

Discussion of Proposed London Blvd. Wawa

The proposed Wawa convenience store at the corner of Effingham and London has raised concern among members of the Olde Towne Civic League and the residents of the 600-block of London and neighboring streets.

Several issues were voiced at both OTCL meetings and two meetings (one formal and the other informal) among affected residents. In summary, they are:

- **The size of the Wawa footprint at 720 and 700 London Blvd.**
- **An increase in traffic congestion.**
- **Security, especially given it will be open 24-hours.**
- **Vagrancy and single-sale alcohol and malt liquor.**
- **Litter and increased noise given the size of the Wawa building and parking lot.**
- **An architectural design that would be out of place with the homes on London.**
- **Its visibility to the London Street residents, again due to its footprint.**

Some London Street residents and OTCL members also questioned whether there are alternative sites, given the sufficient number of empty lots on London including the former site of the Rite Aid. Below is a more detailed outline of the issues discussed at the August 21, 2018 informational session before the Olde Towne Civic League.

Attendees:

- **Rob Beaman/Land Use Attorney with Troutman Sanders LLP**
- **Grey Hanna/6S Development**
- **Officers and Members of the Olde Towne Civic League**
- **Residents Living in Proximity to the Site**

Issues Discussed:

1. **Architecture**

- Members of the Civic League requested that the architectural style of the proposed building be compatible with the adjacent historic district
- Reference was made to the Wawa store located in Williamsburg, Virginia as an example of a store that is compatible with historic surroundings

2. **Landscaping**

- Members of the Civic League asked for additional information regarding views of the site from the homes located along London Boulevard east of Green Street, and the landscaping/buffering that will be located along the southeastern corner of the site

3. **Security**

- Members of the Civic League noted that there are issues with vagrancy in the general vicinity of the proposed site
- Additional information was requested regarding the availability of public restrooms within the Wawa store, and specific security measures Wawa would use at this location

4. **Noise**

- Members of the Civic League asked for additional information regarding (i) any speaker system to be used at the gasoline pumps, and (ii) the times during which the dumpster located in the northeast portion of the site would be emptied

5. Signage

- Members of the Civic League asked for additional information regarding the lighting of the proposed freestanding and building signage

6. Traffic

- Members of the Civic League expressed concern regarding existing traffic back-ups along London Boulevard and Effingham Street, particularly during morning and afternoon rush hour
- Additional information was requested regarding the number of new trips that are expected to be generated by the proposed store, what percentage of those trips are “pass-by” trips (customers who would drive by the site anyway), and the extent to which the anticipated traffic generation will exceed the generation of the existing uses on the property

7. Alcoholic Beverage Sales

- Members of the Civic League expressed concern regarding the sale of single servings of alcoholic beverages, and asked whether sales of such beverages would be subject to restrictions

8. Site Lighting

- Members of the Civic League requested additional information regarding site lighting and potential spillover onto properties located east of Green Street

9. Alternative Site

- Members of the Civic League pointed-out that there is a currently-vacant former Rite Aid building located west of the

site on London Boulevard, and asked Mr. Hanna to review whether that site would constitute a possible alternative location for the proposed store

10. Follow-up Meeting

- Mr. Hanna and Mr. Beaman were invited to attend the Civic League's next formal meeting on Thursday, September 20, 2018 to provide additional information and answers to the questions raised during this meeting. The invitation was accepted. **During this next meeting Messrs. Beaman and Hanna will be joined by Wawa's Regional Market Manager.**