

Aurora Highlands Civic Association

Monthly Meeting Minutes

May 15, 2019

DRAFT

Attendees: 14 people signed in

Proceedings:

7:12 Scott Miles began the meeting

General Update

-Tuesday farmers markets have begun

-County Board passed measure to allow accessory dwellings.

Scott Miles introduced the new DPR manager of Aurora Highland Community Center Nakish Jordan <njordan@arlingtonva.us> Nakish shared her contact information and her role with DPR. She is the person to contact regarding issues related to the interior of the building, and the ground directly around the building but not related to the park grounds. Bicycle parking, gardens and parking lot.

Her supervisor is former DPR manager Peter Lusk who is the Division Chief for DPR

Peter Lusk <plusk@arlingtonva.us>

Chair of the Arlington Planning Commission

James Schroll <jmschroll@gmail.com>

Vice-Chair of the Arlington Planning Commission

Elizabeth Gearin <egearin@egearin.com>

Following introduction by Scott Miles, James began with the elements of phased site planning and general land use planning. Much has to do with density per unit per acre FAR - floor area ratio

GLUP is the term for General Land Use Plan

Each site has a different GLUP based on the usage, hotel, residential, office. In situations like Pentagon City the Commission is involved to help guide the changes or rezoning of a site.

There is a general land use plan online.

Elizabeth on the Site Plan Review Committee (SPRC) and its role in providing an opportunity for the community to learn about and share information about current proposed developments. Applicants/ developers use this process when they are not able to develop what they want by-right – they need a modification or change from the approved zoning or land use for the site under consideration.

The SPRC is a subcommittee of the Planning Commission PLUS members of other County-appointed commissions including Parks and Rec, Urban Forestry, Pedestrian Advisory, Transportation, and others depending on the specific project. SPRC ALSO includes members of civic associations who are impacted by the proposed development – that area in which the proposed development is located, and often adjacent ones, too. These SPRC members meet 3 or more times, usually once per month, and follow a set agenda, to learn about the proposed development, raise comments and questions, and offer feedback designed to improve the development. SPRC meetings are public, and often include public comment at the end of meetings as well as offline opportunities to contact County staff for more information. Applicants are ALSO encouraged to reach out to the community in which they propose a development in order to provide current information and to seek feedback.

At the same time the SPRC process is occurring, the applicant is meeting with County staff to understand what is possible in terms of development given current zoning and General Land Use Plan (GLUP) designations; and many County departments review the project design – fire, DES, planning, etc. After the SPRC meeting process is concluded, the proposed development comes to the Planning Commission (PC) for a public hearing and deliberations; the PC makes a recommendation to the County Board; and the County Board has a public hearing and deliberates before making a final decision regarding the application. For more information about the SPRC process, please see <https://commissions.arlingtonva.us/planning-commission/sprc/>. This site includes a link to the Citizens' Guide as well as a schedule of SPRC meetings scheduled to date.

Proposed Sites *currently* in the SPRC process follow. The County has a web page for each project which includes descriptions of the proposed development, links to submitted information, and staff contact information.

1900 Eads St. <https://projects.arlingtonva.us/projects/1900-s-eads-crystal-houses/>

400 11th Street <https://projects.arlingtonva.us/projects/400-11th-st-verizon/>

All commissions could be called upon to review.

The process is

- Applicant meets with staff to socialize idea and gets feedback based on current understandings and possibilities.
- Applicant is encouraged to connect with the community for feedback. This happens in some cases, but not all.
- Applicant makes an appointment to file an application
- County Review process
 - parks, waste management, traffic etc

A total of 3 meetings are scheduled.

1. Question phase
2. Collection of answers released
3. Public Planning Hearing

Proposed Sites likely to come up
1900 Eads St.
400 11th Street

The presentation concluded with Scott opening the floor for questions.

The first question had to do with transportation and studies. James referred community members to a transportation study done

<https://projects.arlingtonva.us/22202-data/development-transportation/>

Questions about updating the transportation study were asked, the speaker could offer not update, but encouraged the citizens to contact the county with their concerns.

For a full description of terms and procedures go to

[Site Plan Review Committee Citizen's Guide](#)

Janet Kopenhaver <jkopenhaver@verizon.net>
also janetk@eyeonwashington.com

Janet explained that Arlington is home to 35-40 arts groups, declining from 50 since 2015. Performances in Arlington are down, due mostly to a lack of public performing space. Arlington Arts represents the heritage and culture of Arlington's diverse community and is a public treasure. The Artisphere, Rosslyn Spectrum and Iota closing has made it so that many building not initially designed for the performing arts is all that is left for use and still it is a battle to secure space. Attendance is often limited due to the needs and desire of theatre goers not being met (valet, dining, comfortable seating, and proper lighting to name a few.) At one point Arlington was looking forward to a deal put to together by the county manager to have a black box theatre on Fairfax Drive. **The project would have cost the county nothing because the space would be given free or rent by the developer in exchange for some site plan amendment. The operations would not cost the county a thing because an organization would be run independently unlike past programs.** However, the County Manager recently relieved the developer of this obligation.

Our area competes with Fairfax, Falls Church, Herndon and Alexandria and our restaurants would love the business here at home, with the blue and yellow line we could supply our community with a cultural gem. The development in 22202 presents another opportunity for Arlington to have some dedicated art space. Janet and EAA is in contact with Crystal City Civic Association, JBG and the Crystal City BID to explore the option as new opportunities for community benefits arise during the site plan process. They would love to have AHCA's support.

facts:

County's Creative Industries employ 6,000 people in art related business. Arts represent 5.1 percent of the total number of businesses.

To learn more about Embracing Arlington Arts go to website is www.embracing-arlington-arts.org.

<https://www.facebook.com/EmbracingArlingtonArts/>

#EmbracingArlingtonArts to reach Janet Kopenhaver @janetKope

and janetk@eyeonwashington.com