

DRAFT Minutes
May 8, 2014
Neighborhood Conservation Advisory Committee

1. Roll Call and Brief Neighborhood Report
2. Approval of April, 2014 Minutes (unanimously approved)
3. Officers and Staff Report

Waycroft Woodlawn NC Plan Presentation:

Ed Hilz - Usually staff makes comments but I don't see them in the document.
Tracie Morris - Yes, staff did send them and we are mostly fine with them. Bill Richardson - What tools do you have to stop infill? Tracie Morris - If it's by right, nothing. If not, we can weigh in on the development. Recent properties that have been developed, we had negotiations and we made concessions with the builder. Bill Braswell - Was the boundary realignment through the Federation? Tracie Morris - Yes, we worked with them on the changes. Bill Braswell - Do you know about the county loaning out snow blowers? Tracie Morris - It's a wonderful program. Our volunteers were clearing out public right of way. Bill Braswell - If you can form a team within the Civic Association, you can borrow a blower to help out with those that need it. Tracie Morris - Volunteers need to be trained by county staff. They will also provide salt.

Motion to recommend the plan be forwarded to the Planning Commission and County Board for acceptance - Sean Dudley, Sarah McKinley - second. All in favor.

Presentation by Bob Duffy:

Bill Braswell - Columbia Pike is managed by form based code, but are there some site plans? Bob Duffy - Form based code is part of the pike and the site plans are mainly in the corridors. We have about 9 site plans in process now. Very active time and lots of development applications. This is the place where the community has input and is part of the process. We want to do adequate outreach. Bernie Berne - On page 8 we need to look at how NCAC is viewed and a part of the process. John Egge - Reducing the amount of opportunity for citizen input. We would like you to rethink that. Streamline review, having a two hour

meeting, they could reduce the amount of meetings it takes to have a site plan approved. Bob Duffy - Two parts. One create something that does not exist today. Developers spend lots of money only to have it rejected and have to start over. Through a checklist we develop, site plan process could be focused on a few key elements. It would likely be a small number. Those types could have a smaller review. John Egge - As a developer it seems like something could get by too quickly with less opportunity for comments. Bob Duffy - That's not the intent. We don't want to provide an applicant to escape from the process, we are trying to make it less onerous. Jan Bauer - Part C page 9 I like that component. Will there be a place where concerns are voiced that could be followed up on? Bob Duffy - There seems to be a cycle of back and forth on issues that are raised, addressed and then done again. At the end of the process we want to define the issues and figure out how to address them and the PC can also address them. We are trying to make it more structured. Edie Wilson - Page 5 - Streamline reviews. Existing plans can be way out of date and creates opportunity for staff and developers. More coordination between PC and NC. It's important that the NC process get tied up with the PC process. Will the PC hold a meeting in the southern part of the county so neighborhoods weigh in on items going on? Bob Duffy - I'd be happy to do so and want to do more. Good point about the age and maturity of the sector plans. It presents a problem and the sector plans are different. We talked with PC and CB about FY 16 we want to assess our GLUP and look at sector plans. What should that process be? Sarah McKinley - Schools. APS is talking about building a high school near the career center. We are looking at the need to incorporate the new school into the larger community. We want the opportunity to bring in colleges who want to have a presence in Arlington. We want that area of Columbia Pike to be a learning hub and look at how the high school would be incorporated into the larger neighborhood. Bob Duffy - We have been doing a lot of work with John Chadwick. CPRO is a great place to start this concept and provide an opportunity. Ed Hilz - Do you have a master agenda? Bob Duffy - Yes, the guidelines are online. Another summary would be useful so we can compare the guidelines. What standing do NC Plans have with regard to site plans? Bob - NC Plans don't necessarily cover the areas of the sector plans. Sector Plans are more managed by the GLUP Plans. Kathy Guernsey - Where would the disability advisory commissions fit in on this? Will you develop criteria when commission will be brought in and at what stage? Bob Duffy - The PC has a real champion for accessibility and is a strong advocate and addresses those situations. In terms of the SPRC, all Boards and Commissions are welcome. Sometimes we don't get great participation even though we reach out.

Ed Hilz – In regard to proffers, usually in site plan process developers contribute money. The victim is the neighborhood. Bob Duffy - It depends what the proffer is. We need to look at the impact of the neighborhood. We need to be careful on how increase density affects our schools. Bernie Berne - The proffers do impinge on the neighborhoods and the county tends to disregard it. Edie Wilson - The more we get density the more we need to preserve green space. We don't have to do everything. We need better mechanisms for public/private partnerships for parks. Bob Duffy - That is worth considering. The county is currently identify 3-5 spaces to develop places for public good. There are competing interests for dwindling land. We also have a greater need for child care and lots of these daycare centers are closer to parks.

Meeting adjourned at 9:30pm