

LPCA Meeting – October 8, 2014

John started the meeting at 7:35.

He welcomed the new businesses who are in the neighborhood and the opportunity to interact with community members.

Kiwa - #1 Sons Pickle

He sells pickles at Farmers' Markets. He asked people to provide their email. He is local, and makes pickles next to Mocha off Columbia Pike. He encourages people to stop into his pickle factory. He is producing fermented things: pickles, yogurt, kimchi, and other items. He is sourcing his ingredients locally. His sister is his partner in the business. They operate in Union Market, the Columbia Pike Farmers market, and other special venues. How long does the fermentation process take? It depends on what he is making – the time period varies. He markets to local stores – John suggested hooking up with Streets Market. Streets indicated an interest.

Campbell from Streets Market

They are at 2201 N Pershing, right across the street from Days Inn, next door to Merit Academy. They are a small, specialty grocery store. They are trying to be affordable, source locally and stock items people want. If there is anything the neighborhood wants on the shelves, let him know. They are eager to meet the needs of our neighborhood. They have an interesting distribution model – the owners background is distributing to Yes, Whole Foods, etc. – the smaller, specialty stores. They are urban oriented, like density and serving communities that aren't always well served. The DC store at 15th and Florida has a full kitchen, and prepares the food there and brings some of the items in to the Arlington store. They have a small footprint in Arlington. They carry a lot of gluten-free products. Focused on variety and quality. Are they feeling successful? They do need more foot traffic, they mostly have car traffic. Neighbors are their target. What products are sold that can't be bought somewhere else? They have organic, natural and regular products, including Italian chocolates and German gumi bears. John noted that he met their chef: He-Man.

Merit Academy – new principal, Edward and a corporate rep attended

Minnieland is the Corporate company and has been in business 40 years. This is the 4th Merritt Academy. They have been working with Arlington County about the playground space – some issues over storm water management. Merit Academy provides preference for Lyon Park Community members – they maintain two lists. There are also scholarships available, one specifically run with DHS, but they sponsor another scholarship program for families that may not meet the DHS requirements. They are working to make themselves known to the community, and have contacted Long Branch, Patrick Henry and Key for before school and after school drop-off and pick-offs. They are not yet at capacity; full capacity will be 126 children. Training? All teachers have CPR and First Aid instruction. Edward has a master's in Early Childhood education and psychology. Subsidized slots? 5 through DHS

and general scholarship to fill gaps. Foster families also qualify for subsidies. The LPCA also thanked Merit Academy for their donation to the LPCC Renovation effort.

Mocha Café and Pastries – Nima and Fojan

Focus is on French-Persian foods. The store is expanding their menu, and has a tasting this Saturday at 6 pm. Her mom is a therapist, she is in grad school and her dad owned the sign shop that was there. He went on vacation, and she and her mom redecorated. It took about a year to accomplish the complete transformation. They are completely new to the restaurant business, but feel very fortunate to have opened in Lyon Park because this is a very supportive community. All the pastries are made fresh daily. They will make pastries for any occasion or celebration. They have been trying to get gluten-free, dairy-free and vegetarian items on the menu, and are working to have more offerings on their menu. Business is good, and they have hired local students from the community to cover some of the busy periods. They throw monthly events at the shop. They are on Facebook, Twitter, foursquare and have a Belly subscription service. What is a Persian Pizza? An 8" pizza that comes with the flavors of the day: chicken, mushroom, smoked beef, Persian salami. There is no tomato sauce, but a homemade ketchup is the base of the pizza.

Spark Yoga – Renee is the communications director renee@sparkyoga.com

Spark is located in 2201 Pershing Drive. They offer different styles, and pilates as well. They do 30 day program challenges. 40 day detox is coming up – starving the ego, feeding the soul. Yoga is for everyone, and supports good health and wellness. Their second location is opening in the Mosaic District. They want to partner with local businesses for their special monthly events. Spark yoga is paperless – they are on facebook, twitter and Instagram. They want to be involved in the community. Every Saturday they have a donation session at 4 pm – in October, all the donation-based classes go to a cause for cancer.

Sehkreft Beer Garden and House – Devon Hicks and Barnes Lawson (attorney)

Owners of Westover Beer Garden are opening this craft beer market with local artisan cheeses and a butcher shop – with a small market. It will also be a restaurant. At Westover, there is live entertainment in the beer garden. They are about 100 feet from their nearest neighbor. They will have parameters to control the sound, including noise sensors and a noise curtain. The chief brewer is John Peters, who started Port City and Dominion. Growler fills will also be done at the market. It will be family-friendly, like the current beer garden. The seating capacity is about 220 inside and 340 total, including the outside.

Barnes explained the permit exemption. The music is inside. There will be a “glass curtain” of doors to facing out to the beer garden. There will be a 10 pm limit every day to leave the doors open. They would like a letter of support from the neighborhood. John indicated that we will discuss it and vote. What is the parking? There is paid parking in the building.

Larry clarified where exceptions have been granted in Clarendon: American TapRoom. It didn't work with the condos across the street. Up to that period, all the Civic Associations have been firm in not

allowing open doors for entertainment. Larry's concern is that once you create a precedent, the brakes are gone forever. A-town also had noise issues, but they also have a lot of police calls and arguably attracts a different crowd than the Beer Garden does in Westover. People won't want to pay to park – can we ask that the parking in the building (first floor) be made free? Should we get zoning all night for neighborhood streets to be sure people don't park in the neighborhood? Do we need to close off Garfield? Put zoned parking until 1 am? We will discuss conditions.

To Do (by John):

- Consultation with other civic organizations
- Consultation with Garfield Park apartments to determine what they think about having the business below them
- Consult with Westover neighborhood

Given the current conversation, John asked for a sense of how many people are interested in allowing them to move ahead. He believes that the To Dos need to happen, and then the Exec Committee will move forward with the To Dos (listed above).

John asked for a show of hands to support Sehkreft Beer Garden and House to have live music with an open glass curtain for a probationary period. An overwhelming number of attendees indicated they were in favor of supporting their petition.

Food and drink for the meeting were provided from a number of businesses.

TJ Working Group Update

APS is looking to find more space. There is a committee looking at siting an elementary school somewhere on the TJ site; the LPCA is represented by John Goldner, and Kathleen McSweeney is the alternate on the committee. The public forum is being held on October 18, 2014. If you have an opinion you should attend. There were some in the room who believed that the committee is flawed. There was a clarification that part of the charge dictates that no parkland and no park services will be reduced

We will have a separate conversation as a community sometime in late October or maybe at the November meeting to take comments on this issue, providing more information to the community ahead of time.

Highland Street

The original issue came up in 2010. There were several residents who brought up the project at the time. There was an LPCA vote in 2010 to condone projects – the Cleveland Street lights and the Highland street sidewalk project. The Cleveland Street project has been completed. The Highland Street project has now gathered enough points to be assessed by the county. There is now a clipboard survey underway. The County tries to obtain input from as many people as possible on the street to obtain opinions. The clipboard survey is designed by the County, it is being conducted by four volunteers from the community (John Fiske, Natalie Roy, Bess Zelle, Scott Miliam). There is a feeling that the residents

on Highland have not received communication from the LPCA, and the residents received a letter in August of 2014. They weren't aware of the conversations that took place in 2010, and don't support it. The NC process allows projects to be brought forward. Many neighbors do not want sidewalks on Highland. The clipboard petition is the process to impact this, not the LPCA. The rules and guidelines of the LPCA indicate that there should have been outreach to the community and particularly the impacted parties. Some residents have asked LPCA to research if the proper process was followed. If so, then the residents are looking to see the minutes. If not, then the process needs to be fixed for future projects, and the residents would like to know if they have some other recourse.

John will speak to the County staff person and Natalie, to see if there the public meeting and the clipboard petition may be done in parallel.

Community Center Renovation

We have not yet broken ground but the community center has stopped rentals. The contract will be issued any day. There was a limited, independent review committee which issued a report to the LPCA Executive Committee. There is some back and forth and some requests from the LPCA Exec Committee to the Financial Review committee regarding the report. The BoG does not need the approval of the LPCA to move forward – they have already received the go ahead in previous votes from the community. The LPCA does want to provide the BoG with the assessment of the Executive Committee. They are looking at the recommendations put forward by the Financial Committee. When will the report be released? Comments will be coming to the financial review committee, because there are clarifications that were requested. The recommendations in the draft report will be brought to the BoG at the BoG meeting tomorrow evening (Thursday, 10/9). There were comments that the committee chose not to look at the 40 evenings of minutes held over several years, and could have included that information in the report, but wasn't. They only focused on the financial statements prepared for the loan with the bank, the letter from the bank and the loan documents. There has been a large effort to guarantee the loan – neighbors have stepped up and have guaranteed \$340K to date.

A neighbor who donated to the community center asked why we haven't broken ground yet. He doesn't want the process to drag on any more.

COMMUNITY NOTIFICATION: Kevin Baer has indicated that there will be a motion brought forward to disapprove the LPCC renovation loan to the community at the November 2014 meeting.