things/ways in which I can be most supportive of the process, please let me know.

Best,
Elizabeth

Elizabeth Gearin, PhD, AICP
egearin@egearin.com
703-980-2258

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Gizele Johnson

From: Abby Raphael <abigail.j.raphael@gmail.com>
Sent: Monday, February 20, 2017 10:19 AM
To: Elizabeth Gearin
Subject: LRPC

Hi, Elizabeth. Do you have time for a quick call sometime today to catch up on LRPC? Lynda Horvath and I have now met with all members of the LRPC and have had great conversations.

Let me know what would be a good time for you to talk.

Thanks very much,

Abby

703-908-0387

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Gizele Johnson

From: James Schroll <jmschroll@gmail.com>
Sent: Thursday, October 12, 2017 4:30 PM
To: Gizele Johnson
Subject: Fwd: LRPC

Here's an email thread regarding the YMCA and the FOIA.

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

From: James Schroll <jmschroll@gmail.com>
Date: Wed, Dec 7, 2016 at 1:42 PM
Subject: Re: LRPC
To: Abby Raphael <abigail.j.raphael@gmail.com>

Sure thing. See you next week.

On Wed, Dec 7, 2016 at 1:39 PM, Abby Raphael <abigail.j.raphael@gmail.com> wrote:
Perfect!
Thanks again.

On Wed, Dec 7, 2016 at 1:11 PM, James Schroll <jmschroll@gmail.com> wrote:
How about Northside?

On Wed, Dec 7, 2016 at 11:50 AM, Abby Raphael <abigail.j.raphael@gmail.com> wrote:
7:30 Tuesday morning would be great, James. Thanks for making the time. Where is convenient for you?
Abby

On Wed, Dec 7, 2016 at 9:39 AM, James Schroll <jmschroll@gmail.com> wrote:
Hi Abby,

I have to be at work by 9:00 a.m., but I could meet with you and Lynda for coffee at 7:30 a.m. on Tuesday.

Best,

On Wed, Dec 7, 2016 at 8:41 AM, Abby Raphael <abigail.j.raphael@gmail.com> wrote:
Hi, James. I hope that all is well.
Lynda Horvath, the Chair of the Arlington YMCA Board, and I would like the opportunity to chat with you about the Y's work in Arlington and about our plans for a new Y. Do you have time for coffee sometime next week - perhaps Tuesday morning at 8:30 a.m.?
Thanks!
Abby

--

James M. Schroll

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James M. Schroll

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James M. Schroll

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James M. Schroll

Gizele Johnson

From: James Schroll <jmschroll@gmail.com>
Sent: Thursday, October 12, 2017 4:33 PM
To: Gizele Johnson
Subject: Fwd: LRPC

Another email chain regarding the YMCA for the FOIA.

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

From: James Schroll <jmschroll@gmail.com>
Date: Tue, Jul 25, 2017 at 5:39 PM
Subject: Re: LRPC
To: Abby Raphael <abigail.j.rafael@gmail.com>

Thanks for your thoughts. See you this evening.

Best,

On Tue, Jul 25, 2017 at 5:12 PM, Abby Raphael <abigail.j.rafael@gmail.com> wrote:

Thanks, James.

We are concerned that none of the GLUP designation scenarios works for all of the applicants. While Scenario B is the only one that works for the Y, it does not work for APAH or 11th St.

We have been working closely with the civic association to address their interests and they sent an email to Elizabeth today about our conversations.

Also, the concept maps are problematic. They show that about 50% of the Y's acreage would be given to open space, roads, pedestrian walkways, and to 11th Street (south of the 12th St. extension). This simply cannot work for the Y.

Because we do not yet have a development partner, it is simply too early in the process for us to have concept maps that dictate where our buildings will be and other details. We did make commitments to the community and to staff (see attached letter) that address tapering into the neighborhood, maintaining the stand of trees, and that address other concerns that have been raised.

We continue to advocate for the Y to have a GLUP designation of medium residential and feel that the guiding principles (and perhaps a GLUP note) can and do address the issues of appropriate height/massing, open space, transportation, etc.

It is hard to imagine that after tonight, this will be ready to go to the Planning Commission. One option would be for APAH, 11th St., the Y, the Civic Association president and staff to meet together to come up with GLUP designations and concept maps that work for everyone and then present these to the LRPC at a final meeting.

Thanks again - see you shortly.

Abby

On Tue, Jul 25, 2017 at 4:09 PM, James Schroll <jmschroll@gmail.com> wrote:

Abby,

Unfortunately, today is pretty busy, so I won't have time to talk before the meeting. If you have any issues you can convey by email, I will try to look at that before the meeting.

Best,

On Tue, Jul 25, 2017 at 11:07 AM, Abby Raphael <abigail.i.raphael@gmail.com> wrote:

Hi, James. Do you have time to chat sometime before tonight's meeting?

Thanks,

Abby

703-908-0387

--

James M. Schroll

--

James M. Schroll

--

James M. Schroll

Gizele Johnson

From: James Schroll <jmschroll@gmail.com>
Sent: Thursday, October 12, 2017 4:34 PM
To: Gizele Johnson
Subject: Fwd: Arlington YMCA- LRPC Meeting Follow-Up

A third email chain for the FOIA.

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

From: Lynda Horvath <lynda.horvath@verizon.net>
Date: Tue, Jun 6, 2017 at 8:58 AM
Subject: Re: Arlington YMCA- LRPC Meeting Follow-Up
To: James Schroll <jmschroll@gmail.com>
Cc: Abby Raphael <abigail.j.raphael@gmail.com>

Great! We'll see you then. Thanks! -Lynda

Sent from my iPhone

On Jun 5, 2017, at 4:37 PM, James Schroll <jmschroll@gmail.com> wrote:

Lynda and Abby,

Thanks for reaching out. This Thursday at 7:00am work best for me. I could meet at Northside. Let me know if that works.

Best,

On Thu, Jun 1, 2017 at 1:27 PM, Lynda Horvath <lynda.horvath@verizon.net> wrote:

Hi James, The Y very much appreciates all of the work that you, your LRPC colleagues, and staff are doing on the GLUP Study. The Y was pleased to have the opportunity to host the Open House recently and the community provided lots of good feedback. We understand that it is a challenge to address the various goals and concerns of the landowners and residents.

Would you have time to meet with Abby and me sometime in the next week or two to follow up on the latest LRPC meeting? We do have concerns about ensuring that the request to advertise that goes to the County Board includes the GLUP designation that the Y has requested, so that we can build a new Y for the Arlington community that meets the community's needs.

If you could give me some dates and times that work for you, I'll set it up. Many thanks, Lynda

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(20170601)

The message was checked by ESET Smart Security.

<http://www.eset.com>

--
James M. Schroll

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James M. Schroll