

Parking Lot Study Committee

Status Update January - March 2023

Activities this Quarter

For the calendar quarter ending March 31, 2023, the Mount Olivet Parking Lot Study Committee reports the following activities, meetings, and deliverables for the ongoing study of potential development of the parking lot.

Congregational Survey

The results of the survey conducted in November/December of 2022 were compiled and posted to the Mount Olivet portal. Results of the survey can be viewed [here](#). The Mount Olivet Parking Lot Study Committee thanks all of the survey participants for sharing your thoughts and insights about the development of the parking lot.

Experience from other projects

On February 26, 2023, Mount Olivet held an expert forum with invited speakers that have completed or are in the process of developing similar projects on their property. A [recording of the presentation](#) is available on the Mount Olivet portal. We had the pleasure of hearing from:

Pastor Sarah Harrison-McQueen, the senior pastor at Central United Methodist Church in Ballston. Pastor Sarah has played a key role in the visioning and now under construction of a building project of an 8-story residential building that will incorporate a new church, with on-site childcare and 144 affordable housing units.

Susan Etherton is an Elder and Spiritual Director and served as the lead layperson for the redevelopment effort of Arlington Presbyterian Church, which created Gilliam Place, a mixed-use development of 173 units of 100% affordable housing, a right-sized space for the church and the new home of La Cocina (now Kitchen of Purpose). Earlier in her professional career, Susan spent 18 years in multifamily real estate, the last 3 in developing affordable housing in DC.

Activities of the Study Committee

The Study Committee, individuals and/or the committee as a whole, continues the process of meeting with various groups, and organizations to gain knowledge of processes, options and various alternatives for consideration of an overall plan for the parking lot. Meetings with neighboring civic associations took place and/or are being scheduled so as to ensure ongoing communications with Mount Olivet's neighbors.

Meetings were conducted with:

Date	Organization	Attendees	Key Topics
1/31/23	Arlington Partnership for Affordable Housing (APAH)	-Carmen Romero: APAH Director -Chuck Mitchell	Economies of scale would prefer the larger number of housing units (100 versus 60). Recommends broadening our look beyond medical offices as a solution to the parking.
2/7/23	Arlington Partnership for Affordable Housing (APAH)	-Study Committee -Carmen Romero	Advised the committee to, at the right time, hire a project manager that is professional in communicating with developers.
2/15/23	Waverly Hills Civic Association	-Chuck Mitchell -Paul Holland (WHCA) -15 attendees	WHCA is supportive of the approach that MTO is taking with regard to having open and frank conversations with the neighbors.
2/16/23	Northern Virginia Affordable Housing Alliance	Jill Norcross: Executive Director	Jill recommends we continue having conversations with housing developers to explore options for the mixed use that Mount Olivet is proposing. Jill is making email introductions to: <ul style="list-style-type: none">• Wesley Housing• AHC - formerly Arlington Housing Corporation
2/27/23	Wesley Housing	-Kamilah McAfee: President and CEO -Judith Cabelli: Director of Real Estate Development	As developer, Wesley Housing has not worked on a solution that matches what we are seeking but is open to seeking options. Kamilah indicated that to pursue something like this

Date	Organization	Attendees	Key Topics
		-Chuck Mitchell	would likely involve some form of joint venture on the development side.
3/12/23	Culpepper Gardens	-Ken Aughenbaugh -Brent Baxter -Chuck Mitchell -Ryan Brown	Ken is a Board member at Culpepper Gardens and former Arlington County Director of Housing. Met in the parking lot. Ken described options in addition to ground lease that MTO may want to consider. Suggested we start talking to land-use attorneys.
3/14/23	AHC Inc. (Formerly Arlington Housing Corporation)	-Paul Bernard: President & CEO -Alan Goldstein -Chuck Mitchell	AHC is another option as a full service developer that can lead/assist with the full scope of a development project. Initially they can assist with providing tours of other projects, conducting feasibility studies, and giving presentations to the congregation on concepts and processes.
3/21/23	Cushman and Wakefield	-Study Committee -Michael Foster (MTFA) -Paul Norman -Mark Wooters -Brendan May -John Pellerito	MTFA - Michael Foster introduced MTO to the team at Cushman and Wakefield. Following introductions, the C&W team provided background and comments on a number of the topics key to the Mount Olivet project including: <ul style="list-style-type: none"> • Long term ground lease • Medical office use • Capital markets particularly as they relate to projects in Arlington • Demographics • Demand • Assisted Living, Independent Living and Memory Care • Parking

Activities Planned for Next Quarter

Small Group Discussions

A series of forums, discussion groups and presentations are being scheduled to begin in April that will address the topics and questions raised in the survey. In particular:

- Experience from other projects
- Governance and management
- Financing and how the project will NOT require a capital campaign or impact Mount Olivet's budget
- Differentiating the Mount Olivet Community Center as a separate entity from the other operations

Frequently Asked Questions

The [FAQs](#) on the Mount Olivet website are being updated to address the specific questions asked in Question 5.5 of the Congregational Survey. Check back for updates.

General Talking Points

The Study Committee is preparing a slide presentation of status and talking points. This presentation will be for general distribution for the purpose of providing neighbors and other interested stakeholders with current and accurate information regarding progress of the proposed project.

Questions or Comments: Kindly submit questions or comments using the comment form on the [Parking Lot Study](#) portal.

Submitted by:

Chuck Mitchell - Chair