

DRAFT

The meeting was called to order by President Julie Lee at 7:30 pm. Julie introduced Katie Cristol, Vice Chair of the Arlington County Board. Katie will serve as County Board Chair for a second time, beginning in January. She addressed the Missing Middle Housing Study and took questions on other concerns of the Glencarlyn community.

Missing Middle (MM) Housing Study: The purpose of the study is to explore zoning changes that would allow a greater diversity of housing types/sizes that are between single family homes and large apartment or condominium buildings. These include duplexes, triplexes and small scale, low-rise, multi-family complexes. The study does not specifically address affordability. There are four phases to determine 1. what, or building a common understanding; 2. which, or closer examination of the housing types identified in phase 1; 3. where; and 4. how, which has to do with zoning, land use policies and budget issues. Community listening tours have been in progress throughout phase 1. Among the takeaways: 77% want more natural areas, want to protect green spaces and bring nature into the design of built environments.

Key themes identified in the Phase 1 report (at arlingtonva.us) include conserving tree canopy and connections to nature, sustainable land use, impacts on schools and infrastructure, impacts on property values, walkability and other aspects of neighborhood quality. Phase 2 is starting and is expected to extend through the 2nd quarter of 2022. It will focus on questions such as where MM housing types should be allowed in Arlington, the tradeoffs and benefits, and any other community concerns. Phase 3 will focus on economics and design parameters and culminate in zoning ordinance policy recommendations.

Q. Is there a way to control prices? Through grants?

A. We do have an existing program for housing support, but there is still a gap. There are innovative models for making home ownership available, such as Habitat for Humanity. Community land trusts haven't worked in Arlington because of single-family house zoning requirements.

Q. The Environmental Affairs Committee of the Arlington Civic Federation has identified drainage and destruction of tree canopy as problems with replacement of small houses with much bigger houses. We are losing 1 mature tree a week. Are there any initiatives to preserve tree canopy?

A. Yes. We are rethinking how we do storm water management. For example, people could pay based on the amount of runoff their property generates. Land disturbance permits for buildings should be set. If a building disturbs over 20% of the lot, the builder should have to put in systems for amelioration. We should create incentives for retaining trees, i.e., attach costs for removing them.

Q. What is the default analysis if we don't do anything on the MM problem? Has the Langston Boulevard plan informed the process going forward?

A. A specification of MM housing types is being developed now. The planning study information has been helpful. The study will look at redevelopment of strip malls into mixed use. There are many issues, including the commercial property tax rate and the impact of conversion on county tax

income, re-leasing and re-occupation, lot coverage, size of buildings. Zoning must be applied consistently.

Questions on other concerns:

Q. There is a new smoke shop near our 7-11. Can the Board prohibit a use permit?

A. In most cases, they don't have to file for a permit. We can't stop gun shops, for example, although state law restricts how close they can be to schools. We probably have very little control over a vaping establishment.

Q. What is the extent of Arlington County's cooperation with ICE? Where is the Board on this?

A. Last week there were listening sessions on trust in government, including police services. Arlington PD department policies are: 1. They do not make traffic stops based on immigration status, and never ask about that status; 2. They do not engage in federal or state immigration enforcement. However, state and federal laws require that when APD makes an arrest, it must share whatever data they do collect. Individual instances have occurred when an officer has asked to be shown papers. There is a new Community Oversight Board, a civilian group that can conduct investigations on complaints without drawing the attention of law enforcement. Policies at the jail are different. The sheriff must notify ICE when an undocumented person is released from jail.

Steve Young made these comments: He is pleased by increasing dialog and collaboration between APS and the county on multiple issues. He would like to encourage Arlington Public Schools to control natural areas and work with partners on stewardship. There are educational benefits for students. An example is Glencarlyn's Neighborhood Conservation project with Kenmore school. On the urgent care site, DES has done a pretty good job of informing us on the Phase 1 de-coupling project.

Q. Steve has noticed problematic activities on the urgent care site. There is open access from the back area, and there are lots of concealed areas. Will the county do more to prevent partying, cruising around, etc?

A. The county has boarded up windows and doors and provided temporary lighting. We are not sure how to affect non-building issues.

Q. Status and action on the deer study?

A. We are waiting for the Forestry and Natural Resources report, expected the 1st or 2nd quarter of next year.

Q. What about the very noisy cars disturbing the neighborhood?

A. There is no silver bullet. There is a police staffing crisis. They are trying to work with partners at the state level to catch modified mufflers at the time of installation. The problem is sometimes associated with speeding. Perhaps use of speed cameras, traffic calming, short-term placement of police officers?

Old Business

Approval of minutes. Julie Lee asked for approval of the November minutes. There was a motion to approve, it was seconded, and a vote approved the minutes.

Treasurer's report by Tim Aiken. We have 190 dues paying members and a balance of \$23,508.00. We have collected donations in the amount of \$350.00.

Civic Federation report by Sue Campbell. At the last meeting, there was a discussion about the Civic Federation's objective to reach out to groups of residents such as those in condominiums and high rises who aren't involved in established civic associations. One way of doing this is cross-referencing of census data. Samia Bird, Deputy County Manager and Chief of Race and Equity Officer, outlined the operation, vision and mission of her office.

Neighborhood Conservation Advisory Committee report by Kathy Reeder. On the 4th Street S. project, the contractor provided a revised schedule with a December 1 construction start date, but there has been no activity yet. On November 23, the County Construction Manager, Ms. Jasneet Singh, and the construction team from A&M Concrete met with residents, who were able to ask questions about impacts on their properties. Schedule updates will be provided in the Village View and Glencarlyn Updates and by email to residents in the project area between these regular updates. For information, contact Laura Simpson at 703 228-3813 or by email at lsimpson@arlingtonva.us, or Kathy at kathleenreeder@comcast.net. The GCA voted unanimously to support the next step on the Kenmore project. Approval by the full NCAC is expected Thursday (December 4), and then the funding request will go to the County Board. Information is on the Glencarlyn.org site at the NC Activities tab. Julie Lee thanked Kathy, on behalf of the Glencarlyn community, for all her work, for keeping us in the funding stream and taking advantage of every opportunity presented by the NCAC.

Village View report by Brandon Hemel. The deadline for the February issue is January 10.

Steering Committee on Racial Equity and Inclusion, reported by Pippy Sickbert. No updates.

Glencarlyn Directory. Courtney Holmes gave an update. Work is moving forward. Michelle Nolan has taken on the next steps. 310 households have responded, 231 offered no response. December 24 will be the last day to submit a form online, or on paper delivered to a box at the library. Every house will be listed, with or without personal information. Michelle is editing the Arlington County information and Julie has found advertisers. We are grateful to Michelle and Courtney.

Updates and Website. Julie Lee reported that the transfer of responsibility for the Updates and Website was seamless, thanks to Rachel Porter and Xi Chen, who have taken over. Scott Downie is helping with the transition and the website.

Luminaria. Report by Julie Lee. The date is Saturday, December 11. Sales of supplies will be the morning of, from 9 to 2. We have a full complement of volunteers, except for cleanup afterwards. Songbooks are printed for caroling at 5:30. Santa will show up at 6:30. The rain date is December 18, and the decision will be made Thursday or Friday. More volunteers will be needed for the rain date.

New Business

Volunteer needs. Julie Lee reported that we no longer need two new block captains. Volunteers are needed for the snow shovel brigade. The brigade clears sidewalks, and in some cases walkways and stoops, for those who need help. For help, reach out to the GCA or Julie, and someone will be assigned to your home.

Spring Stream Cleanup. Brandon Hemel volunteered to coordinate the Spring Stream Cleanup. He would like to encourage others to help. Someone is needed to get hot dogs and marshmallows for roasting after the cleanup. Boy Scout troops or other youth organizations who want to help can contact Brandon Hemel at 703 998-3188.

Glencarlyn Library. A plea was made by Julie Lee for neighbors to go to the library and check out books and movies. Decisions about libraries are made largely on circulation numbers.

Upcoming GCA meetings. The next meeting will be February 7. The principals of our three nearby schools, Kenmore Middle, Carlin Springs Elementary, and Campbell Elementary, will share and take questions. On March 7, we will hear a panel on Arlington Neighborhood Village, an organization that facilitates independent living with volunteer assistance.

The meeting was adjourned at 8:30 pm.