



**MEMBERSHIP MEETING MINUTES
OF THE
ARLINGTON RIDGE CIVIC ASSOCIATION (ARCA)
HELD JANUARY 15, 2015
AT THE AURORA HILLS COMMUNITY CENTER**

President Arthur Fox called the regularly scheduled membership meeting to order at 7:04 p.m. He welcomed everyone and introduced the guest speaker, Bob Brosnan, director of Community Planning, Housing and Development for Arlington County, one of the County's most senior staff positions. Mr. Fox noted that Mr. Brosnan, who joined the County staff in 1977, will be retiring soon. His replacement, Steven Cover, will join the staff in early March, and Mr. Brosnan will stay until July to ensure a smooth transition.

Mr. Brosnan announced that the County, in response to requests from the community and with the approval of the County Board, has appointed Anthony Fusarelli, a senior member of the Planning staff, as an ambassador of sorts to stakeholders in the 22202 community (Crystal City, Pentagon City, Arlington Ridge, Aurora Highlands). This is the first geographically-based planning position the County has ever had.

Mr. Brosnan then spoke frankly and openly on a wide range of topics, including responses to numerous questions from the audience. He discussed how the County is reassessing development for Columbia Pike in 22202 in light of the County's abandonment of the streetcar project. And he opined that investment and development would likely slow down and that it was possible that applicable sector plans could be altered, possibly downsized as a consequence. As for traffic in 22202, he emphasized that new development in 22202 will not be allowed to increase traffic congestion by more than 5 percent. He also pointed out that the Crystal City Citizen Review Council (CCCRC) is the first citizen/stakeholder group ever to be established to monitor implementation of a sector plan. He discussed the County's continuing commitment to the Arlington Way, and spoke of the efforts the County has made to reach out to residents over the last few years.

Looking to the future, Mr. Brosnan assured the audience that the County continues to be committed to Smart Growth development along transit corridors. He noted that the County is small – only 26 square miles in size – and the many, competing demands for its very limited, developable space will have to be reconciled. He recognized that communities, like ours, are concerned about infill development and about the large size of new houses, but cautioned that the County has limited ability to intervene in actions taken by private landowners. In the more immediate future, Mr. Brosnan noted that development would be occurring at 400 Army-Navy Drive and on Pentagon Centre.

As for the River House property, he acknowledged that Vornado was considering plans to redevelop the property and noted that it would be entitled "by-right" under the existing zoning ordinance to add an additional 107 residential units to the number already built as long as it constructed any new residential buildings in compliance with existing zoning's limits. He did not share any specifics about Vornado's intentions that may, possibly, not yet be formulated.

Mr. Fox and the audience thanked Mr. Brosnan for his presentation. There being no further business, the meeting, attended by 79 persons, was adjourned at 8:27 p.m.