



**RENEW ARLINGTON COMMUNITY REDEVELOPMENT AGENCY
ADVISORY BOARD
VIRTUAL MEETING
Wednesday, August 12, 2020 – 3:30 p.m.**

MEETING MINUTES

Location: Due to COVID-19, the RA/CRA Advisory Board meeting was held via Zoom.

RA/CRA Advisory Board Members Present: Advisory Board Chair Matt Tuohy; Stephen Matchett; Dee Harper; Monty Selim

RA/CRA Advisory Board Members Absent: Vice Chair, Raj Adhikari; Randall Goodwin and Danyuell Newkirk

Staff Present: Kirk Wendland, OED Executive Director; Karen Nasrallah, Redevelopment Manager; Brian Wheeler and Michelle Stephens, Recording Secretary

Representing the Office of General Counsel: Kealey West

Others Present: Chester Aikens, Bandele Onasanya (new Advisory Board member pending City Council approval), Josh Reichert and Stefan Escanes with Metric Engineering and Folks Huxford, Brian Bush, Wyman Duggan, Taylor Meja, Roger Morejon, Daniel Blanchard all present related to the proposed Georgian Villas PUD.

I. CALL TO ORDER

Chair M. Tuohy called the Renew Arlington Community Redevelopment Area (RA/CRA) Advisory Board meeting to order at approximately 3:36 p.m. A quorum was not confirmed.

II. ACTION ITEMS

APPROVAL OF THE JUNE 10, 2020 RENEW ARLINGTON COMMUNITY REDEVELOPMENT AGENCY (RA/CRA) ADVISORY BOARD MEETING MINUTES

A quorum was not present to approve the June 10, 2020 Renew Arlington CRA Advisory Board Meeting minutes.

Being that a quorum was not confirmed for the consideration of the Georgian Villas PUD, the Chair moved to the General Information section of the agenda.

III. GENERAL INFORMATION

MERRILL ROAD TRAFFIC STUDY FINDINGS AND UPDATE

Josh Reichert and Stefan Escanes with Metric Engineering provided a presentation and overview of their draft findings and recommendations as a result of the Merrill Road Traffic Analysis.

Mr. Escanes clarified that the traffic analysis and counts were taken pre-COVID.

Advisory Board Member Matchett commented that it does not seem like the grading at the I-295 Interchange was grading out as bad as actually experienced especially westbound at 5:00 pm. It backs up onto I-295 through the whole 360 degree exit. He questioned why it is grading out as this well when its actuality much worse.

Mr. Escanes replied that the observation was made looking at the overall intersection, which considers movement in all directions adding that it is a weighted measurement. He commented that they will verify the congestion westbound that Board Member Matchett referenced.

Advisory Board Member Harper commented regarding the safety analysis and crash data portion of the presentation that she has been rear-ended twice while at a complete stop due to an accident off of I-295 South. She asked if there was a crash report for the area and if something was going to be done to improve the area.

Advisory Board Member Matchett added that it is tough merge onto Merrill Road from that ramp also.

Mr. Escanes replied that he does not recall any trends along that area adding that throughout the area there are systemic crashes and rear ends mostly due to speed. He commented that they will look again and focus on the southbound off ramp to westbound movement.

Advisory Board Member Selim asked on the west end with the turbo roundabout going in, if that would help the segments in the morning going westbound to southbound on University.

Mr. Stefan replied that the models look at traffic signal progression and average speeds, so beyond the last signal it does not compute it. He commented that they did look at the overall delay at the roundabout at the previous report and operations there looked good adding that the roundabout was not technically part of their scope.

Advisory Board Member Selim commented that the roundabout will help the segment that was failing between Justina and University. Mr. Stefan concurred adding that it improves the delay as it is a continuous flow.

RENEW ARLINGTON CRA ANNUAL SCHEDULE

Ms. Nasrallah noted that the Renew Arlington CRA Annual Schedule that was included in the Advisory Board Member's packets was provided for informational purposes and for future reference. She added that we are required by ORD 2018-555-E to submit an annual schedule of expenditures each year for each CRA. The schedule is a snapshot of what has been spent since the CRA's inception.

Mr. Wendland advised that the Renew Arlington Agency Board met on Tuesday, 08/11/2020. He commented that there is approximately \$1,750,000 in the Mandatory Compliance Grant Program (MCGP). As the Advisory Board recommended, the Agency Board approved an additional \$198,000 for the MCGP, which leaves a balance of \$1,950,000 in the program before the start of the October 1, 2020 fiscal year.

CONSIDERATION OF THE GEORGIAN VILLAS PUD

Chair Tuohy advised regarding a quorum that a few months ago the City Council increased the Advisory Board membership from 7 Members to 9 Members, which also increased the number of Members needed to confirm a quorum from 4 Members to 5 Members. He noted that Mr. Bandele Onasanya is attending today's meeting as an observer and his appointment is currently pending before City Council. He should be approved before the next meeting date and participating as an Advisory Board Member.

Chair Tuohy advised that since a quorum has not been confirmed the Application for Rezoning to PUD request would be taken up as an informational item only. He added that since there is not a quorum the application will move forward to City Council without a recommendation from the Advisory Board.

Mr. Folks Huxford provided an overview of the Georgian Villas PUD request adding that the consideration is for a zoning change from the existing multifamily to the PUD so this particular product can be built. He noted that the legislation (2020-342) was before City Council for Public Hearing on Tuesday, 08/11/2020. Moving forward the legislation will be before the Planning Commission for consideration on Thursday, 08/20/2020 and before the LUZ Committee for consideration on Tuesday, 09/01/2020.

Mr. Wendland asked if there were any comments from the public at last night's City Council meeting.

Mr. Wyman Duggan, applicant for the project, replied that he observed the City Council Public Hearing last night and there were no public comments or emails related to the subject that they are aware of. Mr. Duggan provided a brief description of the proposed PUD request.

Mr. Blanchard provided further overview of the request. He commented to make it clear that they were not asking for permission to build the multifamily product because they already have the ability to do that now based on the current zoning. He commented that he was disappointed that Councilwoman Morgan spoke out against it at last night's City Council meeting. They plan to meet with her to help her better understand it. What they are voting on through the Ordinance is whether he can build the project "ugly" which is what he can do by right or he can build it "prettier" by way of the PUD.

Advisory Board Member Matchett asked Mr. Huxford how there was an island of RMD in the middle of all of this.

Mr. Huxford replied that the property was rezoned from single family to multifamily by way of Ordinance back in 1984/1985 adding that he does not have the files going back that far to reference the reason why it was rezoned. The City Council agreed to that change back then and it has been zoned multifamily for 35 years.

Advisory Board Member Matchett commented that he is adamantly opposed to more multifamily buildings in the Arlington area.

Advisory Board Member Harper commented that she lives in the area and is speaking as a homeowner and has concerns regarding the value of her property as it relates to more multifamily buildings being considered in the area.

IV. NEW BUSINESS

No new business was discussed.

V. OLD BUSINESS

No old business was discussed.

VI. PUBLIC COMMENTS

There were no public comments.

Chair Tuohy commented that he has driven through the Arlington area recently and things are progressing in a positive direction.

VII. ADJOURNMENT

There being no further business, Chair M. Tuohy adjourned the RA/CRA Advisory Board Meeting at approximately 4:54 p.m.

The next regularly scheduled meeting is Wednesday, September 9, 2020 at 3:30 p.m.

The written minutes for this meeting are only an overview of what was discussed. For verbatim comments of this meeting, an audio file of the meeting is available in its entirety and is available upon request. Please contact Karen Nasrallah at (904) 255-5449, or by email at karenn@coj.net.