

**Fairlington Citizens Association
Executive Board Meeting Minutes
Fairlington Community Center
3308 S Stafford St
March 9, 2016, as approved**

Board Members Present

President Guy Land
Vice President Jonathan Ansley
Treasurer Ed Hilz
Secretary Lindsay Willmann
Director Evan Harvey

Board Members Absent

Director Kent Duffy
Director Hugh Baumgardner
Director Chris Weathers
Director Vernola Schelgel

Call to Order

The Executive Board meeting was called to order at 7:00 PM. President Land presided and noted the presence of a quorum.

Approval of Agenda

There was unanimous consent to approve the agenda distributed by President Land by email and hard copy.

Approval of Minutes

There was unanimous consent to approve the minutes of the meeting of March 7, 2016.

Officer Reports

President

Informal conversations with Board members and leaders of condo associations in Fairlington show their interest in having a joint meeting to discuss the arrival of Fios. President Land moved to convene a meeting of the Presidents of the Associations and designated Director Duffy as Board liason. The meeting has been set for Tuesday, March 22nd at the North Fairlington Community Center. Two or three South Fairlington Associations have already formally voted to approve the execution of PAL agreements with Verizon to begin site surveys. North Fairlington's attorney has been reviewing the agreement, as a number of their properties fall in Alexandria which does not have an agreement with Verizon.

President Land recognized Director Weathers hard work in making the Home Improvement Expo a major success. An estimated 500 people came last Saturday to participate, and comments from residents and vendors alike were uniformly enthusiastic. President Land and a

number of vendors share the view that the Board should charge vendors more next time the Expo is planned, as there will be more competition for space.

The 395 HOT lanes meeting is Monday, March 14th. Parkfairfax and Shirlington residents have been invited. VDOT will also hold two information sessions from 6-9 PM work on Monday, April 11th (at Wakefield High School) and Tuesday, April 12th (at Hammond High School). These tend to be set up for the public to view displays and interact with staff circulating for questions and comments.

Vice President

Vice President Ansley will begin the process of ordering new Board members FCA polo shirts. Treasurer Hilz also asked about ordering 5X7 cards that explain what the FCA does to hand out at meetings and events.

Treasurer

Treasurer Hilz shared the current cash balance, monthly expenditures, and the AFB Profit/Loss. The monthly net profit for the All Fairlington Bulletin dropped a couple hundred dollars but is still moving forward. We received the tax returns from Thompson Greenspon, FCA's accountant, and he will be sending them on to the other Audit Committee Members (Director Harvey and Director Weathers) for their review. While FCA paid about \$2,800 in taxes last year, this year it is far less. FCA only owes \$1,100 for the 2015 tax returns and the 2016 estimated tax payments. He is unsure of the reason

Secretary

Secretary Willmann shared that she received two voicemails, one a concern regarding a former issue of the Fairlington Bulletin and the other a concern regarding patio services. Both were resolved.

She confirmed that minutes would be circulated via Google Drive and Word file for edits, and as pdf versions prior to the meeting for approval.

Unfinished Business

None

New Business

Fairlington 5K

President Land mentioned that Joe may soon need help with the 5K, and wanted to remind Board members that they are encouraged to help as needed along the route.

Fairlington Farmer's Market

President Land emailed a narrative about the \$1,000 required to sponsor the farmer's market. This comes in response to questions about excess money use. There was discussion of a

scholarship for residents and the farmer's market support, other Board members shared their agreement with the idea.

President Land and Treasurer Hilz agreed it would be a good opportunity to support the market financially, and would allow FCA to join their sponsor network (which is limited). Director Ansley explained that sponsors have the option of hosting a table once or twice a year at the market, and Director Willmann suggested this may be an opportunity to sell new FCA items, like canvas tote bags with the FCA logo. President Land, Treasurer Hilz, and Director Harvey expressed interest in the idea, though the details of how this would work still need to be discussed further. President Land asked Secretary Willmann and Director Harvey to connect with representatives from Farmers Market to see what they would be interested in. He mentioned the bags could be free as part of sponsorship or a money-making project.

Director Harvey motioned that the Board move head with sponsorship, which was seconded by Director Ansley. The motion passed 5-0.

395 HOT Lanes Meeting

President Land would pull and replace signs for the meeting Monday. He said that if a need arises for resolution action after the March 14th meeting, the Board could conduct an electronic vote or add it to the agenda for April's Board meeting.

Transurban Grant Application

President Land asked the Board how they feel about submitting an application for a Transurban grant (possibly for use in supporting the 5K or North Fairlington 4th of July parade). Board members agreed that due to widespread concerns about the appearance of receiving monetary support from Transurban, they would not submit a grant application at this time.

NCAC Funding

Treasurer Hilz reminded Board members of the letter to the Arlington County Board regarding NCAC funding drafted by Director Harvey. The letter was circulated via email and offers support for the \$12 million Neighborhood Conservation bond, as the FCA Board has a vested interest in having funds available for upcoming projects. Treasurer Hilz motioned that the letter be sent to the County Board signed by President Land, which was seconded by Secretary Willmann and passed 5-0.

Spring Program Line-up

President Land asked the Board to assist him in considering what would be most valuable for upcoming Board meetings. Possibilities include having Senator Ebbin give a legislative report in May or June, hosting a presentation on the plan for the Route 7 transitway to Tyson's Corner, or hosting a presentation on composting in May for residents interested in the program.

Treasurer Hilz mentioned he would be sending information to Board members regarding the planning process for significant updates to Fairlington Park (the grounds of the Fairlington Community Center). The County will begin a planning process soon that will involve an online survey. A link to the survey will be shared in the April FCA bulletin and posted on the FCA

website and on the Fairlington Appreciation Society page on Facebook. He noted this also may be something to schedule as a presentation for a future FCA meeting.

President Land noted that APS will be holding a briefing on plans for Abingdon construction sometime in May.

Adjourn

President Land motioned to adjourn, which was seconded by Director Harvey and passed at 8:58 PM.

Respectfully submitted,
Lindsay Willmann, Secretary

Appendix I to 3/09/16 FCA Executive Board Meeting Minutes
Notes
Fairlington Citizens' Association Information Session on
Abingdon Elementary School Construction
February 23, 2016
North Fairlington Community Center, 3005 S. Abingdon St.

President Land welcomed the guests to another meeting in a series of sessions regarding the Abingdon Elementary expansion. He thanked Arlington Public Schools (APS) for providing an interpreter and rescheduling the meeting after the snowstorm. He then turned the meeting over to Aji Robinson, Project Manager of Design and Construction from Arlington Public Schools.

Aji introduced his team for the project: Ben Bergen, Deputy Director of Design and Construction, John Chadwick, Assistant Superintendent for Facilities, and Sandra Hagen, Construction Manager. He outlined the plans for expansion of Abingdon Elementary with a powerpoint presentation, which was also shared with the APS School Board. He gave an overview of the construction schedule, to be voted on by the School Board on March 3rd. APS hopes to release the project for bids on March 9, to receive bids on April 7, and award the contract in late April. They plan to begin construction this July.

He continued by giving an overview of the project. Some of the key updates will include:
Expanding the current capacity from 589 students to 729 (an addition of 140 seats)
27,000 square foot addition (12 new classrooms, gymnasium, and new kitchen)
Reconfigured parking lot

A number of project components may impact Fairlington residents, namely:

Contractor parking (APS signed an agreement with Fairlington Villages to share 15 spaces at the N. Fairlington Community Center. They are also in discussions with Shirlington, NOVA, and the Presbyterian Church for additional spaces)

APS will hold a pre-construction meeting will be held for abutting neighborhood associations sometime between late April and early June

The project website will be updated monthly and related information will be sent to civic associations

Aji discussed a number of project concerns and explained the steps APS has taken to address them. Some of the most pressing included:

Updates to the tree canopy and preservation plan: A number of trees have to come down for construction to be successful. APS met with Arlington County and an Arborist to ensure they were not removing trees unnecessarily. APS has agreed to preserve 6 trees though others will still be removed.

Stormwater: Construction will include stormwater retention systems at the corner of the field and parking lot (which will be covered in permeable pavement). More plans regarding stormwater retention will be covered at the upcoming community meeting.

Project Phases: There are 6 phases of the project, including demolition, site work, and interior renovations. APS will keep residents informed during each phase.

Loss of Playing Field: Half of the playing field will be used for relocatables, while the other half will be used for staff parking (to maintain the existing 78 spaces). This will begin in early spring of 2016.

Aji concluded the meeting by explaining APS commitment to monitoring the foundations of homes adjacent to Abingdon Elementary. They are consulting with a risk manager, insurance agent, and outside consultants to document properties that abut the school site. APS will send letters to impacted residents within the next couple of weeks to notify them. The team will most likely need to document both interior and exterior foundations. The general contractor has been told to increase insurance coverage (from \$1-2 million to \$5 million) to ensure all potential costs are covered.

Aji then answered resident questions during a Q & A session:

Q: Will the existing parking lot becomes construction site? What kind of paving will be on field?
Yes, it will. APS is looking at temporary gravel paving. They are not planning asphalt since it must be removed upon completion, though some portions may need it for access.

Q: Will this be the case for the entire year?

Yes, when the gym is turned back over (in April 2017), we expect the parking lot to be 90% complete.

Q: Will there be any changes off of the street from the parking area?

A: Yes, just for entry and exit.

Q: When will the trees come down? What are the blue ribbons on the trees for?

A: They will come down next month. The use permit gives them up to April 1st to remove the trees, they are planning to take them down out of breeding season. They will work over spring break, after school hours and on weekends to avoid being there when students are in school. Blue ribbons are for counting trees, trees to be cut down will be marked differently.

Q: With relocatables placed in March, when will the other 1/2 of the field be paved for parking?

A: At the end of school, in late June.

Q: Will any part of the field be available for use?

A: APS is hoping to leave some aspects for use, but are still coordinating that. Relocatables will be fenced in using chain link.

Q: Will a lot of construction occur during the summer?

A: Some, but in reality, it's only about 8 weeks because of the teacher's schedule.

Q: Regarding the new parking spots along 29th, what's the grade going to be and how will it impact stormwater?

A: The entire field will get regraded, the parking lot will include a curb and gutter system, and an underdrain will also be built into the pavers.

Q: Will the foundation monitoring team need to go into unit owner's homes?

A: That is under consideration right now, but they are strongly considering it so they can do a thorough job. They would need permission to enter, so they are sending out letters ASAP to give them a large window for scheduling. This mainly impacts residents on most of 30th St, and a few on Woodrow, Abingdon, and Woodstock streets.

Q: Do you need to contact lower levels only or entire buildings?

A: APS is only expecting to be in touch with those on the lowest level, but can make other residents aware as well.

Q: Is there a location where we can see what the paving looks like? How does it hold up under snow plowing conditions?

A: The pavers are currently at Discovery, and so far there have been no complaints this winter. Oddly, they have to be vacuumed once in awhile to make sure they don't clog.

Q: Regarding work anticipated at Abingdon & 29th, is that APS work or DOT work and in what phase will that occur?

A: Sitework stretches from beginning to end. APS must wait for the general contractor to inform us and will most likely want to do that work in conjunction with the crosswalk on 29th (most likely next year).

Q: Will flag people be required as part of use permit when construction is taking place?

A: Yes. The street will be tapered with cones, signs will be set up before work is started, and when crews are on site flaggers will be present.

Q: What are the use permit construction hours:

A: 7AM-8PM weekdays, 10AM-4PM on weekends. Deliveries may lead to vehicles showing up early, but please let APS know if and when that happens. The names and phone numbers of key employees will be displayed on the construction fence.

The meeting concluded at 8:00 p.m.

Appendix II to 3/09/16 FCA Executive Board Meeting Minutes
Notes
Fairlington Citizens' Association Information Session on
Arlington County Community Facilities Study
March 9, 2016
Fairlington Community Center, 3308 S. Stafford St.

President Land introduced Board members and then Mr. John Milliken, chair of the Arlington County Community Facilities Study. Mr. Milliken proceeded to outline the study with a powerpoint presentation.

The study was appointed jointly by the County and School Boards. There were 23 members of the study and a 250+ participant resident forum (which included representatives from a range of Civic, PTA, and non-project organizations). The study began in January 2015 and ended with the final report in November of the same year.

The final report includes a summary, background, specific deliverables, strategic community challenges, next steps and follow up studies. It is available online. The heart of the committee's charge was to address community challenges that, if unaddressed, could threaten Arlington's overall sustainability. Mr. Milliken outlined the challenges and recommendations covered in the study:

1. Scarcity of land for public facilities
 - a. Arlington's scarcest resource is land
 - b. Population change from 2010-2040 is estimated at +36%/75,400 people (Leading to a total population of 283,000 people)
 - c. Arlington includes 26.2 square miles (of that, the county/schools owns 2.2 square miles)
 - d. Recommendations: Maximize use of existing land, shared use of facilities, build up rather than out, create "new" land, collaborate with other jurisdictions for shared uses, and establish a dedicated land acquisition fund
2. Dealing with changing demographics
 - a. Fastest growing age groups: 0-5 and 65+
 - i. Who are the new people going to be?
 - ii. Where do the millenials go when they have children?
 - iii. Can young adults afford to live here?
 - iv. Do we have housing and services for those over 65? 85?
 - b. Are we using the best techniques to project future school population?
 - c. Recommendations: Improve forecasting methods, improve cohort data research (especially for millenials and the 65+ population), develop strategies to retain millenials, evaluate and enhance wrap-around services in the school system

3. A threatened commercial tax base
 - a. \$1.15 billion (2015 budget) (68% real estate taxes, 50% of that from commercial properties)
 - b. 21% vacancy rate in commercial office buildings (BRAC, changing culture in office use, competition from markets with new transit access) Each 1% of office occupancy is worth \$3.4 million in local taxes.
 - c. Recommendations: Step up marketing efforts, add economic impact section to private development staff reports, amend the charge of the EDC* to require letter to the Board about the economic impact of each project, enhance role of BIDs*, focus on a variety of housing to match wide range of incomes and ages in Arlington, embark on cost efficiency effort for public facilities and services
4. A need for strategic planning & priority setting
 - a. Recommendations: Integrated needs assessment and priority setting process (with a committee staffed by members of the school and county boards and interdepartmental agents), implement proposed public facility siting process
5. The need to revamp our community dialogue
 - a. How do we reach those who are uninvolved?
 - b. Recommendations: Examine community policies and practices, improve opportunities for meaningful participation, experiment continuously with new channels of comm.

The County Board will report out for additional comment and hopes to begin acting on the report in September. The committee will also reconvene in September and give the Board a “report card” on their progress.

Mr. Milliken then opened the floor for Q&A.

Q: Is most of the population growth concentrated in certain areas of the county?

A: Yes, most will be south of route 50 (Columbia Pike, Crystal City, Pentagon City)

Q: If new generations stay like the old ones did, will new construction schools close?

A: Our recommendations are to not build a facility that doesn't have the potential for multiple use and don't sell off public facilities to make short term cash.

Q: Is your powerpoint available online?

A: Yes

Q: Did you identify any sites that the county should be interested in?

A: No, the committee was specifically told not to do that. We did turn up some of the clear, but sometimes not thought of, needs (i.e. Where do we store trucks and buses?).

Q: In civic association matters, with millenials living in high-rises, you have to rely on landlords since you don't have direct access. Could you use technology to get their feedback or communicate with them?

A: We did talk a little bit about that, it's a challenge to communicate with people in secure buildings. One thing that should be thought about is including communication methods as a standard site plan condition. There are great ways to use that technology to communicate with them, but it still takes the individual's initiative to get involved.

Q: Was anything surprising about the process?

A: I wasn't as familiar with the demographics as I am now, but I got a lot more info on where the growth is coming from (i.e. which age groups are growing and which aren't). The biggest surprise was the fact that the county had no process for determining strategically what ought to be in pipeline for future facilities.

President Land thanked Mr. Milliken for joining the Board and sharing information from the study. He mentioned that a Fairlington representative was part of the process, and that a similar process was being used currently for the siting of a new elementary school in south Arlington.

*Acronyms

EDC=Economic Development Committee

BID=Business Improvement Districts (i.e. Ballston)