



# Arlington Ridge Civic Association

2604 South Grant Street, Arlington, Virginia 22202

Website: [www.arcaonline.org](http://www.arcaonline.org)

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## Mini-Survey is a Precursor to the NC Plan

ARCA neighbors were asked to provide feedback via email on what they value about our neighborhood. 39 responses were received to the question: What do you like most about living in Arlington Ridge? The mini-survey showed that the best thing about Arlington Ridge is the location. 29 responses included comments on the proximity to D.C, shopping, entertainment, airport, and other destinations, many of which are accessible by walking. Other advantages included: "island in time character", "neighborhood feel in a big city", "friendly", "wonderful community", "a variety of architecture and the many trees [that] make it a visually interesting neighborhood", "something for everyone", and "proximity to bike paths". And we learned something new with this comment: "Although our large trees were cut down during the Civil War, their descendants are still part of our neighborhood. There are over 100 native species of trees, shrubs, and plants in Fort Scott alone."

The mini-survey was intended to broaden members' input into the newsletter, and to get residents thinking about neighborhood issues. The Neighborhood Conservation (NC) survey will solicit input on a number of topics, and will be used as the foundation for the proposals in ARCA's NC Plan. The survey has been developed by ARCA and approved by the County. We are working to create an online form to make it easy to collect the data and analyze results. A paper survey will also be available. We hope all ARCA members will participate in the process over the next few months.



## Development Progresses in South Arlington

As development continues in S. Arlington, ARCA is working to establish a framework that consolidates our voices and provides our vision to the County by using the upcoming neighborhood survey, the Crystal City Citizen Review Council (CCCRC) and our involvement in the Long Range Planning Committee. We need your input and feedback to ensure that we are capturing your vision for the neighborhood. Help us by completing the survey, attending the meetings, and/or emailing us your thoughts at [arcaneighbor@gmail.com](mailto:arcaneighbor@gmail.com). We look forward to seeing you on Nov 18th. **Details on plans for Crystal City and Pentagon City: see pg.3**



2010 Halloween Parade: more on pg.2

*Celebrate the festive season by meeting neighbors at the ARCA meeting and other community events. Remember to earmark time and money for ARCA as you make plans for the New Year and help keep our beloved neighborhood beautiful, safe and lively. HAPPY HOLIDAYS!!*

**Next ARCA Meeting: November 18, 2010 at 7 pm**  
 at Aurora Hills Community Center, 735 S. 18<sup>th</sup> Street, Arlington VA 22202  
**Guest Speakers: Mike Novotny, Vornado, on the Penn Place Proposal and Natalie Sun, Arlington County Planner, on the Proposed Land Swap** (see pg. 3)

## County Reviewing Neighbor Comments on "15% Design Plan"

By Andrea Walker

Arlington County's Elizabeth Diggs, Capital Projects Management Coordinator of the Transportation Division, is reviewing the comments neighbors provided on the County's preliminary design (the "15% design plan") for the reconfiguration of the

Ridge Rd/Oakcrest Rd/23<sup>rd</sup> St intersection. Ms. Diggs and her associate Dan Reinhard had presented the plan at our September meeting. The County's response to our comments will be posted when received at [www.arcaonline.org](http://www.arcaonline.org)

## Schools News

By Kathie Laird

Thanks to Arlington voters who passed the bond referendum to rebuild Wakefield High School. Construction should start in July 2011.

### Wakefield High School

10 Nov, 7:30 pm - Marching Warriors in Concert in the Wakefield auditorium

12, 13, 19, and 20 Nov, 7 pm - Fall Play "Almost, Maine" in the Wakefield auditorium

14 Dec, 7 pm - Winter Music Concert in the Wakefield auditorium. Everyone is welcome, especially donors to this year's Tag Day who can hear the WHS band, orchestra, choral, and jazz band students perform.

## Report from the Treasurer

By Renee Messalle

In October we received an additional \$380 in dues which was offset by expenses of \$640.52 including the Sept. newsletter, membership coffees and Halloween parade. After our 2010 expenses are paid (including costs of the Nov. newsletter and Hume school

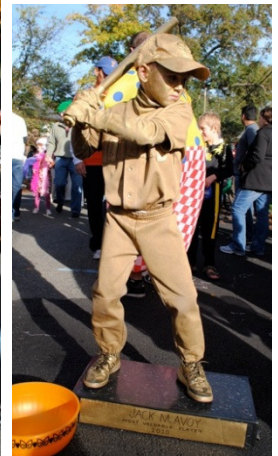
### Oakridge Elementary

Tutors are needed on Tues & Thurs, 3:30-4:45 pm. The Oakridge volunteer tutoring program, in its 13th year, continues to make a difference in the lives of children in our community. Tutors work with a 3rd-5th grader in reading, math, and homework. Volunteers receive training, are provided with materials, and enjoy support and access to resources to ensure student and tutor success. For more information, contact: Tom Martin at [tom\\_martin542@hotmail.com](mailto:tom_martin542@hotmail.com) or (703)521-5005; Bob Perkins at [lightman329@yahoo.com](mailto:lightman329@yahoo.com) or (571)216-5098; or Casey Dolan, Oakridge Tutor Coordinator at (703)228-5840.

cleanup), we will have money in the budget to make a donation to Fire/Police/Library. If you have any other suggestions, please feel free to contact us at [arcaneighbor@gmail.com](mailto:arcaneighbor@gmail.com) or at our Nov. meeting.

## 7th Annual Aurora Hills Halloween Parade

The parade was held on Saturday, October 30<sup>th</sup>, 3-5 pm. We thank AHCA for rescheduling Boo-Ha-Ha to Friday and accommodating the parade on Saturday. We also thank the Aurora Hills Playgroup, Fire Station 9, and the Second District Police for supporting the parade again this year, and the dozens of families that donated time, snacks and cash to make the parade a success. The parade was well-attended and the weather was beautiful.



## **Crystal City Redevelopment** *The Implementation Phase is Beginning*

The County Board adopted the Crystal City Sector Plan (5-0) on Sept 28<sup>th</sup>. Specific guidance was given for the implementation of the plan in areas of housing, public space, connectivity, transportation infrastructure, energy and monitoring of the plan. See <http://www.arlingtonva.us/departments/CountyBoard/page78402.aspx>

Two areas of this guidance are of particular interest to our community. First, infrastructure improvements must commence in advance of major development. In order to furnish funds for the effort, a tax increment finance (TIF) district encompassing Crystal City and Pentagon City Metro Districts including Potomac Yards was established at the October board meeting. TIF is new to Arlington although it has been used in many other areas. It is NOT a new or additional tax. "It supports development and redevelopment projects by capturing the increase in property tax revenues created by the development or redevelopment area and investing a portion of those funds in improvements associated with the project." Basically, it is using future gains in taxes, in this case property taxes, to finance current development. A portion of the property taxes paid on properties in the TIF district will be used to pay for roads, light rail, etc. in Crystal City. For more information on TIF, see: <http://www.arlingtonva.us/departments/Communications/PressReleases/page78749.aspx>

The second piece of the guidance specified establishment of CCCRC comprised of Crystal City (CC) residents, CC business owners, CC landowners, adjacent civic association representatives, and a representative from each of the Planning, Housing, Environment and Energy Conservation, Parks and Recreation, and Transportation Commissions with support from County staff. The CCCRC will develop metrics and then evaluate progress against these metrics on all dimensions of the Sector Plan. They will identify adverse impacts; monitor traffic impacts on major streets and refer back to county for mitigation where appropriate; in collaboration with the Planning Commission, consider new urban design guidelines that address the transition areas west of US-1; and consider, with the Housing Commission, numeric goals and options for additional financing resources or tools to help fully achieve the County's vision of Crystal City as a mixed housing community. ARCA is working with the County Board to develop the charter for this team. This concept of a citizen-led assessment team using defined metrics to provide feedback to the County is new for Arlington and should give our

community a true voice in both assessing development impacts as well as recommending modifications. We want to hear from you on your ideas on tracking metrics as well as ARCA's membership and support team for the CCCRC.

With the establishment of a TIF district, the funding strategy was completed. We are already seeing movement from the developers. The owners of the property at the corner of Eads and 18<sup>th</sup> Sts. are considering their development options as the post office moves to the Metropolitan in the coming year. Development on 23<sup>rd</sup> St. between Clark/Bell Sts. and Crystal Drive is also being considered.

## **Pentagon City – Penn Place** *Potential Density Increase Being Considered*

In addition to the initiatives in Crystal City, a Phased Development Site Plan (PDSP) amendment has been submitted for Pentagon City. Vornado is proposing four office buildings (2 DoD, 2 commercial) and a hotel on the tract bounded by Army-Navy Drive on the North, and Eads St. and Fern St. on the east and west respectively. The southern boundary will become the continuation of 12<sup>th</sup> St. between Crystal City and Pentagon City, where 12<sup>th</sup> St. runs up to the Fashion Center.

We have received the Vornado proposal and had preliminary discussions with their representatives and County planning staff. The plan presumes a higher site density than the current PDSP through a fairly complex combination of density transfers from North Tract sites as well as granting of bonus density. At our Nov. meeting, Natalie Sun from the County will brief us on the basic proposal framework including density swaps, and Vornado will follow with plan details. One item of interest is whether this proposed transfer of density will set any precedent for future Pentagon City development.

### **Are your house numbers clearly displayed?**

Please double check to be sure that your house numbers are clearly displayed. Not only does this help taxies, mail and commercial deliveries to reach the right address, but it also helps your neighbors who hand deliver the ARCA newsletters. This has become more important as many of you receive the newsletter electronically. As a result, we have to check the house numbers to be sure you receive your newsletter in the correct format. Thank you for your help!!

## Membership Coffees Are A Success

By Patty Joyce

Thank you to our neighbors, Scott McCoy and Steve McLendon, Jim McCowan and John Mentis, and Katie Buck with her co-hosts Dan Troutman and Dennis Zauner, who opened their homes for neighborhood coffees in September. These coffees are a great way to meet your neighbors, and we hope to continue this neighborhood tradition in the spring. Keep your eyes open for the announcement!

Would you like to be involved in getting to know your neighbors better, and growing ARCA at the same time? We'd like to grow ARCA membership through social events and charitable endeavors. This will also very simply be a great way to get to know each other. So, if you'd like to be involved, please email [ARCAnighbor@gmail.com](mailto:ARCAnighbor@gmail.com). You don't have to make an extensive time commitment; we will welcome anyone with any little bit of time or expertise to offer. We will have our first meeting after the holidays.

## 5th Annual Holiday Boutique

Aurora Hills Women's Club

Saturday, December 4, 2010, 10 am – 4 pm

Mount Vernon Baptist Church, 935 23<sup>rd</sup> St.

This year's Boutique will feature a variety of artisans selling quality hand-crafted jewelry, handwoven scarves, handmade herbal soaps and candles, global handcrafts, silk and cashmere shawls, custom handbag designs, imported linens, and much more!

The Women's Club bake sale will have tasty treats to take home or enjoy on site. By shopping at the Boutique, neighbors can pick up one-of-a-kind gift items and support the Arlington Historical Society in the restoration of the Hume School Building and other neighborhood charitable causes.

Even if you don't shop, be sure to stop in for a chili lunch. There will be many raffle items and raffle baskets available, so take a chance and you may be the lucky winner of local restaurant gift certificates, personal pampering, sports tickets and more.

For information on vendors, bake sale, and raffle, see: [http://web.me.com/smallsue/AHWC/Boutique\\_2010.html](http://web.me.com/smallsue/AHWC/Boutique_2010.html)

## ARCA MEETINGS/ UPCOMING EVENTS

- ◆ 15 Nov 7:30 pm – Community Forum: Master Transportation, Navy League Building
- ◆ 18 Nov, 7pm – ARCA bimonthly meeting at Aurora Hills Community Center (735 S. 18<sup>th</sup> Street, Arlington VA)  
Meeting Agenda:  
7:00-7:15 Opening Remarks  
7:15-8:00 Guest Speakers:  
Natalie Sun, Senior Site Planner, Arlington County  
Mike Novotny, Vornado, Penn Place Proposal  
8:00-8:15 Path Forward for NC Plan  
8:15-8:30 CCCRC Overview  
8:30-8:45 Open Discussion  
8:45-8:50 Closing Remarks
- ◆ 3 Dec, 6:30 pm – Miracle on 23<sup>rd</sup> St Tree Lighting, SOC
- ◆ 11 Dec, 5:30-8:00 – Holiday Potluck, Firehouse 105 Tent
- ◆ 16 Dec – LRPC Penn Place Review
- ◆ 20 Jan 7pm – ARCA bimonthly meeting
- ◆ 26 Jan 7pm – Quarterly Police Meeting

Check [www.arcaonline.org](http://www.arcaonline.org) for updated event details.

For bulletins of neighborhood interest, request to join: <http://groups.yahoo.com/group/4D-A/>. The group is administered by Alice Andors of AHCA.

**Please email [ARCAnighbor@gmail.com](mailto:ARCAnighbor@gmail.com) with your phone no. and email address to be used for ARCA's membership records & official ARCA notifications only.**

## ARCA Officers and Points of Contacts

President	Chick Walter	703-519-9487
Vice-President	Jeff Orner	703-836-6647
Vice-President	Andrew Smith	703-486-4224
Secretary	Kit Whitely	703-739-9515
Treasurer	Renee Messalle	703-931-4842
Traffic Control	Andrea Walker	703-838-6244
Crystal City Dev.	Joan Quinn	703-892-5050
	Nancy Swain	703-684-7830
NC Plan	Sonali Soneji	703-867-6042
NCAC Rep	Michael Reamy	703-683-7499
ARCA History	Dick Herbst	703-892-5290
Membership	Patty Joyce	703-283-2522
Beautification	Bonnie Flynn	703-920-1157
	Chick Walter	703-519-9487
Schools	Kathie Laird	703-685-4371
Webmaster	Chris King	703-931-4842

## We would love to hear from you!

Please send comments and questions on the contents of this newsletter to the editor:

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