

**Fairlington Citizens Association
Executive Board Meeting Minutes
Fairlington Community Center
3308 S Stafford St
11/08/17, as approved**

Board Members Present

President Guy Land
Vice President Jonathan Ansley
Treasurer Ed Hilz
Secretary Lindsay Willmann
Director Kent Duffy
Director Jen Davies
Director Hugh Baumgardner
Director Evan Harvey
Director Chris Weathers

Board Members Absent

None

Call to Order

The Executive Board meeting was called to order at 8:42 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 October 13, distributed by email June 5.

Officer Reports

President

Defer

Vice President

Defer

Treasurer

Defer

Secretary

Defer

Unfinished Business

None

New Business

Park Shirlington Redevelopment – Joseph Ouellette, Partner, Standard Property

Mr. Ouellette (Standard Property, for-profit) and Andrew Agenstein (NFAHS, nonprofit) shared what they are hoping to accomplish at Park Shirlington. They want to retain the existing residents and buildings, and sprinkle in additional density which would likely be workforce and affordable housing. They are local to D.C. and NFAHS is based in Bethesda, and are focused on preserving affordable housing in the area. They don't have definitive plans for the site, but are taking it off the market. The project was mass marketed across the country, and they were able to retain the purchase rights through that process. They are working with the county and local stakeholders to figure out a long-term plan for the property. They close in early December. The idea would be to do infill density around the existing property. The only current amenities are a pool and playground. If they add units they will build new amenities (possibly in the current amenities' place). Treasurer Hilz asked whether or not they've been in contact with zoning, Mr. Ouellette says they have been but don't have definite plans yet because they are just trying to take it off the market at this time. Mr. Agenstein noted his organization is in the business of protecting the affordable housing as these properties go on the market that could benefit from preservation. Director Davies is concerned about management advocating for the families that live there. What interruptions may this cause for them? How do you protect them? Mr. Agenstein explained that their focus is to protect the residents and keep them in place. They are not displacing any residents of their current properties, even if enhancements are made. They are familiar with how to communicate with the families in question, as this is their area of expertise. Director Davies also noted the added capacity may impact the school and local resources. The project will be a site plan. Treasurer Hilz asked about the historical significance of the site, and Mr. Ouellette noted that is a discussion and something that would have to be taken into consideration. He emphasized they wanted to visit that it is a multi-year plan and they are committed to working with the civic associations. President Land asked if there is any financial participation on the county's part with the property. Mr. Ouellette said yes, they are chipping in a small component, and his organization has agreed to certain income restrictions over the next 3-4 years and a specific community engagement process in return.

Shirlington Civic Association Neighborhood Conservation Project

On November 6, Treasurer Hilz made a motion over email to support the Shirlington Civic Association's request to use the 20 remaining points from the Fairlington-Shirlington Area Neighborhood Conservation plan to update street lights along Arlington Mill Drive. The motion passed 7-0 with 2 abstaining.

Lunch for FCC Staff

On November 28, Director Duffy proposed providing lunch for FCC staff as a token of FCA's appreciation for their support throughout the year via email. The cost is roughly \$110 and the motion passed 7-0 with 2 abstaining.

Adjourn

President Land motioned to adjourn, which was seconded by Director Duffy and passed unanimously.

Respectfully submitted,
Lindsay Willmann, Secretary

Appendix I to 11/08/17 FCA Executive Board Meeting Minutes

Notes

Fairlington Citizens' Association Presentation by

John Vihstadt, Arlington County Board Member

November 8, 2017

Fairlington Community Center 3308 S Stafford St

President Land opened the proceedings with community announcements and an introduction of Board members. He noted that Captain Quigley and Sergeant Washington will be stopping by to speak about the sexual assault that occurred in Fairlington late last week. He then introduced the speaker for the evening, John Vihstadt, Arlington County Board member.

Mr. Vihstadt opened his presentation by complementing Fairlington's involvement in County affairs and the ongoing publication of the All Fairlington Bulletin. He shared a card with contact information for key offices in Arlington County. This is part of an effort to encourage residents to offer feedback on community issues as they arise.

He continued by giving an overview of the commissions and boards that serve Arlington County, and encouraged Fairlington residents to get involved in an area of interest by contacting a board member. Mr. Vihstadt noted that they have a real impact on community decisions and efforts, and reiterated that getting involved begins with a quick email to a board member.

One of the things he pushed for a few years ago was the appointment of a county auditor. He mentioned a few areas of management that the current auditor has reviewed. He then discussed the budget and CIP, beginning with an explanation of some of the feedback they received from budget roundtables initiated by the County Manager. The county budget will be revealed in February and will then go through a review process that last a couple of months. Recently, the board agreed that funds from the 1.5% property tax increase last year will be directed toward schools and the crumbling metro system.

The capital improvement plan (CIP), is done every two years. It takes care of infrastructure, community centers, schools, sewers, library, and other capital projects. They will be asking for CIP feedback soon as well, and look forward to hearing residents' ideas.

Mr. Vihstadt mentioned Lee highway and the variety of structures along the roadway. He noted that there are vast differences in opinion on how development there should proceed, and they are considering a number of different options. He mentioned the County's desire to look at the idea of introducing affordable housing there, and improving the streetscape.

The Four Mile Run Valley is also going through a planning process right now. A number of voices are involved in planning that corridor, which is one of the few remaining neighborhoods that is still zoned as light industrial uses. He noted the importance of protecting that feature as it provides jobs, services, and a

rich community of multiple ethnicities (as many immigrants are employed there). He noted the multiple dog-centered businesses and the brewery that currently reside there.

Land is a big challenge for Arlington, which consists of only 26 square miles. He mentioned the Buck property off of Quincy street and the Arlington hospital parcel on South Carlin Springs drive, which they recently acquired. The big question for the board is now what to use the sites for. They've set up the Joint Facilities Advisory Commission (JFAC) to help them determine what should go on those new properties.

Mr. Vihstadt then covered the economic health of the community, which is largely due to the balance between residential and commercial taxes. He noted the difficulty in choosing between raising taxes and cutting spending, and shared that currently there's about a 50/50 divide between residential and commercial (though unfortunately, commercial vacancy is on the rise). This is due to many factors, as governmental and commercial sectors are leasing less space due to changes in workforce behaviors. In the first quarter of 2015, it topped out at 22% but is now hovering at 18%. Nestle's upcoming occupation of real estate in Rosslyn will be very helpful on this front. Though they support Nestle's move, the board is also hoping to encourage the growth of nonprofits and small businesses as well.

He brought up the controversy of school boundaries, and changes that may be coming due to new schools and increasing capacity at current buildings. This falls under the auspice of the school board (not the county board). Abingdon is a perfect example, as we add 136 seats with the renovation. Reid elementary (which closed in the 80's) will be reopening as a new neighborhood school, and Alice West Fleet elementary will also be opening soon. On the middle school front, H.B. Woodlawn is being built as a new middle and high school, and Stratford is being renovated into a new neighborhood middle school. At the high school level, the school board voted to increase capacity internally at Wakefield and Wakefield without increasing square footage. They also voted to add seats to the education and career centers. The county board is currently working on the creation of a board to determine what the fourth high school at Columbia Pike and Walter Reed will look like.

He then opened the floor for questions.

Q: Is Virginia 39th in the nation for economic development?

A: I am not sure about the facts behind that claim, but hopefully the new governor will continue the former governor's efforts to improve that.

Q: Will you be working with the state on the maintenance of the metro system?

A: Absolutely. Metro has had a lot of internal problems, and no one wants to throw good money after bad there. But they need reform and oversight, but also more money. We really do need a dedicated funding source in his view, and the county board seems to agree with this as well, though we aren't sure where that will come from. There's been discussion about it coming from a sales tax, or a jurisdictional perspective (which would mean every jurisdiction with a metro system would pay in). The General Assembly would have to approve such an effort.

This summer, Mr. Vihstadt worked with the board of the Virginia Association of Counties. He joined forces with Jeff McKay from Fairfax County to advocate for this dedicated source of funding for metro.

As we continue to become more polarized at the federal and state level, the local leaders can work to overcome those differences.

C: Treasurer Hilz noted the Neighborhood Conservation (NC) Program have also made a significant impact on Arlington neighborhoods, and has been suffering from the increase in construction costs. He would love to hear Mr. Vihstadt's thoughts on seeking additional funds for this program to cover the cost increases.

A: The Conservation Program has been very beneficial, though there have also been issues with cost overrun and execution issues with the projects. We need a multi-pronged approach to reform the NC processes, and as the economy continues to hum along there is more competition and rising costs. The question is how to keep the good and eliminate as much of the negative as we can. In some neighborhoods, there has been a lot of contention about what projects to pursue and how to pursue them, which needs to be examined.

Mr. Vihstadt then addressed the active project in Fairlington, which will be constructed in 2019, which will encompass S Abingdon from 31st Street to 31st Road. Captain Quigley mentioned she is working with the county to get the trees trimmed out of the streetlight paths (as well as replacing lights that are out). Mr. Vihstadt mentioned there are three separate ownership possibilities with the streetlights (VDOT, Dominion, and the county), which causes major issues with repair and replacements. He encouraged residents to write him so they can work with Dominion to take care of these issues as best as possible. They have noted coordination issues on infrastructure projects across the county that have caused frustration and money loss. They are working to deal with these issues and have a regional conversation about how to make improvements (which involves oversight at the state level as well). He advised residents to take photos of the plaques on street lights, street signs, and the poles themselves and share them in their email to him.

He then shared that Fairlington paving and water construction is done for the year. He asked if that turned out ok, and Treasurer Hilz said it did go well. In the past, these projects impacted street parking but this year it was not as much of an issue. Mr. Vihstadt mentioned if there is an area that is not marked for parking that may be good space, to let him know and if they can use them, they will.

He gave an update on Fairlington Park (adjacent to the FCC), which is currently out to bid. It is slated for construction in 2018, and there have been a few changes (including the addition of swings). New playground, exercise equipment, circuit trail and picnic area will be added which will be covered in an upcoming edition of the AFB. Treasurer Hilz noted it may make more sense to do a needs assessment on the front end, and Mr. Vihstadt noted Parks and Rec is working on that process.

In Arlington, the Pavement Condition Index (PCI) now exists and residents can plug in their address online to see how their street is rated. The county tries to aggregate the paving so that like-condition streets are taken care of at the same time for efficiency.

Shirlington Dog Park was the next point of conversation. Mr. Vihstadt gave an overview of the multitude of facilities and parks that exist there. He noted the county is trying to harmonize and energize parks, arts

and businesses uses (as well as the dog park, which will be left alone), though it is a challenge to balance those needs. They are also seeing a number of rooftop dog runs being added to the tops of buildings in the county.

He mentioned a few other local projects (i.e. the Alexandria Gateway), and that the county board members meet with surrounding councils and boards to ensure coordination across cities and counties. Alexandria and Arlington are currently working on an understanding regarding emergency equipment and interoperability. They will also be discussing redevelopment at Seven Corners with Fairfax County. He noted that the Columbia Pike redevelopment project is also going well.

There are no current proposals to close Fire Station 7, and no proposals to change bus service for the next couple of years. The pedestrian bridge in Fairlington is controlled by VDOT, and there are no plans to improve it (they say it is structurally sound, and simply looks bad). Mr. Vihstadt said he does not view that as an acceptable answer, and the express lanes are generating money that should be available to the county for pedestrian improvements. They are working on how to incentivize VDOT to engage in discussion about improving the bridge.

Shirlington Sexual Assault Report - Captain Quigley

Captain Quigley and her colleagues shared details on the sexual assault that occurred in Shirlington on November 2 around 10:30 pm. A woman was assaulted while getting into her car on 31st and S Randolph streets.

The victim was attacked from behind and did not get a good look at the perpetrator, who was later reported as a brown-skinned male, white t-shirt, medium height. They searched that evening but were unable to catch the attacker.

They are gathering information from residents and local businesses to identify and apprehend the man in question. He asked that if residents see something or know something, to please share that information with them.

A lieutenant from ACPD, also a Fairlington resident, thanked residents for speaking up about lighting issues, vehicles, and other issues that impact our lifestyles and crime rates. He noted that residents can feel free to report anything suspicious to the police so they can check it out.

Captain Quigley noted they are stepping up plainclothes patrols and lighting. They are working with the county to improve lighting issues, including light bulb replacements and tree trimming. They are also meeting with the property owner to see what they can do to improve the safety of the are they own.

Q: Can you give any more detail about what she was doing? What precautions should we take?

A: Anytime you are out at night, park in well-lit areas and go with someone else if you can. Stay off of your phone and stay alert. Don't walk or run with headphones in both ears. She was getting into her vehicle, and with robbery season (the time between Thanksgiving and Christmas, with an uptick in

shopping) coming up, try to get you and the packages in the car at the same time. Don't give anyone the opportunity to ambush you. Be vigilant about packages as they are delivered.

Q: Was this a robbery attempt or sexual assault?

A: No robbery was involved.

Q: Could the cell phone camera be helpful?

A: It could be a help if you witness a crime, but it should not distract you from calling 911.

Q: Have there been any issues in the parking garages at Shirlington?

A: No trends there. Occasionally car break-ins, but no consistent patterns.

Q: Is there a reason to believe that this is anything more than a one-off?

A: This is the only one we've had, and it doesn't seem to be part of a series. But we need to stay vigilant.

Q: Is there any surveillance on the Four Mile Run trail?

A: We do have park rangers that monitor it, but I would advise against jogging on a trail at night even as a group. There are not a lot of people on the trails after dark, which is something to consider if you're using them at night.

Captain Quigley noted this is a terrible instance, but this is still a safe area.

Q: Is the victim doing ok?

A: She's doing as best as can be expected.

Q: There were a couple of reports of shots fired in Fairlington a couple of nights ago?

A: There was a fireworks incident and there will be cannons fired in the county November 9.

Q: Have the residents in the adjacent properties been notified?

A: We've been in contact with the Citizen and Shirlington House and their management - canvassing, emails and flyers have been distributed. The county is doing everything possible to get information out (i.e. the county website and Facebook account).