

Arlington Heights Civic Association, Feb 9, 2021, Quarterly Meeting, held via Zoom.

Attendees: Veronica Bartlett, Ellen C., Molly C., Nick Carrasco, Maureen Critchley, Mary Crosby, Martha Duggan, Evan Farley, Carla Gorrell, Paula Henstrige, Eileen Janas, Stephen Kleppin, Reed Malin, Marilyn Marton, Habte Michael, Ron and Cathy Peterson, Bill Potapchuck, James Rohal, Kristi Sawert, Janet Shannon, Brian Sigriz, Jay Vennett, Jay Jacob Wind

Guest Speaker: Peter Rousselot

Kristi Sawert, President, opened the meeting at 7:02 and thanked Bill Potapchuk for facilitating the Zoom meeting. On behalf of Matt Ambrose, Treasurer, Ms Sawert reported ACHA has \$1500 in our account and reminded people how to pay dues.

Minutes of the November 10, 2020 meeting were approved.

Habte Michael, Ethiopian Community Development Council (ECDC) reported that most employees are working from home. They have had no functions and no incidents.

Eileen Janas, Neighborhood Conservation Advisory Committee representative, requested support to change our second priority project from "Sidewalk improvement on S. 2nd St," to "Sidewalks, curbs, and gutters on S. Highland St." The frontage project on Arlington Blvd took more than ten years because of coordination delays. Ms Janas believes it unlikely that Dominion Energy will move all the utility poles on 2nd St. S and that prioritizing our streets without a sidewalk on either side of the street has a higher chance of success. Due to the fiscal situation and AHCA low point count, neither project will have any action for years. Ms. Presswood walks Second St regularly and reminded attendees of the narrow sidewalks and need for improvement, but graciously supported the proposal. Ms. Duggan had no preferences but offered to help if necessary to get Dominion Energy to act. Jay Vennett moved and Marilyn Marton seconded the motion to substitute "Sidewalks, curbs, and gutters on S. Highland St." as our second priority project. "Sidewalk improvement on S 2nd St. will remain on our website in "Additional Project Suggestions" as a long term neighborhood improvement goal.

Purple Lounge Update: the For Lease sign is still displayed at the Purple Lounge.

Construction at South 5th/Fillmore St.: Nick Carrasco reported construction ahead of schedule; waiting for materials.

Safe Streets sidewalk construction on S. Irving: Kristi Sawert reported her conversation with Michelle Stafford. There was a long delay due to Covid-19. The project has been paused due to an internal conflict between the fire code and the Arlington 2008 Master Transportation Plan standards for street width. If they have to redesign, the engagement process has to start over. Bill Potapchuck said that S. Highland between Rt 50 and 2nd St also scored high on the Safe Streets list, although with such limited funding, it is unlikely one neighborhood could get two projects.

Westmont construction: Jay Vennett talked to John, the owner of Mom's Pizza. He has not received his six months advance notice to move out.

Peter Rousselot, Arlingtonians for Our Sustainable Future (ASF) <https://www.asf-virginia.org/>, gave a presentation about the Arlington County Missing Middle Study which is focused on changing zoning areas of the county currently limited to single family housing. Proposals for up zoning, allowing duplexes, triplexes and quadplexes in areas currently zoned for single family housing, originally were proposed as a means to provide affordable housing. ASF observes

that because of the pandemic there is now an 8.5% rental vacancy rate, and a 12-15% vacancy rate in condominiums, which are different than the pre-pandemic rate in the original study. ASF would like the County to perform site-specific fiscal impact analysis (costs to schools, roads, parks, infrastructure) for multi-unit residential projects similar to what Falls Church and Fairfax County have done for years. They would like the County to prepare three forecasts that compare current zoning with up-zoning for long-term operating budget, long-term environmental impacts, and long-term household impact by quintiles. The County has not identified specific neighborhoods for up zoning. A copy of the presentation is on the ASF website.

Information about the Missing Middle Housing Study is available on the County website at <https://housing.arlingtonva.us/missingmiddle/> . Ms Sawert asked the County for someone to speak at our meeting but has not had a reply.

The meeting ended at 8:27.

Contact Kristi Sawert for a copy of the AHCA Zoom meeting.

Respectfully submitted,
Eileen Janas
AHCA Secretary