

Final Minutes
September 8, 2016
Neighborhood Conservation Advisory Committee

1. Roll Call and Brief Neighborhood Report
2. Approval of July, 2016 Minutes (approved)
3. Officers and Staff Report

Plaque and Bench approval at the Fairlington Community Center:

Approved – Three Abstentions

Presentation by Steve Cover:

Darcey Cuffman - In the housing division, is there communication with DHS for housing they need to find houses for? Steve Cover - Yes, we work with them all the time on those issues. Darcey Cuffman - What is the working relationship with them? Steve Cover - If there is a permitting use, CPHD has staff to facilitate that. There is definitely a good working relationship with CPHD and DHS. I am interested in a new bridge that would connect Rosslyn to the Potomac River waterfront. Bernie Berne - Planners always want to plan to build something in an area that is vacant. We need to be careful where we build things. There already is a bike trail that provides access to the Potomac River in Rosslyn. The area through which the new bridge would go is a natural area within a National Park. It is one of the few natural areas left near Rosslyn and we should not develop it. Steve Cover - What I said was providing access, not develop the area. Bernie Berne – Regarding Code Enforcement, staff who remove illegal signs do not work on the weekends. How do you get people to work on these things on the weekend? Bill Braswell - The Board and the Civic Federation are taking a new look at accessory dwellings. Can you help us come up with new ideas for accessory dwellings? Steve Cover - We are working on this now. If done right it can be a fantastic system. Initial reactions are opening the floodgates for students, duplexes, etc., but that doesn't really happen. If done right it can work and I've seen it work in other localities. Terron Sims - I don't understand why are we voting on things related to site plans or planning studies where we have policies and procedures? Steve Cover - I agree. The Board has too many things to consider. We also need to consider how many meetings we have for some of our

planning efforts. Rob Swennes - There are some developments where I can identify with your comments regarding the Planning Commission, and we need to bring to reality what they actually do. We also need to be cognizant of how Arlington is perceived as a business friendly community. Bess Zell - Our neighborhood, Lyon Park, has concerns about Air B&B. Not that we don't want them but we are having issues with on street parking. Steve Cover - Last year Air B&B had the right in the state legislature to do what they want. We want to find ways to make what they do work better and we are looking at it closely. We are looking at the Charlotte ordinance now. Bess Zell - Can the neighbors do anything? Developers buy properties and they get more money for them. David Liteman - I have been through a horrible site plan process but the meetings were not good. I think it's a fruitful area to focus on. Steve Cover - We need to focus the meetings on what the issues are and need people to help us understand what those issues are. Eileen Janas - Is your department involved on the Arlington Cemetery site? Sarah McKinley - That is not being handled by Arlington County. The land swap is happening and is being handled at the Federal level. Collier Cook - What are your views on Form Based Code? Do you think it could be replicated in other neighborhoods? The review process could be improved. Steve Cover - From what I've seen it's worked really well. The one issue I've heard is projects look the same. Good for affordable housing, something that will be brought up in the Lee Highway Study. Stephanie Derrig - What about streamlining Zoning? You want the process to be better but how do you stop the bad things that are occurring now? Steve Cover - Larger projects need a much more extensive review. We spend a lot of time working with applicants on larger projects. Smaller projects if they meet all requirements should not take as long as they do. We want a system that allows residents to track projects. Terron Sims - For the meetings, if staff could set realistic projects up front, it would help with the discussions. If you have only a certain amount of money we shouldn't be leading people on and talking about things that we can't afford anyway. Steve Cover - I agree, and when we do charrettes we need to be realistic about what we can actually do. Bill Braswell - The Lee Highway Initiative is an opportunity to transform Lee Highway. Residents have good ideas, but we need the professionals to tell us what we can do. Steve Cover - We are trying to make the Lee Highway approach different. It's a different mindset here and staff does need to be more accretive. Sarah McKinley - Dog Parks seem to have a lot of conflicts. One of them dog addressed all the issues, but it took them 10 years to get there. The Arlington Way does have good results, but how do you shorten it? I want to expedite the NC Projects. We are having construction issues.

Meeting adjourned at 9:15pm

