

CHCA Membership Meeting, Monday, August 10th, 2020, 7 pm – 9 pm

Location: ONLINE ZOOM

Ron Haddox, Sarah McKinley, Josh Folb, Marian Gooderham, Meredith Gade, Rd Miltenberger, Juliet Hiznay, Jerry, Reggie Nixon, Garey Eakes

7:00 PM President's Update and the goals for tonight – (Ron Haddox)

7:05 PM Approval of the Meetings tonight agenda and the July 13th meeting minutes. (Marian and Ron)
-Approved

7:10 PM [Update on MOU/MOA between BM Smith, Pike Park \(Walgreens/Riteaid\), County, & CHCA \(Reggie\)](#)

-Reggie presenting his report: small technical conditions 5 of 25 original use permit conditions still apply to property and how it's being managed. Maintenance Agreement-found/fulfilled. Street Trees: maintained (no time limit). Has to be a representative onsite for complaints (name to be provided to adjoining CA's, CPRO, Onsite daily trash pickup. Use Permit dropped/lost in 2008, then found in order to approve Farmers Market in 2012 and bikeshare station in 2013: County Board approved both; but no review period for those. These were considered "amendments" to the Use Permit. No public review of Use Permit since 2006. Planning Division Chief says now administrative review, being handled in-house within Zoning office. Order to comply issued to applicant: BM Smith/Walgreens to bring Use Permit back into compliance. Failure to comply would result in planning dpt. to advertise (Board meeting).

Reggie recommends: Zoning is trying to get info to approve certificate of occupancy; until we get complete feedback from all County agencies, we should not yet approach planning office about pushing in front of County Board. Kim at CPRO trying to get memorandum of understanding together about the property. Put that memo before the Board as framework for addressing problems at the site. Reggie will report back after memorandum of understanding meeting, should be about a month's long process.

7:20 PM Updates

- Update on the status of boundary clarification/sign – Green Valley and CHCA (All). Ron met with Portia at GV and County at street location, going to remove the GV sign (Tim MacIntosh was there, get his notes!)-need to write a letter following up on memorializing the sign discussion. County needs to change the maps. Ron will push issue through Civ Fed, to change maps.
- Form-Based Code – Please pull item #30 from consent agenda – Update (Juliet): Per Juliet, she and Adam Henderson from PPG approached by County staff re the proposal to use affordable housing tools in Neighborhood Form Based Code and change eligibility for ownership units to include 80%-100%AMI for Arlington County. Alteration includes going up to 120%AMI. "Plan" also applied to ownership units, not just rental units. Can't force developer to include AH units on site, only incentive to opt in for bonus density. Giving feedback that their new plan was not appropriate or what community agreed to in adoption of the Neighborhood Form Based Code. Pushback from staff is: if we do nothing, we'll never get ownership units along the Pike; gentrification w/ownership units. Ignores bonus height issues (up to 14 stories). What about other tools to increase housing types? Not backing off of proposal, but possibility it might not move forward...perception is replacing low-income diverse renters with wealthier less diverse owners. She thinks we should still oppose the proposal. Housing Commission hearing in September, Planning Commission in October meeting. She will draft another letter obo CHCA opposing proposal.
- Newsletter (Marian and Sarah)? Marian has drafted a template, in process of filing in content. Will circulate for review.
- 11th Street & Edgewood – STOP sign discussion – We need a plan ASAP! Write letter to County Board re safety issues, need stop sign at that location. Meredith also noted the far distance from

where you stop at 12th St S at S Edgewood. Garey Eakes: dangers at 12th St. and S Edgewood street, people have to pull into intersection to see. And 12th and Walter Reed Dr, poor visibility to turn onto Walter Reed Drive. We will resurrect prior requests to County to review those intersections for enhanced safety measures.

- CHCA Annual Meeting – next steps. October 19, 2020. Via Zoom or rsvp for Meredith Gade's yard (dues, cup, chair, mask). Eric revising Bylaws (rough edits back and forth until final version to approve at meeting). Open positions: members at large, all open for election to Board. VP willing to relinquish. Sarah will send draft letter to us to send via email re the meeting/election.
- Ron updated website and made application fillable.

8:45 Meeting adjourned.