

The August 12, 2025 meeting of the Arlington Heights Civic Association was held via Zoom. The meeting was called to order by president Brian Sigritz at 7:02 PM.

Attendees: Carol Alcock, Anna, Ted and Dora Sue Black, Jim Brubaker, Carolyn, Mary Crosby, Mahender Dudani, Mark D., Kelly Davison, Evan Farley, Rachel Fleishman, Liz Fried, Andrea Hostetler, Hrisckos, Julie I., Eileen Janas, Megan Garner (Ketchum), klep, Eric L., Shari Langer, Carole Lieber, Marilyn Marton, Gail Massot, Conchita Mitchell, Lydia Mitchell, Janet Presswood, Lara R., Reggie, Thomas Russo, Kristi Sawert, Tia Scales, Brian Sigritz,, Stacia, Miles Townes, Tom Wacker, Will

Visitors: Matt Richard, Arlington County Fair Board; Emilee Riches, Jerri Solomon, Arlington County Parks and Recreation; Lauren Riley, Walsh, Colucci, Lubeley and Walsh PC; Peter Colarulli, Snell Properties

### **Arlington County Fair:**

The Arlington County Fair begins tomorrow August 13. Brian thanked Matt, Emilee and Jerri for their hard work and for joining our meeting to discuss any unsettled issues. Parking passes have been distributed. The Beer Garden and the stage have moved from 2nd street to the fair grounds. Parking restrictions are determined by the Arlington County Police Department, not the Fair Board. The A12 bus that normally runs on 2nd St S will be rerouted to 7th St. S. Fair volunteers will walk the neighborhood during the day and pick up trash. Opening ceremony is at the Beer Garden at 5:00 PM, followed by treats as a thank you to Arlington Heights neighbors.

Emilee and Jerri thanked the attendees for all our feedback.

Ivy and Jackson are blocked at 2nd St. Parking is only allowed on one side of the street to enable those who use it by mistake to safely turn around. Ms. Mitchell advised County staff that they need to get parking restriction information to residents with more lead time. A resident on Ivy St. left for vacation leaving a car parked on the street prior to notification of parking restrictions.

Passes can be picked up at the vestibule at TJ even though the sign says TJ is closed until 8/23.

The sign on 5th St restricting parking to "Board Members Only" is a mistake. Matt Richard is working to get it resolved.

Residents at Dominion Square Townhomes are concerned about parking enforcement. Their regular signage prohibits non-resident parking. They block the 2nd St S entrance and leave the 5th Street entrance/exit open.

The County has scheduled the installation of the new lights on Irving between 6th and 7th St for this week and will not change the schedule.

4-6 parking enforcement officers will be walking through the neighborhood issuing tickets but will not be towing cars. In the past some visitors have blocked driveways and said the ticket cost is worth it. Call Brian Sigritz if your driveway is blocked.

The dumpster for cooking grease was left too long last year. Emilee reported the County is working with a new vendor and will have steel drums that should be picked up Monday morning. Dumpsters have been moved behind TJ for vendors and Parks Department.

**Secretary's report:**

Minutes of the May meeting were approved. Eileen Janas apologized for the last minute distribution of the minutes to the listserv.

**Treasurers report:**

\$2513 in the account. There are currently 49 dues paying members. Dues can be paid to Kelly Davison by cash, check or Venmo.

**President's report:**

Please contact Brian with suggestions or help planning a fall event.

President Brian Sigritz reported that the July joint meeting with Penrose focused on the Walter Reed Complete Street project. Activity will start with the 9th St S intersection this fall. Attendees had lots of questions about sidewalk width and loss of parking spaces. Columbia Pike Partnership is getting involved on the loss of parking spaces.

There is low turnout for the status report meetings on the Grace Hopper Center construction. Brian hopes that means there are not a lot of issues.

Brian is concerned about Phase 2 of the project: renovation of the current Career Center for Montessori and demolition of the Patrick Henry building . He spoke to the School Board at their June meeting and sent a letter of concern.

Irving St. 2nd-6th St - no start date.

Columbia Pike - no change to the anticipated construction completion date of 2025.

Toll Brothers Fillmore Shopping Center - hopes the project will go forward.

**Arlington Neighborhoods Program update:**

Eileen Janas reported on the 1st Road South project. Design is going through internal review. Final design this fall. There will be a Final Design meeting and a Pre-construction meeting with a tentative construction date of May 2026.

**Sidewalks on S. Highland St. between route 50 and 2nd St South-**

There are many projects in the Arlington Neighborhoods Program queue ahead of Arlington Heights, but the County hopes to have staff available to work on the project by Fall of 2026 (a year from now) or spring 2027.

Missing link sidewalk at 134 S. Fenwick — There is no sidewalk in front of one house on the first block of S. Fenwick St. The current homeowner has requested it through the Missing Links program. It is going through the design phase.

**333 S. Glebe Road Apartment Building:**

Lauren Riley showed schematics for a proposed apartment building at 333 S. Glebe Rd. Snell Properties owns the Dominion Apartments, built in 1953 and renovated in 2020. Snell proposes a four story building at the north end of the property abutting the sidewalk with 124 units. There will be 172 parking spaces in underground parking, 93 for the new facility and 70 to replace the surface spots that will be lost. The garage will have an entrance off Old S. Glebe and an exit from the east side to S. 2nd St. Residents will have to pay for parking. (It was unclear if this applies to residents from both buildings.)

The current facility has 188 units. There will be 312 units for both facilities. There will be 321 total parking spaces for residents and visitors. The parking area for Ruthie's All Day will not change.

The project requests additional density.

There will be no roof amenities; the outdoor daycare play area will be relocated; still working on landscape design; no determination yet on the dog play area.

There will be a 6' sidewalk on S. 2nd St. with a bio-retention area. The pool area will remain unchanged.

17 studio apartments, 104 one bedroom, 3 two bedroom.

The application requests a reduction in parking spaces from the number required in current regulations.

The traffic study said there would be minimal impacts.

Questions from meeting attendees focused on parking impacts. Attendees wanted to know what will prevent residents from trying to find street parking instead of paying for parking. Ms. Riley said that resident education would cover that aspect, and that Arlington County would enforce the parking regulations of the neighborhood. Neighbors advised that there is no zone parking that protects parking for residents and that the neighborhood currently has overflow from TJ Community Center, the schools and Ruthie's—non of which have sufficient parking.

Concerns were expressed about the traffic impacts at the four-way stop at S. 2nd and S. Old Glebe Road which is particularly heavy in the morning.

Peter Colarulli from Snell Properties acknowledged attendees concerns about parking. This was the initial meeting to introduce the project. There will be a public review process. Brian will schedule a follow-up meeting for Sept/Oct to get additional feedback from Snell.

The meeting was adjourned at 8:44 PM.

Respectfully submitted,  
Eileen Janas  
Secretary, Arlington Heights Civic Association

Addition to the Minutes:

Brian Sigritz provided the following link to the presentation slides in an Aug 14, 2025 email to the listserve:

<https://thelandlawyers.sharefile.com/share/view/s4f9e888cdaa5438c96741766e4f7c842>