



May 2014

# Arlington Ridge Civic Association

P.O. Box 2443, Arlington, VA  
Website: [www.arcaonline.org](http://www.arcaonline.org)

## INSIDE THIS ISSUE

### Page 1

- ◆ *Membership Dues*
- ◆ *Oakridge Carnival*
- ◆ *Aurora Highlands Center Renovation*

### Page 2

- ◆ *Development Updates*

### Page 3

- ◆ *Neighborhood News*
- ◆ *Neighborhood Conservation*

### Page 4

- ◆ *ARCA Meetings*
- ◆ *ARCA Points of Contact*
- ◆ *Calendar of Events*

## ARCA's Great Volunteers



Pay your \$20 annual dues  
online using PayPal!  
[www.arcaonline.org](http://www.arcaonline.org)

## PLEASE JOIN US AT OUR NEXT ARCA MEMBERSHIP MEETING THURSDAY, MAY 15, 7pm Aurora Hills Community Center

**ARCA MEMBERSHIP DUES are still a bargain** -- your very own effective lobbying group for only \$20 a year! You will note that we have included a dues envelope with this newsletter. We would like to make it easier for both you and ARCA to keep track of when they are due each year, so regardless of when you send in your money, the **ARCA dues year is July – June**. Please fill in the spaces on the envelope for how you would like to be involved, and we will get back to you, we promise! We know we have fallen down on this follow-up in the past, but our new year's resolution is to contact everyone who volunteers and make sure we are using them well.

And while dues are nice to keep us solvent and to keep the information flowing from us to you, we really need help with a variety of issues that affect the neighborhood. Do you want to learn more about our neighborhood? Are you interested in zoning or traffic issues, neighborhood beautification, parks, schools, or environmental impacts? If so, please let us know. ARCA is looking for residents who want to be actively engaged with others in learning about these issues, tracking County policies that impact us, and involved in sustaining and enhancing our community's quality of life. Make your wishes known and volunteer. You can make a difference! Email us at [arcaneighbor@gmail.com](mailto:arcaneighbor@gmail.com).

## OAKRIDGE SPRING FLING CARNIVAL, SUNDAY MAY 18, 2 – 6PM

Join us at the 12<sup>th</sup> annual Spring Fling carnival, and afternoon of fun for the whole family (Rain or shine). This year's fair features rides, games, an old fashioned cake walk, a children's used book fair and a silent auction which features a weekend stay at Bethany Beach, tickets to a Nationals game, special museum events and wine tastings. Kids can even be Principal for the Day! Don't miss it.

## AURORA HILLS COMMUNITY CENTER RENOVATION? Funding in the 2015 CIP? Make your voice heard

County Manager Barbara Donnellan is now finalizing the proposed 2015 Capital Improvement Plan for release on May 13. Hopefully it will include requests made by neighbors for improvements to the Aurora Hills (AH) facility be part of FY 2015 funding, rather than 2016 as it is in the current plan. Some \$1.46 million for (undefined) "interior renovations" at AH is so earmarked. If not, there's still time for your voice to be heard. You can **email the County Board members (with a cc: to the County Manager)** between now and June 3, the date of the Board's CIP work session with the County Manager, or speak up at the CIP public hearing on June 10. The CIP wrap-up by the Board is scheduled for July 18 with adoption scheduled for July 24. The Capital Improvement Plan identifies the capital needs of the community for the next 10 years. It is updated biennially and subject to change as the needs of the community become more defined and individual projects move along in their planning and budgeting processes. No-one can say our community center is not showing its age and is badly in need of a thorough renovation!

Contacts: [countyboard@arlingtonva.us](mailto:countyboard@arlingtonva.us); [countymanager@arlingtonva.us](mailto:countymanager@arlingtonva.us)

## DEVELOPMENT UPDATES

### 400 Army-Navy: Proposed Residential Building To Replace PaperClip

The proposal to demolish the vacant "Paperclip" office building at 400 Army-Navy Drive in Pentagon City, and to construct in its place a new 20-story residential complex has run into a roadblock. The County wants to build its streetcar Operations & Maintenance facility and a streetcar storage barn smack-dab in front of new building's lobby on the so-called "Tear Drop" parcel. The "Tear Drop" parcel -- a wedge-shaped parcel of land along Eads Street -- is currently a parking lot that the County will acquire from Vornado in exchange for development rights to be used on PenPlace when building its huge new office complex.

ARCA has opposed the County's plan to locate this industrial facility on this site which will serve as a gateway into the New Pentagon City via PenPlace. Instead, ARCA had pressed the County to consider an alternate site on the north side of I-395, along Columbia Pike across from the old Navy Annex. We are happy to report that at a recent SPRC meeting, County staff reported that they had initiated negotiations with Pentagon and Cemetery personnel in an effort to secure that alternate site for its streetcar facilities. However, they cautioned that they might not succeed and advised that in the meantime they would be continuing to develop engineering plans to locate those facilities on the Tear Drop parcel. The proposed new residential building would be comprised of two 200' towers, connected at their base: one tower would be condominium units while the other would house rental units.

While a number of issues remain to be resolved, whether residents will have ready access to their building or will instead have to cross a series of streetcar tracks when coming and going, weaving between two industrial facilities, has effectively put the project on hold.

**For more on the SPRC meeting, April 24,** see <http://www.arcaonline.org/2014/05/400-army-navy-drive-update/>

### THE "NEW" BERKELEY: Proposed Development Abuse?

The pair of 4-story apartment buildings across S. Glebe Road from the Giant parking lot is known as The Berkeley. AHC, the property owner, wants to replace them with two new, much larger, 5-story buildings that would jump the number of existing from 137 units to 287. It would accomplish this feat by including in its density calculation the land it owns in the bottom of adjacent Four Mile Run, and by claiming a **73% "bonus density"** comprised of an affordable housing allowance and AHC's proposal to comply with LEED's energy-efficiency building standards. County Planning Staff have tentatively approved AHC's proposal and the project is currently under review by the Planning Commission's "Site Plan Review Committee" (SPRC).

Recently, ARCA submitted a legal memorandum to the SPRC analyzing and challenging AHC's entitlement to build these large new buildings that would exceed the density ceilings imposed by the County's Zoning Ordinances and its General Land Use Plan (GLUP). ARCA's memorandum, available online at <http://arcaonline.org/wordpress/wp-content/uploads/2014/01/Berkeley-Density-Analysis-4.22.14-rev.pdf>, argues that the time has come to "draw a line in the sand" and stop awarding developers excessive density bonuses that "distort and abuse the GLUP and Zoning Ordinances beyond recognition."

Interestingly, the SPRC Chairman promptly responded by scheduling an unusual, special meeting at which the Planning Staff will be asked to respond to ARCA's memorandum and the Committee will then discuss the issues it has raised. ARCA will keep you informed developments as these issues work their way through the County's planning process.

### CRYSTAL CITY HIGH DENSITY, URBAN REDEVELOPMENT

Vornado, the developer responsible for PenPlace, is on the move again. It recently submitted a plan to redevelop the entire Crystal City "block" that occupies the space between Jeff-Davis Highway and Crystal Drive, and runs from 23<sup>rd</sup> Street all the way north to 20<sup>th</sup> Street.

Vornado's Plan, currently being considered by the County's Long Range Planning Committee (LRPC), calls for demolition of a number of existing buildings and construction of a much more dense mix of office and residential buildings not just in the block's interior, but also right up to the edge of Jeff-Davis Highway in space currently occupied by Clark Street. As soon as the LRPC concludes its review of Vornado's "Block Plan," the developer will move forward with a detailed Site Plan proposal to demolish the existing building on the northwest corner of Crystal Drive and 23<sup>rd</sup> Street and to replace it with (1) a much larger, 300+ foot tall office tower and (2) another 300+ foot tall residential tower to be located halfway between Crystal Drive and Jeff-Davis on 23<sup>rd</sup> Street. ARCA is closely monitoring these proceedings and will keep members apprised of develop.

**VOLUNTEER DAY MAY 3**

Thanks to all once again, including the weather gods, for a great Volunteer Day effort. County Parks provided tools, mulch, and new plantings, in addition to scheduling mowing to make life easier on our volunteers tending the trees on the hill. Our LDS partners were as eager and resourceful as ever, and follow through until they can call the job[s] done. Experienced neighbors worked with and guided the efforts of those less experienced. Our Hume neighbors again offered overflow parking. All went very smoothly, and everyone's interest and commitment is appreciated. We now have 9 years of effort invested in reclaiming, improving and maintaining both the Hume School Grounds and the I395 exit, and they are a credit to the neighborhood. The County Board complimented our volunteer efforts as exemplary at the November 2013 Board meeting.

**TWO NEW ARCA NC PROJECTS**

**23<sup>rd</sup> Street Project** to reduce speed and increase pedestrian, resident and child safety; this project will narrow 23<sup>rd</sup> Street west of Arlington Ridge Road by adding a sidewalk with a planting strip between the current north sidewalk and the street and install an island in the median of the road between S. Nash and Pierce Street. The County notified ARCA that its survey crews started work in March, after which a concept design will be prepared, and property owners will have the opportunity to indicate their support. The final design will be given to the civic association for approval.

The **Kent Street Project** to ensure pedestrian safety will install streetlights on S. Kent Street on the east side from 17<sup>th</sup> St. to 21<sup>st</sup> St; install sidewalks, curbs and gutters.

**CHECK OUT YOUR TREES & POWER LINES**

Our Neighborhood Conservation committee is concerned that neglected tree canopies can interfere with power lines and cause outages when we have heavy storms, a regular occurrence as we all know. If ARCA neighbors can report hazardous conditions to us, we will pass them on to Dominion Power which will go a long way to making sure we do not sit in our houses without power this summer. Please Notify: [arcaneighbor@gmail](mailto:arcaneighbor@gmail)

**FREE LARGE TREES!**

The Tree Canopy program was created to increase the tree canopy in Arlington County by planting them on private property. This year they will offer only large trees, with mature heights ranging from 40 – 100 feet. The trees to be planted are 7 – 9', and will be planted free of charge. Deadline is June 20.

Check out the list of available species at the link below, and contact Natasha Atkins ([natashaatkins@verizon.net](mailto:natashaatkins@verizon.net)) with your request. <http://arlingtonenvironment.ipage.com/community-action/trees/>

**32<sup>nd</sup> STREET UPDATE**

Many neighbors are anxious to know what the County has planned for the popular cut-through street S. 32<sup>nd</sup> Street, that has been closed for some time due to sewer work. ARCA has written a letter to the County asking for more information on future plans, timelines, notification of civic associations and more. Daryl Smith responded for the County, saying that the street separates two ART bus facilities and the ART staff has attempted to annex the street to combine the two facilities. The County's transportation will make the final decision regarding the street's elimination. .

**ARLINGTONVA.US WEBSITE OVERHAUL**

The Arlington County website overhaul is now complete, and is now simpler and more functional, no matter what device you are using (some of us had trouble linking to anything on the old site's home page, no more!). The site has a simplified home page, slimmed down overall content that has been reworked to be more concise and easy to read, mobile friendly, and is topically organized. Of note is the new reporting system for service requests to the County – use it when signs are down, to report a pothole, lights are out... anything you think is a problem. Check it out at <http://topics.arlingtonva.us/reportproblem/>

**2014 LUBBER RUN AMPHITHEATRE PERFORMANCES****All Summer Long and Absolutely Free!****June 17 – August 17, S. Columbus & S. 2<sup>nd</sup> Streets**

Bring a picnic to Arlington's own "Wolf Trap" except all performances are **free**. Set in the leafy glades of Lubber Run Park, there is onstage a wide array of music, dance, and theater. Highlights are Syntetic Theater's family performance of The Music Box and the Magical Balloon, the 100 voice Metropolitan Chorus, The Grandsons, Balalaika and Brazilian music, the Army Blues, bluegrass by Dead Man's Hollow...every Friday & Saturday at 8pm and Sunday at 6pm. Full schedule can be found at <http://www.arlingtonarts.org/venues/lubber-run-amphitheater.aspx>

**FOUR MILE RUN FARMERS MARKET****Sundays 9am – 1pm, 4109 Mt. Vernon Avenue**

Just over the bridge in Arlandria – bring your food waste and get some high grade compost in return!

## ARCA MEETINGS

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

### MAY 15, ARCA bi-monthly meeting, 7pm

**Agenda:** Nominations Committee Report  
Neighborhood Conservation Update & Recognition of Beautification & NC Committes  
Development Updates  
Solicit Residents for Certificates of Merit22202 NU Update

## CALENDAR OF EVENTS

**Through May 31: "Mayhem" Exhibition;** Opening reception May 2 with special modern dance performance by ACW Dances Troupe. A juried exhibition of art that delves into mischief, monkey business, shenanigans, and high jinks. Arlington Artists Alliance. Gallery Underground, 2100 Crystal Drive. <http://www.galleryunderground.org>

**Through June 8 Three Men in a Boat (To Say Nothing of the Dog):** Jerome K. Jerome's delightful travelogue of three men's boating holiday with their dog. Syntetic Theatre. 1800 S. Bell St. <http://www.syntetictheater.org>

**May 16 Bike to Work Day:** Celebrate a healthy way to commute. Arlington will be hosting stops in Rosslyn, Ballston, Crystal City and Columbia Pike. <http://www.biketoworkmetrodc.org>

**May 17 Arlington Arts Center Contemporary Arts Day Festival:** Hands on art-making activities for all ages, refreshments, music, sale of art works. 1 – 4pm. <http://www.arlingtonartscenter.org>

**May 17 Neighborhood Day:** Neighborhoods across Arlington will organize events ranging from picnics to sporting events on this day that was designed to bring communities together to enjoy the outdoors. <http://parks.arlingtonva.us/events/neighborhood-day-2014-3/>

**May 30 – June 8 Twelve Dancing Princesses:** Every morning the 12 princesses' shoes are worn out, but they were locked in! How did this happen? Encore Stage. Thomas Jefferson Theatre. <http://www.encorestageva.org>

**May 30 – June 29 Judgement at Nuremburg:** Based on the true story of the war crime trials that followed WWII, the play raises important moral issues that remain relevant and controversial today. American Century Theater. Theatre Two at Gunston. <http://www.americancentury.org>

## ARCA OFFICERS & CONTACTS

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Treasurer	Paul Hammer	703-981-1294
NCAC Rep	Natasha Pinol	703-920-9423
Pen Place	Molly Watson	703-549-6457
Pen Place	Nancy Swain	703-684-7830
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Beautification	Bonnie Flynn	703-920-1157
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CCCRC Reps	Susan English	703-549-6554
	Rich Kelly	703-622-4260
Membership	Vacant	

### We would love to hear from you!

Please send comments and questions to

[ARCAnighbor@gmail.com](mailto:ARCAnighbor@gmail.com)

Neighborhood Conservation comments/questions to [arca.ncac.representative@gmail.com](mailto:arca.ncac.representative@gmail.com)

## LUBBER RUN AMPHITHEATRE Summer Performance Series



**A summer of FREE great performances in music, dance and theater...opening June 13 at 8pm with the multiple WAMMIE award winning singer Mary Ann Redmond.**

**Complete Schedule:**

**<http://www.arlingtonarts.org/venues/lubber-run-amphitheater.aspx>**