

Forest Hills Homeowner Working Group Meeting Summary

June 16, 2018 Meeting with Bella Vince Development Company

On Saturday, June 16, 2018, 60 Forest Hills residents and neighbors attended a meeting with Bella Vince Development Company to review the proposed extension of S. Queen Street through FHCA property and the construction of 12 Townhomes. Residents had an opportunity to ask questions of the Developer as well as share their viewpoints on the project in a closed-door session of homeowners after the the Belle Vince group departed. For residents unable to attend Saturday's meeting, this brief summary contains the following information:

1. Overview of Proposed Development
2. Overview of Key Issues Homeowners Addressed In Questions, Discussions, and Pre and Post Meeting Emails to Homeowner Working Group meeting organizers
3. Overview of Motion presented by Homeowner Working Group
4. Upcoming Arlington County Hearings
5. Attachments: *Proposed Development Site Plan, Working Group Motion, Developer's "Request To Advertise" Amendment to Master Transportation Plan dated June 7 and Approved June 16 by The County Board.*

Please feel free to contact Andrea Hoffman, Chair of Homeowner Working Group, at andrea@girl73.com or 202.384.0406 if you have any comments or questions or would like to participate in the Homeowner Working Group.

1. Overview of Proposed Development

- Construction of 12 modern-style Townhomes, each 4-stories, 2-3 car garages, plus construction of one single family home (replacement of 2363 S. Pierce St.) facing S. Pierce Street. Development plan includes acquisition of 3 lots. Final land purchase by the Developer is contingent upon County approval of site access to County roads, zoning, and development plan/permit approval.
- Developers claim they will invest \$20 million in project.
- According to Developer, their initial development concept featured 3 single family homes to on the single, vacant lot adjacent to Forest Hills. The Developer claims Robert Duffy, Arlington County Planning Director, suggested the development of 12 Townhomes in lieu of single family homes.

2. Key Issues of Focus in Homeowner Comments & Questions

- Rezoning: Homeowners questioned and discussed the impact of rezoning the proposed development site from single family homes (R-10) to Townhomes (R-10T) and the rezoning's potential impact on property values, neighborhood density, safety, traffic, tree canopy, green space, parking, the alteration/destruction of common property, and a roadway between 2413 and 2426 S. Queen Street.
- Parking: Homeowners questioned and discussed the proposed site plan's space for street parking and the potential impact the development could have on the already limited number of public spaces on S. Queen Street.
- Drainage & Storm Water Management: Homeowners questioned and discussed the proposed impact of construction on the existing drainage system and adequate Storm Water Management given the number of Forest Hills residents who have ongoing water problems.
- Development Site Access/Connection to County Road: Homeowners questioned and discussed the proposed development plan to cut a road between the Forest Hills common property between 2414 and 2426 S. Queen Street as well as alternative plan for the Developer and County to explore.
- Neighborhood Aesthetics: Homeowners questioned and discussed the modern design of the proposed Townhomes and the potential to complement or detract from the design and look of Forest Hills. Additional Topics related to aesthetics include:
 - Existing height-ratio of existing Forest Hills townhomes to new construction and potential privacy issues with 4-story homes overlooking Forest Hills
 - Type and quality of exterior and interior building material for new townhomes

- Governance of New Subdivision: Homeowners questioned and discussed the potential impact on the long term appearance and neighborhood standards of the new subdivision in close proximity to Forest Hills, but not subject to Forest Hills Covenants. Developer said he hoped these new home would be a part of FHCA.
- Developer Experience: Homeowners questioned and discussion on developer experience in construction projects of proposed size and financial magnitude of project (estimated at \$20 million) with and ability to complete quality construction in a timely fashion and at a competitive price point. Developer admitted he had never built townhomes before. The single family homes he is building in Fairfax is his first project.
- Construction Wear & Tear: Homeowners questioned and discussed the potential construction impact, costs, and financial responsibility for maintaining/repairing Forest Hills roads, common spaces, private properties, and disruptions to utilities during construction.

3. Homeowner Working Group Motion

Towards the conclusion of Saturday’s meeting, Patrick Tucker, the meeting moderator, put forth a motion for Forest Hills Residents to sign. The Motion conveys homeowner support for the Forest Hills Board of Directors to take action against the proposed development and the County extension of South Queen Street through FHCA property. Specifically,

“FHCA Board of Directors is requested and urged to immediately, as representatives of the FHCA—

1. Enter formal appearances before any and all appropriate governmental and non-governmental fora considering any development of such property;
2. Enter any and all appropriate objections to any proposed development, including but not limited to, any proposed roadway crossing FHCA property between FHCA residences at 2413 and 2426 South Queen Street;
3. Ensure, to the best of its ability, that any proposed development, if permitted, is restricted in use, size, nature, appearance, location, and other relevant factors to minimize the impact on the owners/residents of FHCA, including but not limited to proposing alternative government or private uses of such property, such as public school use, single family home or homes, alternative locations of ingress/egress; and,
4. Engage such legal, technical, and other professional services with substantial experience in Arlington County Government property planning, development, and zoning matters as necessary to ensure that the Board successfully accomplish the goals set forth in sections 1-3 herein.”

4. Upcoming Arlington County Hearings

Arlington County will hold hearings in the coming weeks to consider an amendment to the Master Transportation Plan to extend a road between 2413 and 2426 South Queen Street. All proposed development sites must have access to a public street before the proposed development plans can formally undergo the zoning review and permit process for the actual project. The amendment to the Master Transportation Plan (MTP) is the first step in a multi-phased process. This process can take several months for a developer to navigate.

On Saturday, June 16, 2018, Arlington County approved the “Request to Advertise” the Amendment to the MTP (Copy of the Request to Advertise is attached to this announcement). Approving the “Request to Advertise” sets into motion the hearing process to formally amend the MTP and provide the County with the authority to exercise its easement and extend South Queen Street.

Upcoming Hearings:

1. June 28 – Arlington County Transportation Commission will consider approving the amendment to the MTP
2. July 2 – Arlington County Planning Commission will consider approving the amendment to the MTP
3. July 14 – Arlington County Board will consider approving the amendment to the MTP (This is the final step before the amendment to the MTP is officially adopted)