

Lyon Park Civic Association Meeting September 11, 2013

Elliott welcomed everyone to the meeting, and pointed out the past LPCA presidents who were in attendance, and stressed what a wonderful and rewarding position the Presidency is.

He previewed the October meeting, which will be held jointly with Ashton Heights, and have a candidate forum. He encourages everyone to attend.

Police Liaison Report

Stephanie Hagemann, our police liaison, introduced our new neighborhood officer, Officer Kelly. Stephanie put in a plug for someone to take over the role she has filled for the neighborhood for the past few years. The liaison works with the police and the LPCA president to identify and field areas of concern from the neighborhood; Stephanie stands ready to help someone else transition into the new role.

Officer Kelly is from Arlington, left to work in Richmond for awhile and is happy to be back working in Arlington. He addressed some recent arrests, mostly alcohol-related, around Clarendon. Randy Bell asked about parking issues in the neighborhood, and who can monitor issues – is it the meter maid, or is it the police? Officer Kelly indicated that the police non-emergency number should be used to report issues. Randy asked why he has to provide his information when he reports illegally parked cars, and Officer Kelly indicated that he does not – he just has to report the issue and make his request, but doesn't have to provide his personal information.

Elliot asked about noise on the weekends, and to confirm what the times are on the weekends. Officer Kelly confirmed that the time is 10 a.m., not 7 a.m., on the weekends. His email is rkelly@arlingtonva.us.

Natalie asked about the big, recent teen party on 1st and Irving St., and she asked whether people were arrested. Officer Kelly indicated that the kids were released on summons to their parents – the teens usually go through the Second Chance program when it is a first offense.

Question about noise at night when group parties – should the police be called. The noise ordinance sometimes ties the hands of police to act, but they will arrive and assess the situation. The police will arrest anyone who is making noise outside when they arrive.

Development Report

This section of the meeting was run by Christa Abbot and Larry Mayer; they began by providing some background of the issue. Christa arranged a meeting between the developer, Equity Residential, and the development committee of the LPCA recently, and the group reached consensus on a proposed letter from the LPCA.

On the table is the recent change to the marketing plan which opens the use for the part previously designated for a grocer to any retail use. The development company did secure Minnieland Daycare and a small grocer for the space. The change would require a minor site plan change with the County, and a use permit for the daycare to operate. The primary change to the site plan is the percentage and square footage of the retail/other use vs. the grocery square.

Natural Market is signed to a lease and has a non-compete clause, so no other market could take its place at this point. Equity addressed many of the safety concerns, and will send a letter of support for the 4-way stop currently there to remain, and a crosswalk connecting the Equity Development across the street to the Astor Mediterranean complex. The current proposal on the table from the LPCA Development Committee is to set aside an additional 5,000 sq feet for retail food or beverage.

John, the project manager from Equity, introduced the rest of the team present at the LPCA meeting, and reviewed the current retail market attraction plan. The belief is that the foot traffic from the child care, as well as the location in our neighborhood, will be a draw for the Natural Market. Issues regarding whether the Pershing/N. Wayne intersection, or the Arlington Blvd frontage should be the most active in terms of retail activity. Staff believed it would be Arlington Blvd, the developer and the community believes it would be Pershing Drive and N. Wayne Street. Other issues are the original agreement with the community that there would be a grocer onsite. The request to the developer from the community was that the grocer become more firm, that the Minnieland provide 5 spaces for low-income families (cutting the tuition by 50% to make this possible), that traffic issues are mitigated and have the resolution address safety, parking and traffic issues.

The County then asked Minnieland to extend their hours during the day, on Friday evenings and on Saturdays from 10-5, and they agreed. Minnieland agreed that after 5:30 each day, the playground would be open to the community. Parents from LPCA and local civic associations would be provided first right of refusal for available spaces. A letter was drafted and being reviewed by the LPCA Development Committee, and will be forwarded to the County Manager.

Natural Market wrote a letter, stating their commitment to the space was linked to the daycare opening. The grocer desires to be next to the daycare. The developer needs to build a wall to separate the space, had to meet some other County requirements to obtain the permit from the County. The Natural Market will begin to build out their space once the wall is built, and the developer showed an artist rendering of the inside of the store and the sample item list that will be provided for the grocery. The developer has put together a Tenant Improvement Plan to help finance a coffee shop and also built out the space preliminarily. They then received increased interest, and a bakery/coffee shop is now interested in taking over the 1500 sq foot space. Equity rewrote the site condition language that indicates while the child care provider is in the space, they will maintain the Natural Market in that space. If the Natural Market does not succeed, Equity will maintain its commitment to put a grocer use in the space (unless the situation in the

neighborhood changes, like a grocer comes in across the street). There are only two spaces left to lease, and one is built for restaurant use.

Traffic was mentioned as a concern, and especially spillover onto Barton. The developer indicated that the initial study, with the grocery taking the full space, and the trips would have been higher with the space than it will be with the current retail plan. They stated their intent to continue to support whatever traffic mitigation the community recommends.

Equity asked that all questions be funneled through the chair of the LPCA development committee, to be sure that questions are answered and disseminated to the LPCA community.

The vote options presented by Christa are:

- 1) No support of Minnieland at all from the community under any conditions.
- 2) Support of Minnieland, with the condition that the grocery use for the adjacent space be retained whether or not Natural Market occupies the space and for as long as Minnieland remains open. Also, the LPCA supports the continued cooperation of Equity with the Development Committee.

5 members voted for option #1.

17 members voted for #2.

2 members abstained.

Related to the remaining traffic mitigation funds from the Garfield Park Development, Larry asked for a vote on the following:

- 1) To support the creation of a sidewalk between 9th street and N Highland, spending \$45,000 of the fund to create it.

Treasurer's Report

Clarendon Day is September 28th.

Two sources of revenue, due and donations. We had \$18,733 in revenues, and expenses were \$17,636. Cash on hand is \$70,828, and \$50,000 is reserved for the community center, leaving \$20,828

LPCA Elections

Thanks to Bill Anhut, Sue Robinson, Elizabeth Sheehy, Joey Durishin and Adam Rasmussen for serving on the Board of Directors.

The slate is:

Elliot Mandel and Larry Mayer – Member at Large

Rich Robinson – Seargent at Arms

Membership – Robbie Brehaut

Secretary – Kathleen McSweeney

Treasurer – Bill Anhut

Vice-President of Programs – Natalie Roy
VP of Neighborhood Conservation – Beth Zelle
VP of Development – Aaron Schuetz
President – John Goldener

Larry asked that we accept the slate by acclamation, which was seconded by Rich and everyone approved. Elliot was thanked for his service and committed to assist the new President, as did Natalie Roy.

Bill commented that the current tone on the listserv has not been as nice as it could be, and that our neighborhood should make sure to keep a civil tone. Let the minutes reflect that we all have a hand in the tone of messages on the listserv, and everyone in the room agreed.

With that, John took over the meeting and committed to more wine and beer at future meetings. The meeting was adjourned at 9:25 p.m.