

Members Present: Ron Haddox, Marian Gooderham, Sarah McKinley, Reggie Nixon, Jerry Cowden, Josh Folb, Juliet Hiznay

Others: Kourtney Pompei (Arl Village Board President: president@arlingtonvillage.com), Anne C., Travis Brown, Matthew Allman (Land Use Atty.), Christopher G., Ann Coughlin, Yao (Owner of the site), Tess Kelly, Bruno Leiva, Ebony Dumas (Design Team Members)(Some Arl Village residents)

CHCA Membership Meeting, Monday, March 8th, 2021, 7 pm – 9 pm

Location: ONLINE

7:00 PM President's Update / Goals for Meeting (Ron Haddox)

7:05 PM Approval of Feb. 8, 2021 Minutes the March Meeting Agenda (Marian and Ron) - Approved

7:10 PM 2400 Columbia Pike (Rappahannock) Major Use Permit Amendment

7:10-7:30

Presentation by Applicant:

- PowerPoint on enhancing 2016 design plan (taken over from prior owner/developer).
- Filed use permit amendment for increased units (120 vs 105), Parking (176 vs 140 parking spaces) (135 residential at 1.125 and 41 retail), design to façade, out lot, change to location of lobby from center to East corner, addition of balconies (85% of units).
- Community Meeting 3/17
- Public Hearings April 2021

7:30-8:00 Q&A

- Will units be smaller with increase in #? #BR/BA?: 67% 1BR (80), 1BR+Den 8% (10), 2BR 21% (25), 2BR +Den 4% (5) (650sqft-1100sqft)
- Bus stop lane consideration? - Up to County for ART bus stop considerations.
- Incentives for retail tenants?- Retail spots available for lease for some time, interest, but nobody locked in; financial institutions, smaller retailers. Waiting for market variables.
- Pedestrian/bike access within the alley? - Access point will be provided
- Compliments on better, new design.
- Concerns with noise factors into Arl Village, particularly from balconies? - residents must comply with noise ordinances; smaller balconies intended for 1-2 people.
- Comment-Disappointment with increase in parking/surface lot vs more greenspace.
- Comment-Appreciation of additional parking so it won't overflow into the surrounding neighborhood.
- Office space availability on a 2nd floor? – perhaps not within FBC.
- Outdoor space use? – some safety lighting for space, intended for passive interactions (not parties)
- How many seats will be added to APS? – # likely not significant, 2BR and 1BR units won't produce as many children into APS.
- Operating hours for retail establishments? – yes, consideration as good neighbor.
- Comment re keeping the grounds clear of trash.

- Arl Village President: requests separate meeting with just them.

8:00 PM Old Business Updates / New Business

- **Newsletter (Marian):** next few weeks (include reference to presentation tonight).
- **William Jeffrey's Use Permit Renewal:** Ron will respond to email re renewal of use permit for William Jeffrey's Tavern. – Jerry abstains, all else in favor.
- **3rd District Officer Follow-up Steps:** Letter of gratitude sent to supervising officer regarding Officer Francis on 3/08. Email sent to Officer Francis regarding additional traffic concerns along S Barton/S Edgewood in Arl Village, sent 3/03. He responded that he will patrol the area and also share our concerns with traffic unit regarding observation/enforcement.
- **Fenced enclosure on S. Glebe Rd. / S Walter Reed Dr.:** will be taken down, moving trash location.
- **County's response to our last response re traffic concerns:** circulated latest response, Marian will ping Eric and Gary for additional suggestions on how best to respond.
- **Form-Based Code (Juliet)-Bump**
- **Pike Park (Reggie)-Bump**
- **Late-night sirens and cruising on the pike (Josh):** his location on Columbia Pike is prone to sirens throughout the night, not nightly, but enough to be a disturbance. When are appropriate times at night for siren use? Ordinances about cars w/o mufflers? -Josh to put into Q for Takis at next meeting.
- **Takis will come to next meeting:** Ron will gather questions ahead of time.

8:17pm: Meeting Adjourned