

Meeting called to order by Julie Lee at 7:30 PM.

President Lee thanked everyone for joining over Zoom. President Lee introduced Pippy Sickbert to discuss the Zoom meeting process. Pippy will serve as the moderator. We will take all questions via chat. President Lee welcomed Peter Rousselot from Arlingtonians for Our Sustainable Future (ASF). He is a 23 year Arlington resident and community activist. You can learn more by going to their website.

Peter:

Thank you to the Glencarlyn Citizen's Association for letting me speak tonight. Arlington is facing an enormous increase in population growth. And Arlington's official population growth forecasts do not fully reflect the impact of the arrival of Amazon. Currently, the average taxpayer subsidy per Arlingtonian is over \$850/per person per year. We do not see accurate forecasts from the Arlington County Government. This is a problem because it makes it harder to fund important priorities such as our public schools and essential upgrades to our infrastructure.

JBG Smith owns half of the developable land in Crystal City. They have a huge influence over Arlington County Government. About a year ago, the government started to look at the Missing Middle. In truth, there is no missing middle in Arlington. There will be huge impacts on our government as a result of the coronavirus on budget. ASF requested that the Board delay implementation of their plan. They have not heard back from the Board. Missing Middle housing results in more density in neighborhoods, reduced setbacks, more impervious surfaces, taller height limits, more on street parking and 6000sf lot cut ups.

Arlington Board contends that the missing middle will be more affordable. Arlington already has several areas in the county that offer duplexes, such as in Ashton Heights and Green Valley. ASF is concerned about impact of this development on existing infrastructure. They are concerned that we do not have infrastructure to support expected growth of 50,000 residents in next 20 years. Water main breaks are symptomatic of existing infrastructure challenges. Wakefield had a problem with the fresh water system with such low water pressure that students were unable to wash their hands. Another example is 2019 flooding. Plans to update drainage system have been put on hold or scaled back as a result of the coronavirus.

As a result of continuing development, Arlington's natural resources are under pressure. Nine acres of permeable surface is lost each year. The loss of vegetation and trees increases runoff.

Under Virginia State law if a change is made to residential zoning, it can NOT be changed back.

ASF is asking the Board to prepare a multiyear budget answering how they will support the additional residents coming in through the missing middle study. ASF website is www.asf-virginia.org

Question: \$850 subsidy cost is what time period? That is an annual expense.

Question: Most APS schools at or over capacity. This is a really serious problem. We don't have a plan for where new schools will be.

Arlington was aiming to begin study in early 2020 and end by 2021. We have said that we do not understand why we need the missing middle program.

Question: Has ASF had discussions with the County Board or board members? We have had discussions last summer (2019). The only thing they have done is to formalize the schedule for the missing middle.

Question: Can you speak to the Minneapolis experience? Minneapolis did not legalize the conversion of zoning from single family to multi-family homes. We would like to see 3-4 years in Minneapolis as well as Argon, Washington where they are also doing this. We would prefer to let them be the guinea pigs, not Arlington. It is not possible to go back afterwards.

Question: What is the middle? We want Arlington to answer that as well. We are not sure what is missing and what is the middle.

Comment: She is interested in learning about the mature tree canopy as it is of particular interest here in Glencarlyn. There are many benefits of mature trees. When you replace a small house, you will likely destroy the mature trees on the property. These will add to the existing runoff issues among others.

President Lee asked Mr. Rousselot whether we could post the slides. He said that he would be delighted for them to be posted. ASF would be happy to receive additional question via email. President Lee thanked Mr. Rousselot for his information. She agrees that we need to learn more from Arlington Board before we proceed.

Called meeting to order.

Minutes were submitted via link. Minutes approved as corrected.

Treasurers Report: \$17,656 and 201 paying dues members. Seven payments have been made including some that paid twice. They will be credited for the next year.

NCAC: 2nd street work is largely complete. Major action is to paint stop bars at intersections. Any issues with the existing work, should reach out to the project manager or county representative. Arlington is looking for ways to offer virtual design review for 4th Street work. After review approval, it normally takes six months to bid out. Because of coronavirus, this will likely be delayed. Further changes are not planned at this time on 6th Street for turn around area. County plans to install wooden fencing at the 1st St. S. dead end, but the date is to be determined, given the focus on coronavirus concerns. A group project to address invasive plants in the dead end area is not possible at this time; individual work may be possible.

Civic Federation: March meeting was canceled.

Village View: looking for content for June edition. Let Brandon Hemel know.

Nominating Committee: President Lee and Jeff Liteman presented the slate of Officers. Report was accepted. President Lee thanked everyone for offering to serve.

We have had to cancel or postpone many GCA events. Glencarlyn Days is tentatively postponed until September 11-12, 2020.

May meeting is May 4 using Zoom with Janet Kopenhaver discussing Arts in Arlington before, during and after COVID19.

Thanks to Pippy Sickbert and Brandon Hemel for their support to prepare for this Zoom meeting.

Adjourned at 8:19 pm.