



# Arlington Ridge Civic Association

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## Halloween Parade



## COUNTY CONTINUES PLANNING FOR PENPLACE

For the past year, ARCA has been monitoring plans for a huge development on the lot northeast of Costco, known as PenPlace. Current zoning allows only residential and hotel development on this site, but the current landowner is applying for a 2 million sq. ft. office complex with 2,200 parking spaces in addition to an hotel and ground floor retail. Allowing this much additional density could very well have detrimental effects on our neighborhood. To put this in perspective, the entire 116 acre Pentagon City PDSP currently has 1.2 million square feet of office space, and this proposal is requesting almost 2 million additional square feet to be placed on a single parcel. We are particularly concerned with the impact of traffic on the already-stressed intersections around PenPlace. Additional development on this enormous scale brings over 4500 daily car trips to the same streets, pushing traffic problems into the residential areas and beyond. The message ARCA is delivering to the County is: it isn't enough to look at ONLY the parcel in question and the area immediately around it when evaluating development.

ARCA representative Molly Watson spoke on this topic at the November 1<sup>st</sup> County Board/Planning Commission Work Session when she asked the County Board to incorporate community concerns into the PenPlace Guiding Principles. This cornerstone planning document omitted almost all mention of mixed use of the site, omitted all caps on height and density and omitted all mention of compatibility with adjoining residential sites and our single-family homes. To be clear, this means the Guiding Principles do not include any protections for the community and no discussion of impact outside of the PenPlace boundaries. ARCA requested that the County Board staff and the Planning Commission reconsider, with direction that the document: **Acknowledge** PenPlace as part of a larger neighborhood that includes the single-family homes; **Retain** the goal of developing a vibrant, 24-7 live-work-play neighborhood with neighborhood-serving development; **Remove** specific reference to "secure buildings" and focus on design and planning elements that should be able to be incorporated into any future building, secure or otherwise; **Demonstrate** rationale for specific density or height allowances to prevent these Guiding Principles from setting precedent for adjoining sites. Please attend the November 17 ARCA membership meeting for an update on this very important issue.

## REPORT FROM THE PRESIDENT

### Katie Buck

As I draft my first article for our newsletter, I find it important to acknowledge the great work done by our prior leadership team, Chick Walter, Kit Whitely, Renee Messalle and Andrew Smith. This is not an easy job -- it requires time, swift thinking and a balanced perspective, and this team provided it. I'd also like to thank the membership of ARCA for approving our recommended bylaw changes in September. Because of this important consensus, we now have ten members on the Executive Committee which will enable us to better represent your views, and will also lighten the load borne by each member. You will find an update on the initiatives we are working on in the ARCA newsletter. Each one has an assigned ARCA representative. All these initiatives are important to the future health of our community, measured in large part by property values and livability: can we commute efficiently, can we send our kids to well-rated schools and do we have adequate public services to absorb anticipated growth?

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**REPORT FROM THE PRESIDENT** *Continued from page 1*

We have several priorities: firstly, our Neighborhood Conservation Plan, a vehicle by which we are granted funds from Arlington County to fix/improve things in our neighborhood; secondly, we have begun a thorough review of our bylaws and will recommend updates and revisions, and perhaps even create the ability for electronic voting; thirdly, we have begun the work to update our communication with the neighborhood to make it easier for both ARCA and the neighborhood to stay current and thus make us more effective. Lastly, we really do hope to make living in the neighborhood fun – we have a wonderful community already, but there are things that we could be doing to make it more fun while creating an environment that attracts attention. How fantastic would it be if the buzz became, "Did you hear what those folks in ARCA are doing? Wow!" Talk about the power to boost property values!

**DEVELOPMENT UPDATES****Crystal City Citizen Review Committee (CCCRC)**

On October 26, ARCA, AHCA, and Crystal City representatives on the CCCRC met with Arlington County staff to discuss in detail proposed metrics for monitoring Crystal City re-development : measurements for various aspects of the CC Sector Plan, such as land use, building height, affordable housing, open space, community buildings, energy and environment, and transition edge planning. The County already collects much of the relevant data, but additional measurement criteria were considered. The current plan is to discuss transportation metrics in early December.

**Big Box Store Ordinance**

In October the County Board approved a change to the zoning code to require large scale retail stores ("Big Box") of 50,000 sq. ft. or more to acquire a Use Permit before they can build. This means the request would have to come before the County Board for approval where impacts such as traffic could be considered. Two possible locations for these stores in our neighborhood are the "Aireco" site between Fort Scott Drive and the Sewage Treatment Plant, and the Porsche dealership, which is on the other side of Glebe Road before Four Mile Run. Previously, this size store could be built by-right without County Board approval.

**Monument View/Boeing Company Site Approval**

On October 18th the County Board approved a 453,422 square foot office building on an approximately four acre site between 6th & 10th St.

on the North Tract area north of Crystal City. The matter was controversial for several reasons, such as removal of the "mixed use" (residential and retail) from the site, architecture, and location next to planned future Long Bridge Park. Although the Planning Commission voted to deny the application, the Board approved it, citing the importance of having the regional Boeing Headquarters located in Arlington. For comparison, this office space is about 1/4 the amount proposed for the PenPlace site in Pentagon City, and the Monument View/Boeing site is approximately 1/2 the size of PenPlace.

**Pentagon Row Plaza Re-Design**

AHCA President Mike Dowell arranged an informal meeting to look at Federal Realty's conceptual plans for a re-design and upgrade of this popular plaza. Nick Giacobbe, Kathy Landis, and Susan English looked at ideas for the space. The ice rink (open Nov-March) would be lengthened (but not widened), making it about two-thirds of regulation size. Mature trees would be kept; a lawn with curved path would replace current pavement; two 900 sq. ft. freestanding retail spaces would be added at opposite ends, and other features for seating, fountains, and play space would replace existing ones. Outdoor restaurant seating would mostly remain as is in the warmer months. Federal Realty will present the plan for community comments at the AHCA Meeting, November 9 at 7pm at the Aurora Hills Community Center. They plan to go to the County Board December 10.

**Next ARCA Meeting: Thursday, November 17 at 7 pm**  
at Aurora Hills Community Center, 735 S. 18<sup>th</sup> Street, Arlington VA 22202

## SCHOOLS UPDATE

### OAKRIDGE ELEMENTARY SCHOOL NEEDS TUTORS

Oakridge's neighborhood volunteer tutoring program needs tutors for 3<sup>rd</sup>, 4<sup>th</sup> or 5<sup>th</sup> graders in reading, math and homework on Tuesdays & Thursdays from 3.30 – 4.45 pm. Contact Tom Martin at 703-521-5005, or email him at [tom\\_martin542@hotmail.com](mailto:tom_martin542@hotmail.com)

### GUNSTON

Gunston's recent Help the Homeless Mini-Walk raised \$17,500 to benefit Doorways for Women and Families. Bravo!

**December 8 & 14, 7pm** Holiday Concert

### FALL VOLUNTEER DAY AT HUME SCHOOL

On October 8, Friends of Hume School successfully completed its volunteer day with participants from the Aurora Hills Women's Club, Green Manor Garden Club, Mormon singles group and ARCA & AHCA neighbors. Stop by and admire the cleaned up grounds at Hume School, the garden at 1-395 and Ridge Rd. and the triangle at S. 23<sup>rd</sup> St 7 Fort Scott. Special thanks to Arlington County for mulch and tools, and Rich Kelly for chili dogs!

**See [arcaonline.org](http://arcaonline.org) for more information on all articles contained in the Newsletter.**

### METRO SERVICE CHANGES IN 2012

Metro has approved service changes on the Blue & Yellow Lines: starting in June 2012, three Blue Line trains per hour during the AM and PM rushes will be shifted to operate over the Potomac as if they are Yellow Line trains. By running 3 fewer trains per hour through Rosslyn, Metro will be able to add trains on the Orange Line and relieve train conflicts and backups in the tunnel between Rosslyn and Foggy Bottom (as well as pave the way for future Silver Line service to Tysons and Dulles). For commuters from Pentagon City or Crystal City, this will mean increased service for those going to L'Enfant Plaza and points east and north but decreased service for those commuting to the western part of DC (Farragut West, Foggy Bottom) and points on the Orange Line in Arlington and Fairfax. ARCA is concerned that this will mean decreased service into Pentagon City and Crystal City from points west on the Orange Line at a time when the County is proposing significant increases in office density in our neighborhood. Metro plans a full scale communication blitz over the next few months with new schedules and maps.

### WAKEFIELD

**November 14, 7pm** Special community meeting on the new high school construction. Cafeteria.

**December 2 -10, 7pm** The Marriage of Miss Hollywood and King Neptune: a comedy set against the backdrop of early Hollywood and LA political corruption. \$8/\$5 Auditorium

**December 13, 7:30pm** Winter Band Concert

**December 20, 7pm** Winter Orchestra & Choir Concert. Auditorium

### NEIGHBORHOOD CONSERVATION

ARCA is working to get the Neighborhood Conservation Plan back on track, with sidewalks and some "missing links", which installs missing sections of sidewalk that span three properties or fewer, at no cost to the homeowner.

### PARK ENHANCEMENT GRANTS (PEGs)

On October 25, ARCA briefed the Arlington County Parks & Recreation Commission on its three PEG proposals, the final step in the process. ARCA received positive feedback from these briefings; final funding recommendations will be submitted in November for County Board approval.

### SIGN ORDINANCE STATUS

The Arlington County Sign Ordinance is currently being updated by Arlington County Staff, and on October 27 representatives from civic associations and concerned citizens attended its first focus group. The first phase of the proposed changes focuses on temporary sidewalk signs (A-frame, sandwich boards) within commercial, mixed-use, industrial, public and special zoning districts; commercial messages on umbrellas and additional signs on public parking garages. The second phase will discuss additional proposed amendments and is scheduled for spring of 2012. The objective of these changes is to make the ordinance user-friendly, combine recommended guidelines into the regulatory document, and remove the board from deciding on discretionary approval. While we applaud the staff's pursuit of a comprehensive sign ordinance, their current recommendation of not having any outlet to discuss waivers or contest interpretation of the policy is something that we will continue to explore. We expect the Arlington County staff get back with us soon on when the next focus group will be held.

## ARCA MEETINGS

All meetings are held at Aurora Hills Community Center, 735 S. 18<sup>th</sup> Street and begin at 7pm.

### Nov 17 ARCA bi-monthly meeting

#### Agenda:

Opening remarks  
Admin/Calendar  
Vote for Scott Wierzbowski for Vice President  
ByLaws Committee Update  
Internal Affairs Update  
Volunteer Villages  
PenPlace/Other Development Initiatives  
Open Floor  
Closing Remarks

**Special Note: There will be a vote taken on Scott Wierzbowski for Vice President of ARCA. See his biography at [arcaonline.org](http://arcaonline.org)**

## CALENDAR OF EVENTS

### Dec 2 Miracle on 23<sup>rd</sup> Street Tree Lighting Celebration.

Bring the whole family for holiday festivities, and a visit from a special guest from the North Pole. 6:30 – 8:30pm. Linden Resources, 750 S. 23<sup>rd</sup> Street.

### Dec 3 HOG Invasive Plant Pull in Haley Park, 2400 S.

Meade St. Get some exercise, improve your horticultural skills, and meet the neighbors while removing invasive species from the park. 9 – 11 am

**Dec 3 Holiday Boutique:** Aurora Hills Women's Club's annual holiday sale of homemade baked goods, crafts and jewelry made by local artisans. Our Lady of Lourdes Catholic Church, 830 S. 23<sup>rd</sup> St., 10 am – 4pm

### Jan 25 Quarterly 2<sup>nd</sup> District Police Meeting.

Our Lady of Lourdes Catholic Church. 7pm

**A Note About Signs ...** If you have a yard sale or other event, please remove your signs within 24 hours of its completion. With the exception of political signs in the public right-of-way which are allowed for 31 consecutive days before an election, Arlington County code only allows signs to be displayed on public property from **sundown on Friday until sundown on Sunday** - and PLEASE, **never attach signs to our neighborhood trees.**

## ARCA OFFICERS & CONTACTS

President	Katie Buck	703-271-0208
Vice-President	Arthur Fox	703-271-4119
Vice President	Molly Watson	703-549-6457
Vice President	Patty Joyce	703-283-2522
Secretary	Scott McCoy	703-683-0821
Communications	Maggie Gaffen	703-684-7359
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Transportation	David Litman	703-920-7638
	Susan English	
Treasurer	Paul Hammer	703-981-1294
NCAC Rep	Patty Joyce	703-283-2522
Pen Place	Don Clarke	703-979-7414
Pen Place	Nancy Swain	703-684-7830
ARCA History	Dick Herbst	703-892-5290
Beautification	Bonnie Flynn	703-920-1157
Beautification	Chick Walter	703-519-9487
Schools	Laura Stone	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 [ARCAnighbor@gmail.com](mailto:ARCAnighbor@gmail.com)

## ARCA e-Newsletter!

ARCA is inaugurating a monthly e-newsletter this November that will initially be sent out to those who have signed up for our [arcaneighbor](mailto:arcaneighbor@arcaneighbor.org) listserv. By consolidating information usually sent through the listserv, we hope to leave your in-box a little cleaner as well. Please tell your friends and neighbors so they too can remain current on issues that are important to us all. If you would like to be added to the e-newsletter distribution list please email us at [arcaneighbor@gmail.com](mailto:arcaneighbor@gmail.com)