

## CCA GENERAL MEETING MINUTES – MAY 15, 2013

### In Attendance

Maureen Ross, CCA President  
Andy Claster, CCA Vice President  
Meg Miller Rydzewski, CCA Secretary  
NC Committee Members: Tom Korns,

### Agenda:

A presentation by the Neighborhood Conservation Committee of the findings from the 2013 Survey, and a discussion with audience members on each section. The sections were:

1. Who we are, why we choose Cherrydale and traffic concerns (Maureen Ross)
2. Lee Hwy and Commercial Development (Tom Korns)
3. Community Services, and Historic Preservation (Sara Cruley)
4. Parks and Open Space (Deborah Cook)
5. How we travel (Gillian Burgess)
6. Land Use and zoning residential areas (Jim Todd)

**Each topic had a 3-minute overview/highlight, followed by 10 minutes discussion. The last 20 minutes were open discussion.**

### Speakers:

Maureen Ross, CCA President and NC Committee Member (she also spoke on behalf of Sara, Deborah and Gillian)  
Tom Korns, NC Committee Member (also spoke on behalf of Jim)

---

### **1. Who we are, why we choose Cherrydale and traffic concerns**

#### **Maureen Ross:**

We had a 20% response rate, and 90% completed the survey of 194 questions! We live primarily in single family homes, owner occupied (we changed from 56% to 68% owners since 2000 census). Single people and renters were slightly underrepresented. Around 44% said they had no children under the age of 21 living with them. 27% of our families have one “stay at home” parent, mostly moms.

Most of us (82%) are under age 65 and most of us plan to stay here at least 10 years longer, with 25% planning to stay “Till I die and they take me out feet first”. When asked about retirement, 17% (43/247) said they were already retired and planned to stay in Cherrydale and another 22% hoped to stay in Cherrydale when retired, but 20% (27/136) said it would be unaffordable to stay.

Few of us report physical disability needing assistance walking, but the 240 residents at Cherrydale Health and Rehabilitation Center (all disabled) did not participate in the survey.

The attributes respondents most often picked as their top five most important are Safety, real estate value, public schools, proximity to work and walkability. In terms of like or like a lot, the top five were our parks, “small town feel”, Cherrydale stores along Lee Hwy, our list serve and the newsletter. 75% of respondent put the following qualities as important or very important: appears/feels safe (241/247), affordability, real estate value, proximity to DC, tree canopy, proximity to work, to metro, our parks, “small town feel” (75%), retail on Lee Hwy, and older homes (183/247 = 74%).

The 5-points intersection was declared the least safe traffic area, no surprise. And speed humps followed by no traffic calming, speed warning signs, and crosswalks were the most popular calming tools. Stafford St by far got the highest priority for calming.

It was discussed that to increase appeal of Lee Hwy we should have a Business Association, and I spoke a bit about who I have already contacted and someone reminded me to add Neal Nichols (CD Motors).

Also noted: The majority of residents felt the real estate assessments were realistic but we’re overtaxed. There is concern that retirees will not be able to live here if this continues.

## **2. Lee Hwy and Commercial Development (Tom Korns), Land Use & Residential Zoning**

Most people like the name Cherrydale for the name of the commercial area.

The survey indicated that as a category, most people want to see more food-related retail in Cherrydale, including farmers’ market (85%), outdoor cafes (77%), neighborhood pub (64%), organic market (52%), and outdoor beer garden (42%). Other high scores were for other retail – bookstore (57%), home improvement (44%), and arts and crafts (40%). Professional offices scored well at 39%. Fitness services as a category also scored well – adult gym/health club (37%), kid play space (32%), and dance studio (24%). Retirement services and day care for special needs and senior services surprisingly scored low at 14%, while child day care scored 23%. Not surprisingly, due to high concentration of automobile related businesses, the lowest score was for automobile repair and dealerships (6.8%).

The 3 things Cherrydale residents would most like the Cherrydale Commercial District to be KNOWN for are: restaurants, independent retailers and outdoor markets.

Most people want the Cherrydale commercial district to be pedestrian friendly – this outscores car friendly almost 2 to 1, with bicycle friendly scoring in between.

A large bloc of voters wants to replace current commercial offices or car lots in the commercial district. Forty-eight percent said “yes,” and 39% said “in certain circumstances.”

A high percentage of Cherrydalers bike or walk along the Cherrydale commercial district – daily (14%), weekly (36%), or monthly (28%). Only 22% rarely or never bike or walk. Two-thirds say they’d like to be able to walk or bike along the Cherrydale Commercial District more often.

Responses suggest a desire for greater safety along the Cherrydale Commercial District – safer crosswalks (50%), more crosswalks with signals (40%), safer sidewalks (34%). Landscaping

improvements were also of high interest – 47% wanting more shade trees, maintenance of trees (32%), better landscaping (34%). Sidewalk improvements were also desired, including removing obstacles (35%), wider sidewalks (34%), smoother sidewalks (26%).

There was a lot of interest in improving the green space and tree canopy in the Cherrydale Commercial District. The greatest interest was in a continuous tree canopy along Lee Highway at 79%. Significantly, 60% want a greener pedestrian connection to Lyon Village and a larger green space with trees on the service road in front of 7-11 (56%). The remaining green improvements all got good support as well.

In the space along the entrance to Cherrydale Park (near 7-11), 75% of respondents would like the hosting of a farmers' market. They also want it developed as green space (58%).

When the undergrounding of utilities is complete on Lee Hwy, the extra area of green beyond the sidewalk and tree aisles in front of the Bromptons Lofts will revert to approximately 5 metered parking spaces and a bike lane – which is what respondents overwhelmingly preferred.

Generally, there was support for up to four story buildings (2, 3, & 4 stories in roughly equal percentages) in the Cherrydale Commercial District. There were two exceptions: Five Points sites: there was an interest in 1 story (34 respondents), 2 (44), 3 (40); and North side of Lee from Liberty to Cherrydale Hardware 51% favored 2 stories and 44% favored 3 stories.

Eleven people voted for 8-10 stories in all sites except for Liberty to Cherrydale Hardware (7). The response rate was modest at 177, with 86 skipping the question.

Sixty-two percent say commercial areas should not be re-zoned to allow construction of buildings higher than 45 feet (about 4 stories), while 24% say “in certain circumstances.”

When asked “If you would consider allowing any buildings in the commercial areas to be more than 4 stories, what is the maximum number of stories you would want to see?”, overwhelmingly, respondents said they had answered that question in question 181 (64%). Almost 27% would consider 5-6 stories.

Respondents recommended several businesses for Lee Hwy in Cherrydale that were not mentioned in the survey. CVS, children's clothing retail, hobby shop. Several showed their displeasure with Safeway by suggesting Giant, Harris Teeter, Trader Joe's, Wegman's, and Mom's. Several reiterated a desire for better restaurants, outdoor cafes, and pubs. One mentioned wanting a larger breakfast/lunchtime eatery.

One respondent felt that most of the businesses could be spruced up and their facades improved and, along with others, encouraged an historic look. Maybe get the CVFD to start a trend with a more old fashioned look. One commenter mentioned the feeling of Shirlington – homey, small feel with lots to offer. Several were opposed to having fast food and the Mattress Store and their like. Another respondent felt that the primary focus for Lee Highway should be to facilitate steady car traffic flow, maintain/grow more tree canopy beside the road, maintain sidewalks for pedestrians. Did not want bike lanes to take up too much road space.

Fifty-eight percent of respondents visit Lyon Village Shopping Center weekly. About 27% visit monthly.

Ninety-eight percent drive to Lyon Village Shopping center, and surprisingly, 39% walk. Eighty percent of respondents were interested in an attractive pedestrian connection along Lee to Lyon Village Shopping Center.

Forty-two percent visit the Lee Heights Shopping Center weekly, and 34% monthly.

Ninety-one percent drive there, and 57% walk there. Respondents indicated they'd like Old Lee to be beautified to make it a more appealing walk.

### **Audience Feedback**

- Is there a way to make Cherrydale retail more attractive so we have better occupancy?
- Traffic on Lee moves too quickly, particularly as you get down to the I-66 overpass and into Lyon Shopping Center. It impedes pedestrian activity around retail.
- Can we have a Cherrydale Business Association to come up with ideas to make the area more appealing (perhaps adopting trees, beautification, lamppost banners, holiday decorating)? Maureen will work on Pasha's owner to see if business owners can get organized.

### **3. Community Services, and Historic Preservation (Sara Cruley)**

Presented by Maureen Ross:

#### Community Services

In the last 12 months, have you visited the Cherrydale Branch Library?

245 respondents. 146 (60%) said yes.

The majority of respondents take advantage of our neighborhood library.

Respondents use the library for many reasons, such as to check out books/DVDs/magazines, visit an art exhibit and attend a kids group. And doing paper work

What other services would you like to see and use at the Cherrydale Branch Library?

113 respondents. 61 (54%) would like a comfortable reading area and 61 (54%) would like an outdoor garden reading area. 42 (37%) would like coffee service and 42 (37%) would like a coffee lounge. 30 (27%) would like a meeting room.

Recommendation based on #78-82- Cherrydale respondents use the Cherrydale branch library as their library, use it with frequency and use it in many ways. County should investigate expanding the reading areas and other amenities of the library.

Do you ever feel unsafe in Cherrydale during the following areas and times of day?

155 respondents. Respondents could chose if they felt safe or not at various locations. In the 2005 survey, 96% of respondents felt safe. Today, there is concern about safety near I-66 parking garage, and all bike paths in our community, especially during the evenings and nights. Recommendation- County should improve lighting and increase patrols on bike paths and near the I-66 parking garage. County should increase brush removal efforts to widen clear paths and enhance sight lines that are currently causing safety issues.

Are you aware of a homeless person(s) often living on the street (in parked cars) or in one of the parks near you?

242 respondents. 139 (57%) said no, 103 (43% said yes).

Recommendation- County should assess the homeless population of Cherrydale and take the necessary steps to bring the appropriate resources to help them. Also, County Should enforce its rules about park usage after dark.

What service(s) would you like to add to the garage?

165 respondents. 153 (93%) said farmers market, 41 (25%) said craft vendors, There is strong support for a farmers market in Cherrydale.

At this point we have only 2 regularly held Cherrydale events, the Cherrydale Parade and the Annual Cherrydale Yard Sale. What other events, if held, do you think you would be likely to attend?

194 respondents. Respondents are most likely to attend a July 4<sup>th</sup> picnic- 97 (50%) and House and Garden Tour- 94 (49%).

Internal CAA Recommendation- CCA should revitalize the committee for a 4<sup>th</sup> Of July picnic. Audience suggested it would be great to have a dance at the CVFD.

We'd like to see more people attend the annual parade. If you have not attended it recently, what is the reason?

223 respondents. 73 (33%) said they do attend. Of those who do not attend, 70 (31%) said it is because it's held on a busy Saturday morning so they can't attend.

It turns out Sunday afternoons are best for meetings AND PERHAPS for events.

#### Historic preservation

We want developers to be required to make financial contributions to walk/bike infrastructure followed by parks.

Respondents are extremely supportive of preserving neighborhood institutions (90%).

60% did not know about the tax credit for historic renovation. Some discussion ensued, explaining it.

Large majority would support an Arlington Tax Credit program to preserve and update older homes in historically sensitive and approved manner.

#### **4. Parks and Open Space (Deborah Cook)**

Presented by Maureen Ross:

The I66 multi-use trail/bike path, Cherry Valley Nature area and Oak Grove are our most frequented park areas and 56% think there is room for improvement (particularly the addition of benches, trash cans and water fountains). 97% of us walk in Cherrydale, and a majority bike and garden. Many would like a community garden. Most respondents think the county could do a better job of maintaining the trees and green spots on Lee Hwy. 83% would support a county program to help homeowners maintain rather than remove large mature trees.

## Audience Feedback

- Could we put a note out on the listserve asking who might want a tree on their property to provide canopy in north Arlington?
- An easy way to beautify the neighborhood and get those trees to grow: plant the trees and actually water them.
- Oakgrove Park side entrance 17<sup>th</sup> Street at 7:30am on Wednesday, there will be a tour of the County's plans for the park.
- If County can buy Chevy Volts and Priuses to show how green they are, they can certainly water trees along Lee Hwy.

## 5. How we travel (Gillian Burgess)

Presented by Maureen Ross:

58% (130/226) commute primarily during traditional “rush hours” but 46% telecommute at least sometimes. While we primarily drive, many metro, walk, take a bus, cycle or car pool at least a few times a month or more.

70% believe county should place a priority on students being able to walk to school rather than bus. We have an untapped potential for more bus ridership if there were more frequent buses including weekend.

## Audience Feedback

- Before 66, buses ran more frequently. I-66 decreased ridership.



---

## FINAL WRAP-UP FEEDBACK:

- The zebra crosswalks with flashing lights activated by buttons – seen them near Shirlington, on Carlin Springs – would make pedestrians feel safer on Lee Hwy and Quincy St. An example is this HAWK (High-Activity crossWALK) beacon signal in the photo at right.
- It's very dangerous trying to parallel park on Lee Hwy around Monroe. Too much traffic speeding behind you.
- Where that well-worn path was at Cherrydale Rehab across from Safeway used to be a crosswalk. Probably should still be a crosswalk.