

April 23, 2018

- **Opening announcements**
 - No changes to minutes from March
 - Ofc. Levy not present, APD still short-staffed
 - No issues with A-Town raised at most recent neighborhood meeting or this evening
- **Sport & Health proposed redevelopment (Washington Blvd & N. Kirkwood)**
 - Zoned C-2 and GLUP is service-commercial
 - Existing development is low-rise commercial
 - Special GLUP study was completed last November and provided guidance for higher height/density on Washington Blvd with tapers as move into neighborhoods, as well as guidance regarding open space and circulation (details available on county website)
 - Ball family burial ground will remain in place
 - Application is at stage of staff commentary. Expect SPRC to begin late summer/early fall with likely county board review date of late 2018 or early 2019.
 - Plans include a service alley in back for loading/garage access with entrance from Kirkwood and two-way traffic, a raised access along the border with Ball family burial ground (for pedestrians and possibly also for vehicles), store front windows at grade along Washington Blvd, stoops/direct access to residences along Kirkwood.
 - 6 floors (plus penthouse for 750 sq. foot rooftop deck); approx. 250 units; no residential on rooftop
 - Mix of studios, 1 and 2 bedrooms; average gross unit size of 950 sq. feet
 - Class A luxury apartments
 - Storm sewer under building will be re-routed under sidewalk on Kirkwood with anticipation for YMCA to be able to connect up when it redevelops
 - Electrical will be undergrounded, hopefully under median, but still in discussions with staff on that

- Pet spa, leasing/common area, gym, bicycle facilities will occupy the storefront areas on ground floor, but this aspect is in continuing discussion with staff
- 0.8 parking spaces per unit, all underground
- Sidewalk will be widened to 10 feet versus current condition
- 9000 sq foot interior courtyard/amenity space
- Resident questions/concerns
 - Lack of neighborhood-serving retail (e.g., coffee shop) along Washington Blvd and/or facing the Ball burial ground
 - Traffic, especially alleys serving only this building versus serving surrounding streets as well
 - No affordable units proposed
 - Drop-offs and pick-ups for uber, etc., will be needed along Washington Blvd
 - Developer is working with staff to create several spaces along Washington Blvd. for this purpose by pulling curb in
 - Concerns re: height in relation to neighbors
 - Developer open to discussions re: façade to make for a better view from existing buildings
 - So many new, large developments. Is there really enough need for all these new residences? What is the current vacancy rate?
 - Developer feels reasonably confident based on proximity to metro, retail, and George Mason as well as recent studies re: baby boomers and empty nesters trending toward apartments
 - Nia notes that luxury rental rate is extremely soft at this time, suggests looking at Forest City as a model
 - Coordination with adjacent redevelopments (including Red Top) as to timing of construction, end state of intersections
 - Pedestrian traffic study was done on holiday weekend during rain. Might need to recheck those numbers. Any pedestrian improvements on Kirkwood would be appreciated.
 - Noise from rooftop deck

- Community benefit package?
 - Undergrounding utilities and re-routing sewer
 - Streetscape and sidewalk upgrades
 - Green building
 - Affordable housing cash contribution
 - Public art (undecided whether on site or cash)
 - Residents present prefer not to include an on-site structure
- **1104 N. Randolph redevelopment**
 - 5 townhomes, luxury exterior. 45 feet.
 - Likely rental, though not fully decided
 - Similar to Ballston Crossing
 - At that location, rents are around \$5000 for a 4 bed/4 bath with 2 car garage. Fully occupied, some by families and others are young professionals with roommates
 - Currently developed with a single family home
 - Resident concerns
 - This design will not blend well with neighborhood in terms of dark-colored industrial-style windows, the uniformity of façade
 - Propose sidewalks with brick pavers, whereas concrete would be safer for pedestrians
 - Intersection at 11th and Randolph is dangerous because can't see oncoming traffic there due to on-street parking.
 - Discussions with staff for 3-way stop signs
 - Residents suggest also crosswalks with push-button lights & redesign of curb-cuts
- **APS proposed license agreement (for June 21 county board meeting)**
 - John Chadwick, Assistant Superintendent, with representatives from DES
 - Propose to move approx. 40 white fleet vehicles (not buses) from Trades Center to Buck property for overnight parking. Staff would park own vehicles there during day. These changeovers would begin around 3:30 or 4 am for early shift and then shifts return around

12:30pm, 2:30pm, and possibly 10:30pm (though very few at the later time).

- (Possible upcoming discussion of putting buses at Ed Center, but not the topic tonight)
- 2 year license, renewable in 1 year terms, up to 6 years
- Would park in the existing spaces and use existing entrance off Quincy
- Resident questions/ concerns
 - Type of vehicles (low and high vans, trucks)
 - TBD depending on where staff members live and on operational needs
 - Noise/environmental concerns (with no studies planned)
 - Mr. Chadwick notes no safety checks required prior to operation in morning (e.g., horn testing, light testing, idling), so better than buses
 - Willing to require vehicles to back in at night so that won't hear backup beeps in morning
 - Willing to direct drivers not to linger, chit-chat, blare radios, etc.
 - Would direct routes down Quincy versus other neighborhood streets
 - Open to periodic meetings with civic association to address concerns
 - No security fencing anticipated
 - Concern that temporary solution might become permanent, and that this use might diminish the future vision for the property
 - Note that zoning there is an anomaly, and neighbors have no representation on JFAC
- BVSCA will continue to voice neighborhood concerns about this proposal as it moves forward. Community members can send specific issues to BVSCA to present to APS and county officials.
- **2018-2019 Officer Nominations**
 - Nia announced she will step down as president after serving for the past four years. She encouraged others to get involved and noted that

the presidency does not necessarily have to involve attending every county meeting affecting the neighborhood + additional meetings with sub-groups.

- Dana has asked that, if her term is renewed, a co-recording secretary be elected with whom she can coordinate coverage, as Dana will not always be available due to family obligations to her new daughter.
- Bylaws indicate should elect nominating committee to make nominations, and include numerous other technical provisions
 - The group agreed that a nominating committee will be formed to create a slate of officers to be voted on at the June meeting. Maurya Meiers volunteered to chair the committee with other attendees offering to help. Nia will send out an email to members listing the positions to be filled with brief job descriptions, asking for individuals to email her if interested. She will then forward names to Maurya. Members are encouraged to seek out possible candidates within our community.
- Suggestions were made to establish subcommittees to be able to share the work that Nia has been doing all this time.
- Question was raised regarding possible split of civic associations due to large size & number of issues?
 - CivFed is the arbitrator of this type of split
 - Note that subcommittees could be used to create geographical “split” of work
- **SP # 401 Site Plan Amendment**
 - The Jordan apartment complex requests the right to have on street loading for the building. Local neighbors and civic association members in the affected area have sent BVSCA their concerns and all parties have asked for more time before amendment is approved.
- **5-year use permit review for St. Charles Catholic School and Church**
 - St. Charles Catholic School and Church is asking the county for permission to increase the existing nursery school enrollment to 125 children. BVSCA will support this request.
- **Neighborhood Updates**

- Medium Rare restaurant now open in Latitude building
- 11th and Vermont: Tad Lunger will be reaching out to all reps from SPRC regarding the design of Utah Street open space; Nia has asked that he also reach out to Windsor Plaza and any other neighboring developments that were not included
- Ballston Station - Central United Methodist Church applied for new financial assistance programs for the proposed development in March. They are waiting to hear this summer if they qualify and can then move forward.
- BVSCA needs to update website, possibly bylaws (see above under officer nominations), and contacts for HOAs within neighborhood.
- County Budget: The county board approved extension of parking meter hours.
- Staples Site: A third LRPC meeting will be held in May on the future of the building. Staples has a month to month lease on the property.
- Mosaic Park: The county has received promised funding from Shoosan Company and will hold a community meeting in May to present their plans for the park.
- Open Door Monday: John Vihstadt shared an update with Nia re: RPP (Residential Parking Permit program). The county is conducting a study on the RPP and community members can use this link to receive updates on proposals and voice concerns:
<https://projects.arlingtonva.us/residential-permit-parking-rpp-review/>
- Elementary School Planning: Nia also asked John Vihstadt for his advice as to how BVSCA could assist with pedestrian safety upgrades on Kirkwood Road to extend ASFS' walk zone in an effort to make it a true neighborhood school. He told her the County would need documentation from APS requesting this. Nia will be meeting with the school principal at Science Focus to discuss the walk-ability proposals which include extending the zone to Kirkwood Street. BVSCA will wait to send any comments to the school board until more information is received on the proposals.
- See agenda for others

- **Officer Reports**

- Collier Cook reported that Erik Gutshall attended the most recent NCAC meeting
- Dana Hofferber reported that the ACCF will consider a proposal at the May meeting to send a letter to the State governing bodies asking they support ratification of the Equal Rights Amendment.
- **Old Business**
 - Concerns re: tree removal at Y - Nia sent an email to the YMCA voicing BVSCA concerns regarding how the process of communication with neighbors needs to be improved
- **New Business**
 - The county has an Ombudsman for help with business and resident issues. The resident ombudsman is Robert Sharp and can be contacted via Arlington Business Ombudsman - Departments & Offices
 - BVSCA is reviewing several helpful suggestions received from a community member and will present them for discussion at the June meeting.