**Arlington Ridge Civic Association (ARCA)**

**Minutes of the Membership Meeting, May 16, 2019**

*Recorded by Charlie Hughes*

Pres. Arthur Fox called the meeting to order at 7:04 pm by briefly reviewing the agenda for the meeting: 1) report of the Nominating Committee; 2) guest speakers regarding development plans for the Crystal House property; 3) discussion of planned County decision on detached ADUs (Accessory Dwelling Units).

1. Report of the Nominating Committee. After explaining nominating and election processes for ARCA’s Executive Board (which include membership approval of the Nominating Committee’s “slate” of candidates to be subject to election at the July ARCA membership meeting), Arthur introduced Lauren Bailey, Committee Chair. Lauren noted the other Committee members, Bob Hyde, Tom Pachen, and Nancy Springer.

* As a first order of business, as required by the bylaws, ExBd member who have served 3 years in one position must be approved by the membership for longer service in those positions. Four ExBd members (Arthur Fox as President; Maggie Gaffen as Communications; Bob Hyde as Treasurer; and Mike Pickford as a VP) were noted as requiring such approval, and the membership present approved them without dissent.
* Lauren then noted 3 vacancies on the Board (two VP slots to replace Meredith Dodge and Charlie Hughes who were leaving the ExBd and one Secretary to replace Jim Wieber who had resigned recently). The Committee’s proposed “slate” included Nancy Springer and Sandi Amendola (currently a Transportation rep) as VPs. The Committee had not been able to identify a nominee for Secretary, and the Transportation function is adequately covered by the remaining Transportation rep. The slate was approved by the membership without dissent. Additional nominations from the floor were then solicited, but none emerged.

2. Crystal House development. Arthur then introduced the main speaker, Mr. Nick Cumings, Attorney for the developer of the Crystal House properties. Also presenting were Luz Rosal (sp?) representing the architect firm and Trini Rodriguez to discuss the development’s open space/parks perspective.

Mr. Cumings described plans to add 4 residential buildings on the nearly 17 acre site (between 18th and 22nd streets and Eads and Fern streets) to join the two existing buildings. This is a major site plan amendment, with a requested change in the zoning from 48 units/acre to 72 units per acre for a total of 398 (??? Is this the right number) new additional units. 154 of the units would be based on bonus density from some earlier “transferred” density [??? I didn’t exactly follow this] and some County credits for community benefits for things like LEED certification, affordable housing credits, and creation of two parks on the property. Mr. Cumings also mentioned that County staff had asked the developer to consider including some lower (35’) buildings on the Fern St. side of the property (atop existing surface parking). This had not yet been planned, but he wanted our group to be aware that it might be added.

Ms. Rosal (???) described architectural considerations involved in the exterior designs of the several buildings. Ms. Rodriguez discussed the design/layout of two “parks” on the property which would be open to the public. She also mentioned redesign of walkways thru the property than can be used by visitors, Metro commuters, etc.

There was a lively question and answer period, with many concerns around increased density, infrastructure impacts, tree loss, the degree to which the on-site “parks” could be considered a benefit to the public (rather than an amenity for on-site residents), etc.

3. Detached ADU decision. Arthur led the discussion by outlining the proposal (from County Planning staff) that will be considered by the County Board on May 18th highlighting ARCA’s concerns about potential impacts on single-family neighborhoods. He noted that the County’s main rationale for liberalizing ADU restrictions involve a desire to create more affordable housing. Many attendees expressed concerns about setback requirements, height limitations (25’), and other aspects. Arthur encouraged those with concerns to register to express them at the County Board meeting.

Meeting adjourned at 9:00 p.m.