

MONTHLY MEETING MINUTES

November 27, 2023 / 7:00 PM / VIRTUAL

ATTENDEES

- See external list with approximately 20 participants.

CALL TO ORDER

- Vice-President Randy Painter called the meeting to order at 7:02pm and thanked Mallory for the work on the newsletter and agenda.

GUEST SPEAKER

- Jason Harrier, President of the Lyon Village Civic Association briefed the BVSCA about matters affecting Lyon Village (related to a new Special GLUP request at the Clarendon Presbyterian Church that APAH wishes to turn into an apartment building between 90-100 units with little parking – at .1 parking spots per units and about six stories tall). More generally they are concerned about the use of Special GLUPs in neighborhoods. He spoke about neighbors who hired an attorney – Ted Lunger – who wrote a position paper. He provided links to a range of resources (below) and also shared some letters from Lyon Village:
 - o <https://www.arlingtonva.us/Government/Projects/Plans-Studies/General-Land-Use-Plan/Studies/Clarendon-Presbyterian>
 - o <https://www.arlingtonva.us/Government/Projects/Plans-Studies/General-Land-Use-Plan/Studies/Clarendon-Presbyterian>
 - o Link to Special Glup Application by Clarendon Presbyterian Church
 - o https://www.lyonvillage.org/_files/ugd/f0f1ef_c60996b4d539443a9897248aec7e6197.pdf
 - o https://www.lyonvillage.org/_files/ugd/f0f1ef_1046c998e6924014be5b0c83377045d8.pdf
- Jason noted concerns: It appears that sector plans ‘are not mattering’ in this situation with the Clarendon Presbyterian Church. The land is R5. It would violate zoning, GLUP and the recent Clarendon Sector Plan. There is less certainty related to the plans. There are concerns about

this being a half acre of land and this could be commonly done – and the EHO would be a better process (which could be done by-right). Additionally there is an imbalance in the resources between the developers and neighbors/individuals involved with this.

- Discussion:
 - o Collier noted that he was the BVSCA rep to the Clarendon Sector Plan and that the update was for a very defined area, not Clarendon in totality. This is because there were applications in for Special GLUP studies – which involved the County saying that there were enough Special GLUP requests that this Clarendon Sector Plan was not comprehensive but for a certain area. Collier noted that there is a defined process for Special GLUPs (with Tier 1 and Tier 2 approaches).
 - o Sharon suggested that a letter be sent earlier.
 - o Maurya noted two concerns related to the use of Special GLUPS. (1) Are we taking a comprehensive look at how they are working and lessons learned because the Special GLUPS seem to be moving from "Special" to becoming "Routine"re-GLUPPING; (2) On lessons learned, could we be looking at mitigation concerns for affected neighborhoods (e.g., where there are R5s immediately next door).
 - o Collier noted that there has been at least one example where the Special GLUP has been denied.
- It was agreed that the BVSCA Executive Committee would take the feedback received and work offline, given the time constraints and no December meeting, and work with Lyon Village CA and other CAs.

REGULAR BUSINESS

Ballston BID(Allyson Ugarte)

- The BID had its recent meeting. They will be voting on the draft audit report soon. No major events happening.

October Meeting Minutes

- The October minutes were moved (Randy) and seconded (Robbie) and approved.

Treasurer's Report (Giang Dang)

- No report. Mallory reported that the PayPal problem issue is partially addressed.

Arlington Civic Federation (Sharon Valencia, Ken Hughes, Robbi Woodson)

- Robbi reported on the taxes and fees for the Stormwater Fees. There can be a reduction for owners who meet certain environmental considerations (e.g., tree planting). There were questions such as the senior tax abatement program, there has been a bond on this (?) so there were questions about the use of the fee, churches are not excluded as this is a fee and not a tax. There are concerns about the way the program is going to be implemented – it's a blunt instrument without refinements. There is a CivFed meeting on December 12th with the County Manager.

Arlington Neighborhoods Program (Ken Hughes)

- Ken reported that ARNAC met on November 9th and four projects were approved. In the next round there will be grants. In the next cycle there should be more money overall. The next meeting is December 14th. Ken cannot attend and is looking for an alternate.
- **How Should Arlington County Prioritize Spending?** Complete this survey by December 22. https://publicinput.com/fy2025_english and <https://www.arlingtonva.us/files/sharedassets/public/v/2/budget/document/s/fy-2025/balancing-the-budget-infographic-fy2025.pdf>

Upcoming External Speakers

- Randy mentioned that we plan to have someone from Arlington Economic Development. Nia suggested we have someone from the Performance Parking pilot attend. Robbi mentioned having someone speak about rodents and construction ([Rats and Mice – Official Website of Arlington County Virginia Government \(arlingtonva.us\)](https://www.arlingtonva.us/files/sharedassets/public/v/2/budget/document/s/fy-2025/balancing-the-budget-infographic-fy2025.pdf)). In addition, Jim has a list of speakers that we have been collecting. Among possible topics previously discussed: YMCA; 11th and Vermont; Mt. Olivet.

Developments

- **1129 N. Utah Street.** Engagement is happening until December 1st. [Feedback for 1129 N. Utah St. \(Semi-Detached Dwellings\) – November 13 – December 1, 2023 – PublicInput](#)
- **3802 N. 14th Street.** There will be an 18 bedroom, 16 bath development that is being appealed by one neighbor through the BZA process.
- **YMCA.** Paul shared that there have been no updates since the last meeting. The new SPRC lead as of December, is Devanshi Patel, the current Planning Commission Chair. Elizabeth Gearen's term ended – the previous chair. Peter Schultz is still the staffer running this from the County. Nia noted that there is nothing yet on the Planning Commission calendar – and will let BVSCA know if she learns that something is scheduled. There was discussion generally about the increasing costs of development – materials, labor, financing, etc. See <https://www.arlingtonva.us/Government/Projects/Project-Types/Site-Plan/3400-13th-St-N-YMCA>.

- **Quincy/Buck Site.** There is a community meeting with DES and ACFD on November 29.
 - On Wednesday, Nov. 29 at 6 p.m., please join Arlington County representatives for an update on the N. Quincy site. This event will be held in-person at Central Library with an option to attend virtually..More information:
<https://www.arlingtonva.us/Government/Projects/Project-Types/County-Facilities/ART-Operations-Maintenance-Facility/N-Quincy-ART/N-Quincy-Site-2023-Community-Meeting>
 - The much delayed Arlington County Board Review of the use permit is now set for the January 2024 County Board meeting.
 - The BZA appeal date is set for January 31 and the \$649 appeal has been paid.
- **GMU Noise Exception.** We learned that GMU was granted a construction noise ordinance exception by the County Board - with hours from 9pm to 5am work. We are trying to determine what this is about. There was speculation that it might be about putting the wall panels next to the FDIC building. Henry noted that this should have come before the Civic Association. Concern was expressed that this should be investigated so that it does not become a precedent setting matter. Randy will follow up with staff what this was about - as staff would have made the approval.
- **11th and Vermont.** Parking garage - almost completed.
- **APAH building.** Sharon shared that there was a recent meeting with APAH representatives, County staff, deputy chief of police, residents. Sharon debriefed on topics such as security, scarce playground issues, lighting, parking, noise, smoking, etc.
- **GLUP+ of Clarendon Presbyterian Church (Lyon Village).** Neil gave an update on the Lyon Village property. APAH is looking to redevelop the site with ~90 units for seniors. Nia observed that when this goes to LRPC, eventually, BVSCA would likely have a seat at the table.
<https://www.arlnow.com/2023/10/04/clarendon-church-and-apah-float-plans-to-build-affordable-senior-housing/>
- **Macys and Holiday Inn.** Questions were raised on the status of these. There are no visible starts to work, but it could be related to building permit timing, etc.
- **No updates for the following:**
 - Vernon Duplex
 - Staples Site
 - Fairfax and 10th St Intersection Improvements

- Airport Noise Group
- 1129 N. Utah Duplex
- Retail equivalent site plan amendments
- 3901 Fairfax Drive (Skanska)
- Ballston Station / APAH Construction
- St. Charles Borromeo Church
- The Modera at Clarendon (3415 Washington Blvd)
- Plan Langston Boulevard
- Harris Teeter

Other Updates

- **Stormwater.** No major items reported.
- **Next Meeting is January 22, 2024**

ADJOURN

- Randy Painter adjourned the meeting at 8:34 pm.