

ADOPTED Minutes
Arlington Heights Civic Association (AHCA) Meeting
Tuesday, May 14, 2013
Patrick Henry Elementary School

1. Attendees: Scott Winn, Stacey Whyte, Megan Haydasz, Daniel Morrissey, Maureen Critchley, Jim Presswood, Janet Presswood, James "Jay" Vennett, Paul Wilee, Loren Wilee, Stephen Hughes, Amy Hughes, Emily Tsai, Sally Ferrett, Eileen Janas, Diane Canon, Ella Nargele, Ralph Ruedy, Liz Ruedy, Jay Jacob Wind, and Mahender Dudani.

2. Call to Order: Stacey Whyte, AHCA President, called the meeting to order at 7:03pm.

3. President's Opening Remarks:

- AHCA BBQ is scheduled for Saturday, May 18th (rain date 5/19) - We will have tables and chairs this year, along with vegetarian food options, face painting, and a Simplicity Urgent Care-sponsored moon bounce. We will hold a membership drive at the event as well - our goal for year is 100 members, which we attained last year, but we would love to exceed that.
- Tonights raffle prize is a \$25 gift certificate from Red Rocks in Penrose Square.
- Updates from the last meeting: all 3 neighborhood business issues from our previous meeting were addressed at the last county board meeting...
 - **Ethiopian Community Development Council (ECDC)** - was on the consent agenda (for likely approval by the Board); neighbors have taken issue in the past with noise, parking, and trash surrounding this facility, but we have had cooperation from ECDC management, and they've pledged to maintain a positive relationship going forward. Their permit was approved by the Board.
 - **3111 Columbia Pike/Pines of Italy** - Their live entertainment permit was up for review and was cautiously approved, with reviews every 3 months for the next year and the understanding that, if there are any further violations, the permit will be revoked. So far, we're not even sure the nightclub is back in operation. If they do eventually go out of business, we would potentially recommend that the county not allow a nightclub there in the future.
 - **Sports House Grill (Westmont Shopping Center)** - This establishment has had over 2 dozen violations in the past year, and, as a result, their live entertainment permit was revoked at the Board meeting. Moving forward, we will be working with VA ABC to have their liquor license revoked.

4. Approval of Minutes: Minutes from our last quarterly meeting on February 12th were distributed for review. There were no comments or changes requested, and the minutes were approved and adopted.

5. Treasurer's Report: We currently have 51 members and \$2,098 in our bank account, but we had more last year, so we are working on a membership drive to improve upon that. If you haven't already, please pay your membership dues to Treasurer Scott Winn as soon as possible.

6. Penrose Project Presentation - Speakers: Mike Gregg, Developer, and Chris Akkerman, Contractor

- There is currently a major new development under construction at the corner of Columbia Pike & Glebe Rd. South, officially known as Pike3400. As part of this development, they will be adding S. 11th St. and S. Lincoln St. extensions, along with a 257-unit apartment building, 15,543 square feet of first-floor retail (to be developed by Cushman and Wakefield), including a 500 sq. ft. restaurant with outdoor seating at the corner of Glebe and the Pike. The apartments will be set-up as 12 stacked flats to mimic townhouses, and then there will be 44 townhouses on the south block.
- The first floor of the garage will be for visitor and retail parking, and they plan to start pouring concrete within the next few weeks. September 14th, 2013, is their ETA for completion at this point, although there have been some significant County and VDOT permitting delays that they're still working through.
- Utility work will soon be commencing on Glebe for sanitary/storm/water/sewer, lighting, etc. As a result there will be road closures off and on for about six months, since their permitted hours of operation are only from 9am-2:30pm

daily. There will be no new traffic lights or a new traffic plan.

- **Question (Sally Ferrett):** Are there any lanes or spaces for bus-loading and deliveries off the main roadway?
Response (Mike/Chris): There will be interior loading docks for retail, and the interior loading height limit is 14-feet.
Comment (Ramiro Arevalo/RedRocks Manager): The height in the Penrose Square garage is lower, and delivery trucks have issues and must park on the street.
- **Question:** Isn't there currently a median on Glebe Rd. preventing direct access from the south, thereby inconveniencing those patrons who would have to go around the block to access the parking garage? **Response (Mike/Chris):** We are pushing to get 11th St. put all the way through to the next block to help alleviate this; the County owns the property and is in process of reviewing the request (likely to be approved). Until that is approved, the plan is to keep the median as-is.
- The developer is a family-owned company started by Mike Gregg's dad 35 years ago. They've also done the Park Rest in Tysons Corner, a 300-unit high-rise apartment building, and are currently in the titling phase of another Arlington development near the Virginia Square metro. They also did King Farm in Rockville, MD, and the Residence Inn in Courthouse near Fireworks Pizza.
- Lincoln St. South is being built at an elevation to potentially tie it to 12th St. South in the future; however, USPS currently has a 99-year lease on that road from the County.
- MBR is the townhome builder; Cushman Wakefield, the retail developer, had interest from Trader Joe's, but the space was deemed too small. They are working to add a dry cleaner and other local retail to service the residents there as well.
- **Question (Stacey Whyte):** How have you accounted for ADA-compliance and/or handicapped accessibility?
Response (Mike/Chris): There will be handicapped access at specific points in the front of the building and, in the townhomes, from the garage/rear entrance only (not ideal). Grades on street-level are too steep to allow for handicapped access to the townhomes from the street/front.

7. "Meet the Neighbors" Series with Red Rocks Pizza - Speaker: Ramiro Arevalo, General Manager

- New location in Penrose Square near the Giant at 2501 9th St. South. Red Rocks was originally started in Columbia Heights (DC) 7 years ago; their second location in Old Town Alexandria (on King St. away from the water) has been in operation for three and a half years. Ramiro, the GM at Penrose Square, is a life-long Arlingtonian, attended Kenmore Middle and Washington-Lee High Schools. Red Rocks' management loves up-and-coming neighborhoods, but feels we are in dire need of more retail on the Pike to help support it. For example, parking is only free for an hour - not enough!
- Tuesday is half-price wine night, brunch is on Saturday & Sunday from 11am-4pm. They also have lunch specials Tuesday-Friday and happy hour specials every day, including "10 After 10," a small topped-pizza and a pint of beer for \$10.
- The food is genuine Neopolitan wood-fired pizza, along with small-plates, pasta, sandwiches, salads, appetizers, craft beers, and a great wine selection. While they do outsource their cannoli shells, everything else is made fresh in-house and at reasonable prices.
- They are also opening a location near Union Station soon and are training their staff at the Penrose location.
- They will be at the Taste of Arlington this Sunday (May 19th) and took home 2nd-place at the Birchmere cook-off last weekend.
- They donated a \$25 gift card tonight and one for the AHCA BBQ on Saturday, plus \$5 gift cards for everyone who attended tonight's meeting!

8. Design Plans for 2nd St. South - Speaker: Dave Kirschner, Design Engineer for Arlington County Department of Environmental Services' Transportation/Roadways Division

- 2nd St. South is on the County's paving list for this year, so they are taking this opportunity to complete a number of proposed changes to the roadway as part of the re-paving process, to ensure it is serving transit, bikes, pedestrians, and cars to its best purpose.
- You can email Dave afterward with any questions or suggestions at dkirschner@arlingtonva.us.
- Currently, there is a LOT of pavement on 2nd St., and traffic is often proceeding at higher-than-desired speeds. The curb extensions are also very wide; the renovation plan is to narrow them to the current standard width and add bike

lanes and narrower travel lanes to slow speeds. Parking will not be impacted, and bus access will improve. There will also be some concrete maintenance work done, e.g. all ramps will be upgraded to current ADA standards, S. Ivy St. at 2nd will get another marked crosswalk with new ramps, signs, etc.

- The expected timeframe is to begin work in June/July and complete it before the County fair in early August.
- **Question (Stacey Whyte):** Won't there be potential for riders in the bike lane next to the parking spaces to get 'doored' (possibly injured)? **Response (Dave):** There isn't a ton of room on the street to do extensive buffering, but they will do their best to make the bike lane wider. They will use the traditional lane markings and symbols - none of the green markings you may have seen elsewhere, as it is very expensive epoxy paint used only for traffic-conflict-prone areas.
- **Question:** Will access to TJ Community Center be blocked at any point during the repaving? **Response (Dave):** No, access to TJ for traffic/pedestrians will never be completely blocked.
- **Q:** Have you considered center bike lanes like in DC? **Response (Dave):** No, that's not something typically done in Arlington, and there is not likely enough space to transition to that.
- **Q (Sally Ferrett):** Will there be an associated loss of parking for residents? **R (Dave):** No, parking will not be impacted.
- **Q:** Near 7/11 at Glebe Rd. there isn't as much room for bicyclists as on other parts of 2nd St. What is the plan to manage that? **R (Dave):** Bicyclists will have to merge with traffic and then pick-up the bike lane after the intersection.
- **Q (Eileen Janas):** Will the changes affect the current 2-lane curb lines on Old Glebe Rd.? **R (Dave):** No, they will not be affected.
- **Q (Dan Morrissey):** Won't narrowing the lanes make it harder for the buses? **R (Dave):** In our experience, buses are used to dealing with comparably tight spaces.
- **Q (Dan Morrissey):** I hope you will have better coordination of markings than at Irving St.? **R (Dave):** Yes, we are working with the county's standard contractor, which is different from the Irving St. contractor, and they will manage all of it, to be completed within a few days.
- **Q:** Please don't close the entrance to Ivy and Jackson at same time, as it makes it difficult for residents. **R(Dave):** I will note that for the contractor.
- **Q:** Are there any potential remedies for the power poles located in the middle of the sidewalk on 2nd? **R(Dave):** No, as that will require expensive drainage changes, putting it outside the scope of this project. Perhaps AHCA should suggest it for a Neighborhood Conservation Project in the future.
- **Q:** The 2nd St. sidewalk across from Ivy St. retains water and ice...are there any plans to remedy that with this renovation? **R (Dave):** Yes, the sidewalk there will be regraded and include a handicapped ramp, as part of the concrete maintenance survey to fix all broken sidewalks, etc.
- **Q:** Will any new green space be added? **R (Dave):** There's not really any room for new green space. We will be using the money available to its maximum capability at this point.
- **Q:** Are the red markings on the ground for Miss Utility? **R (Dave):** Yes.
- **Q:** What is the eastern boundary of the 2nd St. repaving project? **R (Dave):** Fenwick St. South.

9. A.I.R.E. and Arlington Green Games - Speakers: Kelly Zonderwyk and Jeanine Altavilla, Department of Environmental Services (DES)

- A.I.R.E. = Arlington Initiative to Rethink Energy
- The Arlington Green Games Program was first launched for 15 million sq. ft. of office space and was very successful, so, this year, it is being expanded to include apartment and condo residents and property mgrs.
- Retail and restaurants are typically not interested in working on this kind of initiative. Residents need to drop info. cards there to spread the word that they are interested in this.
- An Energy Journey Game was conducted with the help of 900 volunteers at Washington-Lee High School recently and was also very successful. They will be playing the game again the last Saturday of October at Gunston Middle School (a video was played to illustrate how the game worked).
- The speakers gave-out outlet/face plate covers to prevent drafts. They will be at the Taste of Arlington with reusable to-go containers and sporks.
- The program started internally in 2007 to reduce County operations' emissions by 10%, and they reduced them by 12%(!), exceeding their goal while adding buildings, etc., through use of LEDs, etc.

- There is an energy performance label at the entrance to all County buildings, and on their website, showing info. on how each building relates to the others energy consumption-wise.
- **Question (Dan Morrissey):** Why is it that the streetlights don't go on late enough or off early enough (i.e. they're ON too much, wasting energy). **Response (Kelly/Jeanine):** LED lights have some capability to address that, but it will be addressed (improved upon) further in the future.
- **Q:** Are there any plans to address the fact that APS buses, police cars, and other county vehicles can be seen idling for long periods of time? **R (Kelly/Jeanine):** That is not really a DES-related issue, but we can try to help get that concern to the right dept. DES really only works with bldgs.
- **Q:** Do you interact with Federal government buildings at all? **R (Kelly/Jeanine):** Yes, many participated in the Green Games yearlong period and are asking about the next round in the Fall.
- **Q (Jim Presswood):** Are they still offering a \$250 rebate if you get a full home energy assessment through LEED? Have you worked with Dominion to offer efficiency programs to VA residents? (Not sure of the responses here?? I think it was Yes, with over-my-head explanation?!)
- Please feel free to come play the next Energy Journey Game or volunteer to staff one of the 40 stops on the game board.

10. Neighborhood Conservation Update - Speaker: Jim Presswood

- We need to update our Neighborhood Conservation Plan this year. The last time it was updated was 2008, and 1980 before that. We get extra County points for each completed NC project, and we recently had 5 or 6 projects completed, so we've now accumulated a good deal of extra points. Therefore, now would be a good opportunity to put new projects in the funding queue...
 - We do have one suggestion for new streetlights for 5th St. South between Glebe Rd. and Jackson St.
 - We need one more...e.g. moving the power poles from within the 2nd street sidewalks, a new playground, park improvements, green space improvement.
 - We want input from residents tonight and will take a vote at next meeting
- Stacey Whyte wanted to specifically address a potential playground proposal, as both of our adjacent neighborhoods, Alcova Heights and Penrose, have nice ones.
 - **Question:** How much do new playgrounds typically cost? **Response (Stacey):** Typically \$400-500K.
 - **Q:** Can we fund a decent playground? **R (Stacey):** Most equipment would be new and fencing, grading, etc. would be expensive, but we do think it would fall within the scope of an NC project.
 - Potential locations would be the grassy area in the TJ park at the corner of 2nd and Irving, or 4th of July park at Rt. 50 & Garfield (too dangerous?), and we would like input from residents on how best to enhance, versus taking away from, the existing space. The current playground at the TJ Recreation Center could then be repurposed for middle school or rec center use, parking, etc.
- **Question (Janet Presswood):** Could we potentially create a dog park at 4th of July Park (near Rt. 50)? **Response (Stacey):** Yes, we could add that to our list.
- **Q:** Is anything being done to improve the (unusable) sidewalks at Irving and 9th? **R (Stacey):** We asked the County to fix them as part of the Bike Trail Project, but it has been delayed by issues with VDOT. **Comment:** We could also potentially utilize the Missing Links program to address sidewalks needing repairs not properly repaired by the County to their own standards, without using up an NC project.
- **Q:** How should we go about requesting repair of the potholes on Highland that create an ice hazard (e.g. 409 S. Highland)? **R (Stacey):** Email Jim Presswood with a list of potential areas for repair . jim.presswood@gmail.com.
- To vote on an NC project you just have to be an Arlington Heights resident, not AHCA member.

11. New Business/Wrap-Up - Speaker: Stacey Whyte

- Q&A: No parking lots near the Air Force Memorial will be impacted by the demolition work currently underway at the Navy Annex.
- Ralph Ruedy won the RedRocks raffle - congratulations!

12. Meeting Adjourned: 9:02pm.