

Minutes of the Columbia Heights Civic Association  
September 19, 2005 General Membership Meeting  
Prepared by Sarah McKinley and Ed Miltenberger

Members Present: John Antonelli, Sarah McKinley, Ed Miltenberger, Reggie Nixon, Jane Scruggs, Sara Collins, Geraldine Jones, Peter Jones, Laura Schneider.

Others Present: Sergeant Marc Jenkins and Scott Whalin (presenters), Jim Murray, Geoff Gerhardt, Tom Greenfield, Garey Eakes, Leann Astin.

Sarah McKinley volunteered to take minutes. Ed Miltenberger assisted. Ron Haddox moved to accept the minutes of the June 2005 meeting, seconded by Geraldine Jones, which were approved unanimously by the group.

Sarah explained the work of the nominations committee and the election. She moved to approve the candidates by acclamation. John Antonelli seconded the motion. The vote was unanimous in favor of the acclamation of the seven candidates to the Board and two candidates to the Civic Federation.

**NCAC Funding** - Sarah presented a report that funding is now possible. Reggie Nixon is now the Rep. to the NCAC and Sarah is the alternate. Geraldine moved to have a second alternate. Ron seconded the motion. The vote was carried unanimously. Ron will be the second alternate. Reggie: "The purpose of the NCAC is to distribute funding throughout the neighborhoods in the county."

**Civic Federation** - Sarah explained that the federation meets the first Tuesday of the month, and allows four elected delegates and four alternates. The names must be determined in advance. Added Sarah as a delegate, Alternates added: Geraldine, Linda Palmer, Jane Scruggs, and Ron. John said that the Civic Federation could make budget proposals that are forwarded to the county for consideration. Linda moved to accept the candidates for Civic Federation by acclamation, Reggie seconded. The vote was called and carried unanimously.

Sergeant Marc Jenkins presented a report on crime in the area. Crime overall continues to be low, no new violent crimes. No news on the murder behind the movie theater and it's still under investigation. Sgt. Jenkins urged neighbors to call 703-228-4141 with parking complaints. Also, a very good idea is to get your driver's license number changed from your social security number. Notify your neighbors if you will be away from home, arrange for mail and newspapers to be picked up. About solicitations: people should get a permit from the county before asking for a donation. The Girl Scouts and Boy Scouts are easily recognizable and so would not need a permit. There have been scams on the Internet from people pretending to represent the Red Cross for hurricane relief. Check

the URL on the website to see if there is a letter “s” after the “http.” The “s” indicates it’s a secure site.

### **Neighborhood Conservation Plan**

Sarah: It’s important to put forth the most expensive projects first, as they have the best probability of being funded. CHCA has not received funding before so would receive priority for an award. Sidewalks and streetlights are the first priority according to the plan. There is a point system that favors new neighborhoods, Geraldine (and other single family homeowners on S 16<sup>th</sup> St) reported not wanting sidewalks, as they would lose eight feet of their front yards. And they don’t want to lose any bit of it. One neighbor was concerned that if you have a sidewalk in front of your home you are responsible to shovel the snow or ice. John: ideally there is a project on a six-month cycle and to have a project from the east and the west end of the association. Geraldine moved to approve project #1, seconded by Jane. The vote was unanimous in favor of option #1.

### **Form Based Code**

Reggie talked about the Form Based Code (FBC). Ideally the vote would be taken at the October meeting to determine the level of support for the FBC. Sarah went to a CPRO meeting and reported that Safeway pulled out, as this location was not part of their business plan. Giant, formerly a MD company, has been sold to Stop & Shop. They don’t want to build under the FBC but want a suburban model for their store. That means a larger square footage for the store. The county could try to approach the grocery store companies. Safeway has a non-compete clause against any other grocery store for their location. Giant has the option to keep a lease on their property. B.M. Smith owns the Adams Square shopping plaza. We could ask the civic associations on the Pike to talk to each other about development along the Pike. We should find out who the principals are for the new development on the Capstone project (behind Eckerd Drug). Geraldine requested that the new Board works with other civic associations along the Pike. Also Inta Malis is working with the FBC. Reggie indicated that the Code does not include provisions for affordable housing, though a working group is forming - Columbia Pike Housing Group - to encourage preservation of affordable housing. Questions were asked about how to include new residents in the planning of the FBC. Does the project fit the Form? Architectural building material codes are included in the Code, but there is no means to deal with the architectural appearance of a building. Tom Greenfield indicated that there is no presence of citizens in the review process, only county officials at the administrative review process for projects under 40,000 sq. ft. Over 40,000 sq. ft. requires a zoning permit review. John called for us to get a seat on CPRO Board to get a voice for Adams Square. CPRO masquerades as a community group but really is a development group. Example: Giant wants a larger store than 50,000 sq. ft. and there is a limited community process; it’s a fast process. The FBC does not allow for affordable housing. This could allow displacement of families. Courthouse 21 was defeated, but it will come back. Issue: you retain the right of review of projects. Tom Greenfield said

it's the first time the FBC is being applied to the existing urban area. Affordability is an issue for both CAs to work together on. Any new construction will be at market rates. Sarah said it would be a good idea for the CAs to look at a reevaluation of the Code, maybe a Zoning Board amendment.

Ed updated the CHCA on a report based on 115 responses to the survey concerning the existing dog park. A public meeting the previous Thursday night was well attended. The overwhelming response was in favor of keeping the dog park. The County will allow the lights in the tennis court to remain on through most of the evening to accommodate the dog owners.

Ed moved to adjourn the meeting at 9:20 PM, seconded by Reggie.