

The May 9, 2023 meeting of the Arlington Heights Civic Association was called to order by co-president Brian Sigriz at 7:09 PM, in the cafeteria of the Montessori School of Arlington.

Attendees: Kyle Alcock, Veronica Bartlett, Ted Black, Ellen Campana, Nick Carrasco, Mahender Dudani, Nick Carrasco, Eileen Janas, Marilyn Marton, Gail Massot, Olivier Massot, Amy Plaz, Robert Perry, Patrick Rasche, Kristi Sawert, Tia Scales, Janet Shannon, Betty Siegel, Sondra Tiberio, Elizabeth Trentacost

Guests:

Career Center Use Permit: David Priddy, Arlington County School Board; Jeff Chambers, Director, Design and Construction, Arlington Public Schools; Steve Stricker, Career Center Project Manager; Christine Brittle, Building Level Planning Committee Member (BLPC) - Penrose Civic Association

Irving Street Proposal: Steve Wardell, Neighborhood Complete Streets Commissioner; Michelle Stafford, Program Manager, Neighborhood Complete Streets;

Minutes of the February meeting were approved.

The Treasurer was unable to attend the meeting. We have \$1924.00 in the AHCA account. Please pay dues to Mr. Sigriz.

Co-president Brian Sigriz updated the attendees on a number of area projects:

1. The meeting with the Police Department about incidents on Columbia Pike went well. He can share the presentation to anyone who is interested and will continue to monitor police reports. The substance abuse training also went well.
2. Construction at Westmont is moving along. A Five Guys restaurant and an urgent care facility will be in the commercial space, but no grocery store.
3. The Elliott Building project (on Columbia Pike where the CVS is, in Penrose Civic Association) has been delayed and there have been some vandalism incidents. The police are paying more attention to the vacant buildings.
4. The Sun Trust building on Columbia Pike was purchased by Arlington County and will be demolished soon. It will be a staging area for Career Center construction.
5. There is a new sign at the building that was formerly the Purple Lounge: Cabana. Mr. Sigriz has no details about the change.
6. The Bank of America Building will be demolished soon.
7. The Columbia Pike Multimodal construction in AHCA will start in late fall 2024.
8. Steve Kleppin, AHCA Second Vice President, is representing Arlington Heights at the meetings regarding the proposed Sunrise Senior Living facility, replacing the church between 7th and 8th streets on Glebe. Contact Steve if you have any suggestions or concerns.
9. The official comment period for the safety project at 9th and Glebe Rd <https://www.arlingtonva.us/Government/Projects/Project-Types/Transportation-Projects/9thGlebeIntersectionProject> is closed, but concerns can still be sent to Kamali Long, Project Manager, klong1@arlingtonva.us.

10. Complete Streets is communicating with Arlington Public Schools to ensure that the Walter Reed/9th Street project will not have to be redone during the Career Center construction.

11. There was an item on the list serve suggesting that a connection would be made between 6th St and the cul-de-sac on Garfield St. Brian has not heard anything about that. There will be street sealing on Garfield and Fenwick the week of May 15.

12. Mark was invited to Bibury Parish for a coronation event as part of the Arlington Heights/Bibury friendship agreement.

Career Center

Jeff Chambers, Director, Design and Construction, Arlington Public Schools, gave the presentation that was given at the April 19, 2023 BLPC/PFRC meeting (Meeting #8.) The briefing is on the APS Engage site and will be distributed to the AHCA listserve. Steve Stricker is the project manager.

Construction on the Montessori Public School of Arlington (MPSA) playground and the grass field will start in May. Demolition of the Fenwick Building will start in July.

Once the Career Center building is completed and students move from the current building, the shop areas will be demolished and the four-story above ground parking garage will be built. It is sized for maximum staff size on the campus and will not include any student parking. (Currently there is no student parking.) Extensive traffic surveys indicate that there is plenty of street parking. APS is requesting 360 spaces in the garage, but the Use Permit determines the number of spaces.

Steve Stricker described the construction phases. Construction of the Career Center will start in January 2024 and continue through January 2026. 250 parking spaces will be maintained during construction; some on the current lot and some rented from the ECDC garage. Staff will be able to walk from the parking garage through the current building to the new building.

The County is redoing a water line on Walter Reed with construction scheduled for June - December 2023.

Attendees asked questions and made comments on multiple aspects of the project:

The use permit specified a maximum of 2570 students on site.

There will be multiple roof terraces that students can access.

This is not a typical school; it is equipment intensive with lots of mechanical equipment on the roof. Solar panels are not part of the initial construction. (It was not clear how much roof space is available for solar panels.)

No geospatial wells are being dug. Wells could be put on the MPSA site.

No date was provided for movement of Montessori students to the current Career Center; no date was given for demolition of the MPSA building.

Multiple attendees expressed concerns about the lack of green space and asked for binding assurance from APS and the County that the Montessori school would be demolished and replaced with green space. Mr. Sigritz reiterated the request from the AHCA letter for a

commitment from APS that there would not be another building added to the campus and that the Montessori building would be returned to green space. APS representatives were reminded that the neighborhood has been supportive of APS but that many promises to AHCA have been made and broken over the 20 years of discussion of this site. APS and APS Board representatives referred to the next CIP for what happens next.

Lights will be night sky friendly.

APS staff are negotiating the use permit details now with County staff and plan to take it to the County Board on 15 June.

The parking garage will have a few EV charging station and will have a place for conduit for future installation of charging stations. Charging spaces would have to be constructed by a third party; they take more space than current parking places so there will be fewer spaces in the garage if they are set up for electric vehicles.

Building will be LEED Silver not LEED Gold.

The current playground equipment will not be reused.

They are designing improvements to 7th and 9th streets. They do not want to do any work that will need to be redone.

There was discussion of fence heights around the Montessori school and access to the play areas for the children from the apartments across the street.

SA3 zoning has a height limit.

There is no Use Permit for the current site. Going forward, any changes to the site will require a modification to the Use Permit.

The current CIP does not include funds for the renovation of the current Career Center to accommodate Montessori education nor for demolishing the Montessori building. Those will be in the next CIP.

It was unclear what would happen if the bids come back over cost. Some recent bids have come back within project estimates.

At the conclusion of the discussion, Mr. Sigritz asked AHCA members to share concerns with APS and with the County Board.

Irving Street Projects - Neighborhood Complete Streets

Steve Wardell, a commissioner on the Neighborhood Complete Streets Commission, introduced Michelle Stafford, the Arlington County Complete Streets program manager. Arlington Heights has the top two projects in the program:

- South Irving from 6th-7th- at the 30% design stage with construction start in Feb 2024
- 7th St. S from Walter Reed to Glebe

and a third under consideration: South Irving from Second Street to 6th St. S..

See the web site for project details: <https://www.arlingtonva.us/Government/Projects/Programs/Neighborhood-Complete-Streets-Program/NCS-Projects>

Ms. Stafford presented the third project: South Irving from Second Street to 6th St S. The sidewalk is obstructed on both sides of the street with a utility pole on the east side and light poles on the west side of the street.

Option A: remove the Carlyle lights and relocate them into curb bump outs on the west side of the street. There is no change to the roadway, but about 6 parking spaces will be lost to the curb bump outs. This does not change the width of the roadway.

Option B: Put Cobra LED lights on the east side of Irving so that the west side will have unobstructed sidewalks. There would be no reduction of parking since there would be no curb bump outs, but the lack of curb bump outs would mean there was no reduction of traffic speed.

Online feedback is being accepted until May 25 at

<https://www.arlingtonva.us/Government/Projects/Project-Types/Transportation-Projects/NCS-S-Irving>

The sidewalk shaving in Arlington Heights is 92% completed.

The meeting was adjourned at 8:50 PM.

Respectfully submitted,
Eileen Janas
Secretary

Following approval at August 2023 meeting, corrected three typing errors: added space to item 5; Career Center: changed "briefing in on" to "briefing is on"; Irving Street Projects: fixed spacing of "6th St S .The"