

## Draft Meeting Minutes- July 23, 2018

### Approval of Minutes

- Approval of minutes of June meeting moved; seconded; passed unanimously

### American Legion Post 139 Redevelopment Presentation

- The Legion has partnered with APAH to propose a 6,000 sq. foot facility for the Legion on the ground floor and a 160 residential unit, all affordable housing building with 96 parking spaces (of which 20 are for Legion use).
- In recent years, APAH has been partnering with non-profits and churches in “transit-orientated” projects.
- They focused on three main principles from the GLIP-
  - Modernizing civic institutions
  - A diverse rate of market and affordable housing
  - Evolution from auto orientated to pedestrian focus.
- Their intention is to provide for 20% veteran preference for the site.
- It is an “F” shape building that is meant to make use of the small site so they utilized lots of “tricks” to breakdown the scale.
- They are proposing a courtyard on the second floor.
- Step back of 5-7 feet. Current building is 12 feet from property line, so they are moving to 55 feet which is the measurement from building to building. Its 47.1 feet from property line to building.
- Building design has a proposed change in materials every 3 feet or so with dark materials envisioned for floors 1, 6 and 7 and light material for floors 2-5.
- One area for loading for both residents and the Legion.
- Parking is a concern for the neighborhood and questions were asked about their rationale for the proposed number of parking spaces. The developer stated that affordable housing and bonus density is the rationale.
- There is disagreement between neighbors’ interpretation of the roads outlined in the GLUP drawing and the interpretation that the developer has of whether there should be two roads as the current plans only propose one “alley” with a fire easement in the back.
- The rendering also has 26 feet from houses currently but the GLUP anticipated 50 ft.
- The plan also has three stories in the portion closets to 12<sup>th</sup> St.
- For the North side alley, they want walkability, pedestrian traffic, bikes, and fire access. They see using a grass like material for the road itself and are planning 25 ft and expectation that the Y will do 20-25 feet also.
- A question was raised about how the veteran preference will work and they stated they are in discussion with the intent of at least 20% going to veteran or active military who qualify.
- The Legion does intend to have a commercial kitchen and the plan calls for two event areas that will have a movable partition. There will be a small bar but that is not their focus and there will be no smoking in the facility.

- A question about parking for events was raised and they don't have a plan at present. They want to have discussion with the County. When asked if they had talked to Mala Tang about parking as they currently use the Legion parking lot, they said no.
- A question about bike parking was raised and their current plan meets Arlington County bike parking minimums. They also stated all residents will be provided with a bus pass.
- It was suggested that the neighborhood did not envision during the GLUP how much of the building would be in the back part closest to the neighborhood and suggestions were provided on how they might consider revising the plan to have more units up toward the front of Washington Blvd. Similar site plans were provided for the architect to look at for inspiration.
- A question about energy efficiency elements was asked. They plan on a green roof and LEED is still in process.
- A question on sidewalk size was asked and they stated the sidewalks on Washington Blvd will be 17 feet.
- Questions about uber and other drop off services was asked, and they stated they wanted cars to turn around at the end of the alley. The neighbors expressed their concern about increase in exhaust and noise near single family homes.
- A question about timeline was asked. They are currently waiting on funding from the County. A decision is expected in August. If they get it, they would then apply for tax credits in March. The best-case timeline would be a June 2020 ground breaking.
- They have also been working with the Veterans Administration from whom they received credits (the 1<sup>st</sup> to receive in Virginia).
- For the site plan, they have filed a preliminary site plan and the County has until August 10<sup>th</sup> to provide them with comments. They anticipate a Sept/Oct site plan review start.
- A request was made to have them revise the renderings so that the modeling over white houses is removed and the real houses are shown. They agreed to revise the context graphics for the street intention.
- It was agreed that BVSCA would collect and compile comments from the neighbors and provide it to them.

#### **Election of Executive Committee and NCAC Rep**

- Nominations for Executive Committee:
  - Mai Pham Robertson
  - Steve Leutner
  - Anita Wallgren
- Approval to approve slate of candidates by acclamation moved; seconded; passed unanimously
- Nomination of NCAC Representative- Jim Rosen. Approval of NCAC Rep was made by acclamation motion with passage done unanimously

#### **800 N Glebe Rd Site Plan Amendment re: loading docks**

- Building is technically in Bluemont but borders our Association. When the building was designed they did not anticipate a Total Wine would go there and that combined with existing restaurants is causing loading dock issues. The County acknowledges they did not think through loading

dock issues, so changes are being discussed to alleviate the issue. Mosaic Park will be used for parking and staging of construction materials and vehicles.

### **Ballston Quarter (Mall) site plan amendments approved and deferred**

- Most amendments have been approved including changes to the pedestrian bridge which is now delayed six months. The Board also deferred approval of sidewalk café applications (6 were applied for).

### **Capital Improvement Plan**

- CIP was approved by the County Board. Among the items included in this document were:
  - Buck Phase 3 which only commits to moving emergency vehicles to the site in the front building of the property.
  - Rosslyn/Ballston arterial sidewalks will be upgraded.
  - Ballston parking garage updates.
  - Central Library updates.
  - Ballston pond.
  - Washington Blvd bus stop improvements
  - Clarendon Circle
  - Washington Blvd & 13<sup>th</sup> St site improvements (Red Top dispatch area)
  - Mosaic Park Phase 1
  - Revisioning Quincy Park and Central Library in 2023 (it was noted that there is a kiosk near the batting cages with flyers about BVSCA).

### **Reports**

- Treasurer (C. Troup)- dues are due; \$10 each. PayPal is now up and running for those that wish to pay electronically
- Civic Federation (M. Coffey)- Articles of Incorporation were filed and they have set their meetings and agenda for the remainder of the year with the October meeting focused on discussing open data and transparency in Arlington.
- NCAC Rep (C. Cook)- there was no meeting as NCAC leadership is regrouping in light of recent County Board action and discussion. Collier does not see the program as dead, just in a re-evaluation period.

### **Open Dialogue on Neighborhood Issues & Association Operations**

- Discussion of association website and request by Collier to review the website and recent updates.
- Discussion about use of social media by the Association and possible creation of a Facebook group to allow for real time discussions when needed.
- Suggestion for a survey to identify how members want to interact and communicate.
- Request for feedback generally on BCSCA but also specifically on meeting locations.

### **New Business**

There was no new business presented.

The meeting adjourned at 9 PM.