

DRAFT

Meeting called to order by Julie Lee at 7:35 p.m.

Julie welcomed County Board Chair Libby Garvey. She noted that Ms. Garvey joined the group of Arlington employees who toured the grounds of the former VA Hospital Center on Carlin Springs Rd. to view its historical and natural resources.

Ms. Garvey responded to a list of questions from residents and shared additional issues and items of concern to the Board and Arlington citizens.

Questions and Answers

Q. Will all of Arlington's neighborhoods be considered in the Missing Middle Housing Study, and how can the proposed MMHS homes be reasonably priced given the value of land?

A. All neighborhoods are under consideration, including the R10 and R20 areas/zones. To allow for affordability, the study is looking at innovative types of housing such as stacked flats - a single bedroom townhouse of top of a larger townhouse.

Q. How will Arlington be able to provide schools for these additional families?

A. The birth rate is trending down, and the number of students in the schools is down right now. Due to the pandemic, school systems in other places are trying out new ideas, such as "project based" learning. In Germany, students in their last two years of high school spend much of their time out in the community in internships or apprenticeships. The pandemic has presented challenges which may lead to more diverse and innovative approaches to delivering education, including on-line learning at home for students who learn well or better in that environment.

Q. Will any consideration be given to the possibility that this up-zoning will not be the way to go?

A. Absolutely. There are questions about the effect on the storm water system, on the schools, etc. What are going to be the trade-offs and problems? These and other issues are all part of the study.

Q. What is the cost of the study?

A. It's hard to estimate the cost, because people are dividing their time between this and other responsibilities, and the amount of time shifts throughout the process. There are three positions: one in the housing division, one in the planning division, and a Housing Arlington coordinator position, but these people have other responsibilities as well. There is staff support in numerous departments, some senior leadership, and some courthouse involvement. Consulting services of \$35 thousand to \$40 thousand are slated in phase 2 for economic analysis and graphics. No consulting money has been spent yet. There's an FAQ on the MMHS web page.

The purpose of the Missing Middle Housing Study is to look at all of Arlington County to evaluate what is considered to be the housing that is missing between single family homes and high rise and other apartment buildings. These could include duplexes, triplexes, multiplex units, townhouses, etc., taking into consideration necessary zoning changes, since single family neighborhoods in Arlington are not zoned for any other type of housing. Approximately 90% of the housing units constructed in the last 10 years have been in high rise apartment buildings.

Q. Will accessory dwellings fall into the Missing Middle housing category? Would people be able to put prefab houses on slabs?

A. I assume so, if they fit within the height, width, etc. limits. We haven't been looking at it yet, but that might be one of the MMHS options.

Q. Did the Board make any pledges to Amazon on providing housing?

A. The state, in its agreement with Amazon, said they would provide \$70 million between Alexandria and Alexandria for affordable housing. They cut that back once and there is an attempt to cut it again.

Q. Is Arlington intent on becoming a city? Are we going to continue to lose green space?

A. Our leafy neighborhoods are part of what we value in Arlington. Fairlington, which is missing middle type housing, has a great deal of green space. We want to concentrate urban lifestyle living in the urban corridors. Currently, 75% of housing is single family, which houses only 25% of the population. The people with the smallest carbon footprint in the country live in New York City. There are all kinds of efficiencies in urban living, but we don't want to get rid of the trees. That's why we put so many resources into our parks.

Q. Our front footage in Glencarlyn is 50 feet, compared to 60 feet in other neighborhoods, which makes our lots smaller. Developers are coming in and building houses edge to edge. Can we restrict the size of homes built by developers or provide incentives to build smaller homes? And can we better control cutting down of trees, especially by owners, since there are no restrictions on that.

A. At this moment we don't have many tools, especially with developers. We have to be careful, because the developers could sue us and the state might further limit our ability to put restrictions on this type of development. One of the powers we do have is through the state's Chesapeake Bay Watershed requirements for replacing trees. Trees are a key piece of protecting the watershed. Currently, developers get credit for planting little trees, but no credit for keeping a 200-year-old oak. MD and VA are looking at ways to give credit for maintaining big trees.

Q. What should we do when we see motorized vehicles on the bike trail?

A. Call the police non-emergency number? Ms. Garvey will get back to Julie with a recommendation.

County-wide initiatives (Ms. Garvey)

Racial Equity Arlington – Arlington hired an Equity Officer, Samia Byrd. Five hundred county employees attended a meeting on Courageous Conversations, facilitated by the Government Alliance for Racial Equity. In two weeks, racial equity round table discussions will begin in Arlington's communities, and Ms. Garvey invited Glencarlyn's participation. With financial help and participation from Amazon, the county will conduct a survey, as a baseline for future comparison, on issues of racial equity. The Police Practices and Policies Review Group is interviewing police officers, and reports will go to Arlington OAR (Offender Aid and Restoration), the NAACP, and the Arlington County Civic Federation. APS continues to work on a policy for School Resource Officers.

Traffic safety - The Board adopted a resolution committing to **Vision Zero** for a comprehensive and holistic look at traffic safety. Citizen input is encouraged. For example, a citizen can inform the police of an intersection that has had numerous close calls even though it hasn't had a lot of accidents. A link for input is on the Vision Zero web page.

Flood Resilient Arlington - Our storm water management system is inadequate for the kind of storms we are having frequently now. In the 40's, 50's and 60's, we put streams underground into culverts, and when we have a big rain event, they can't handle it. The county has to figure out a place for water to go, such as big, underground cisterns and flood plains in parks and fields. See the page on the county website for more information.

A **Residential Permit Parking** policy review is coming out in October. County staff will open an online comment form for 2 weeks.

Car-to-Go vehicles are being left in our neighborhood. The company does not respond to calls by residents. Ms Garvey will get back to Julie with more information.

VA Hospital Center Grounds - Phase 1 work will begin soon to put the building in mothball condition, in part to seal it up to keep people and creatures from getting in. Phase 2, as yet unscheduled, will be to demolish the building and in some way restore the land under it. Funds are not included in the next bond for actual demolition. County staff on our recent tour seem very eager to maintain and improve the natural resources by, for example, removing invasive species from the property.

Libraries in Fairfax and Alexandria are open. A lot of people in Arlington are upset that ours are not. The decision-makers in Arlington are, of course, concerned about safety and the cost of setting up for safety. The County's need to balance and prioritize resources is keeping the libraries closed for now.

S. Manchester St. Fence - Pedestrian traffic sounds like a good idea to Ms. Garvey. The County initially put up the fence. Later, residents requested and got permission from the county to repair the fence. However, we want to discourage people from building fences on county land. Julie re-emphasized that no one in the Glencarlyn community wants to exclude pedestrians from the neighborhood.

Neighborhood Conservation Program - Ms. Garvey thanked Kathy Reeder and said that County staff members commend her for her work as block representative on the 2nd and 4th Street projects.

Columbia Pike Construction - The County is maintaining an early to mid-2021 completion date. Work on construction of bus stations is ongoing. The final bus station construction date is winter 2024.

Carbon Neutral Community - Amazon will be getting all or some of their energy from a solar farm in southwest VA and may have extra to give to the county. Amazon plans to start building in January. The building will be very environmentally conscious. Ms. Garvey would like to see more locally sourced energy, such as solar arrays on roofs and solar windows.

My Arlington Project Page - Check to see what is going on in neighborhoods, parks, private development. Put in your address and a map comes up.

Open Door Mondays - You have to sign up ahead of time because of Covid-19 precautions.

GCA Business Meeting

A motion to approve the minutes was made and seconded. There were no questions or corrections. The minutes were approved.

Treasurer's Report by Tim Aiken - There is \$19,544.00 in the account and 120 dues-paying members.

Neighborhood Conservation (NCAC) Report by Kathy Reeder - The 2nd St. S. project is almost completed. There should be a change in the no parking sign at the north end of S. Kensington St. The sign should have bi-directional arrows. A resident has requested another no parking sign on the south side of 2nd St S. near the homes at 5728 and 5732. Some people are still parking on the south side. The signs may not be visible enough. Laura Simpson, the planner, will explore that for us. Trees will be planted on the north side of the street this fall. Kathy will contact the landscape architect for information on timing. The 4th St. S. project contract is ready to go out for bids. It is expected to begin in spring 2021.

Civic Federation Report by Tim Aiken - At the last meeting on September 8, there was a debate between candidates for the local races for Congress and Senate. At the next meeting on October 20, the Civic Federation will vote on two resolutions: increasing representation on the Board of Directors and endorsement of the bond for Parks and Recreation.

Village View by Brandon Hemel - The deadline for the next issue is October 10.

Old Business

Steering Committee on Racial Equity and Inclusion, reported by Pippi Sickbert - The committee has been focused on the upcoming conversation on race (October 15 from 7:30 to 9:00 p.m.), using history as an on-ramp for understanding. There will be two facilitators trained in conversations on race. Those interested can go to gcainterest@gmail.com. Participation is capped at 40, and there are 6 or 7 openings left.

S. Manchester St. Fence - Traffic and safety concerns were communicated in a meeting with Ben Aiken, the Residential Ombudsman. The County Board has charged staff with reviewing how best to allow pedestrian traffic through to S. 2nd and 3rd Streets, taking into account the residents' traffic concerns. We expect a report back from Ben or the Department of Environmental Services.

Vandalism - As Julie reported in the last Village View, there have been additional incidents of vandalism and theft in Glencarlyn. If you see anything in the community that is criminal or looks suspicious, call the police non-emergency number or Julie.

Trick or Treat Guidelines - The CDC and the VA Department of Health have released their guidelines. GCA has decided not to organize any Halloween or trick or treat activities, but strongly urges these safety precautions:

- 1) Trick or treat between 4:00 and 6:00 p.m.
- 2) Maintain a 6-foot distance from those who are not family members.
- 3) Wear proper Covid-19 masks.
- 4) When distributing candy, do it away from your doorway.
- 5) Avoid crowding and hand-to-hand candy distribution.

Consider these options for candy giving:

- 1) Spread candy out in the open trunk of your vehicle.
- 2) Put candy in 3 oz. paper cups and space out on cookie trays.

Not everyone will be aware of the recommendations. There will be signs around the neighborhood about trick or treating from 4:00 to 6:00 p.m.

Holiday events - Luminaria will happen on December 5 with social distancing. Details are still being discussed. There will be no holiday party or Santa this year.

New Business

Upcoming meetings - On November 2, a representative from the Department of Environmental Services will talk about solid waste management and recycling right.

There will be no speaker on December 1. Open discussion will be held on issues, programs, and future speakers.

There will be no January meeting.

The meeting was adjourned at 8:55 p.m.