



July, 2015

Arlington Ridge Civic Association

P.O. Box 2976, Arlington, VA 22202
www.arcaonline.org

INSIDE THIS ISSUE

Page 1

◆ *River House Plan*

Page 2

- ◆ *Airport Noise*
- ◆ *Affordable Housing*
- ◆ *Neighborhood News*

Page 3

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

Page 4

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

*Part of the proposed new
River House development*



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www.arcaonline.org,
by check or cash. Send to
ARCA, PO Box 2976, Arlington,
VA 22202-0976
The membership year is
July 1 – June 30.

Membership Meeting, Thursday July 16, 7pm

Membership Meeting Topic: Vornado's River House Plan July 16, 7pm Aurora Hills Community Center

**(1,084 additional apartments on top of the 1,670 existing apartments,
significant increase in auto and Metro traffic, together with pressure on
schools, County infrastructure and services)**

In case you missed the hastily called ARCA meeting on June 24th, Vornado is back with a new proposal to add density to 22202 – this time on land that actually lies within ARCA's boundary. The commercial developer is now seeking to build FOUR new 6-story apartment buildings, containing 1084 rental units, on its River House property located on the west side of Joyce Street across from Pentagon Row. To do so, Vornado needs the County to "up-zone" the property from RA6-15 to CO-1.5, i.e., to increase the property's density by 65 percent and allow its owner to build up to 18-story office buildings on the site at some point in the future – all in addition to the 2,212 apartments Vornado will be building on MetPark and the 2 million square feet of office space on PenPlace. A copy of Vornado's application and architectural renderings can be viewed at: <http://arcaonline.org/wordpress/wp-content/uploads/2015/06/RiverHouse-Special-GLUP-Study-Request.pdf>

Three of the proposed buildings, containing a total of 934 units, would be "market-rate" rentals; the fourth, containing 150 units, would be 100% "affordable." The affordable buildings would be nestled between the three existing apartment towers constructed circa 1960 which Vornado claims to have no current plans to replace. They would occupy a large portion of the current open space and contain underground parking to accommodate not just the new building's occupants, but also the existing tenants.

Two of the new buildings would be located between the two existing more northerly towers and contain ground floor retail across Joyce Street from Pentagon Row. The third building would be built between the existing middle and southerly buildings while the fourth 100% "affordable" building would be located on the green space in front of the most southerly tower across Joyce Street from the ball fields.

Before Vornado can proceed with its plan, the County must conduct a study and determine that amending its General Land Use Plan (GLUP) and the property's zoning classification would both (a) promote its long-term planning principles and objectives and (b) not be detrimental to our residential neighborhood or generally to 22202 in terms of, for example, traffic congestion or overburdening our schools.

To learn more about this process, what role we can play in it, and what impact we could possibly have on it, plan to attend ARCA's July 16th membership meeting where senior County planning staffer and the County's designated "22202 Ambassador," Anthony Fusarelli, will be our featured speaker. This will be our community's opportunity to become better informed, to get answers to questions Vornado circumvented on the 24th, and to provide Mr. Fusarelli with some initial reaction from our community to Vornado's River House plan.

ARCA BOARD MEMBERS FOR 2015-6

The slate for next year's ARCA Executive Board is: President Arthur Fox; Vice Presidents: Joanne Johnson, Brenda Pommerenke, Lisa Gammon, Meredith Dodge; Secretary: Elizabeth Wirick; Treasurer: Bob Hyde; Communications: Maggie Gaffen; Transportation: Sue Super & Kris Lebras, We will vote on the slate at the July meeting.

26th ROAD & S. GRANT STREET TO BE REBUILT

The streets that are going to be rebuilt are:

- **26th Rd S from Fort Scott Dr to Fort Scott Dr**
- **S Grant St from Fort Scott to 26th St S**

Time Line: Slurry Pavers beginning July 27; Milling prior to July 27; Duration 2 – 3 days (weather permitting)

The process uses Portland cement to stabilize the sub-base and includes pulverizing the existing asphalt, blending it with the underlying base, sub-base, and/or sub-grade material, mixing it with cement, and then compacting it to provide a new roadway structure that will provide better long term performance. Temporary **"NO PARKING"** signs will be posted on the streets two days before start of work. Once the signs are erected, the street must be cleared of all parked vehicles. Residents will have access to their driveways throughout the process. Vehicles may be towed if parked on the street. Maintenance of driveway aprons on public streets is the responsibility of the property owner. If someone would like to replace an apron, this work should be done prior to the start of the reclamation.

If you plan to be out of town any time between July and August, please contact our offices to find out if their street will be affected within one or two weeks prior to the absence.

Questions? Contact Francis Soulamany at (703) 228-7822 or fsoulamany@arlingtonva.us 7am – 3pm

AFFORDABLE HOUSING

Arlington residents will be able to weigh in on the County's proposal for more affordable housing at the Planning Commission's hearing on Sept. 8th, and at the County Board's meeting on Sept. 19th. The County's plan includes the creation of 15,800 additional affordable housing units by 2040, bringing the total to 22,800 units or 17.7 percent of the total housing stock in Arlington. Government-subsidized affordable housing is made available for households making less than 60 percent of the area's median income (AMI), or \$64,480. Currently, only 9 percent of housing in Arlington is affordable.

The County's affordable housing program currently account for about 5 percent of its overall budget, excluding school funds. More information is available at

<https://housing.arlingtonva.us/affordable-housing-study/>

SOUTH ARLINGTON ELEMENTARY WORKING GROUP REPORT: New Schools for South Arlington

The County has recognized the need to build a new elementary school in South Arlington and has created a committee to study where the need is greatest and to evaluate various sites that would be appropriate for not just one, but eventually two new schools. Site requirements include adequate space for a building, parking and playground needs. This committee has begun, and will continue to meet every two weeks. Beth Hicks, ARCA's representative on the committee will keep us abreast of developments and eventual recommendations. For more information, log on to <http://www.apsva.us/Page/30469>

AIRPORT NOISE MEETING June 18

County Board member Libby Garvey hosted a community meeting on airport noise with members of the public, representatives from FAA and the Metropolitan Airports Authority. She said that the Board has received an increasing number of complaints over the last year about the intensity and duration of noise due to growth at National Airport. Major topics discussed included flight paths, hours of operation, types of aircraft, noise modeling vs. noise monitoring and the concern that noise monitoring does not adequately identify the noise impact on the community. Ms. Garvey said that Arlington County will soon be joining the National Organization to Insure A Sound Controlled Environment (N.O.I.S.E.) the leading advocacy group working on aviation noise issues. It is a coalition of locally elected officials and industry stakeholders working cooperatively with the federal and local governments to find workable solutions to the issue of excessive airport noise.

NEW PLAYGROUND FOR LONG BRIDGE PARK

The proposed new playground will be located at the south end of the park by 6th Street, and will cost \$1.3 million. The county gathered input from its future users about what they would like included; they came up with a cooling "fog" system,

sculpted play forms, many different tunnels and bridges, a play cocoon, and assorted slides. It will include areas for children aged 2 – 5 and 5 – 12.

62 NEW HOUSEHOLDS JOIN ARCA

In response to the dues envelope ARCA inserted in its May newsletter, 62 new households have joined ARCA. You can pay your dues any time during the year, but the dues year is July - June. You can also pay using PayPal from our website. If you are not already a member, please think about spending \$20 to make a difference in our neighborhood. **Please Note that ARCA has a new address: P.O. Box 2976, Arlington, VA 22202-0976.**

COSTCO PARKING LOT UPDATE

Kimco, the owner/developer of the entire Costco block is promising to restore the surface parking lot to its "old glory" this coming autumn in time for holiday shopping. Then in early 2016, Kimco will begin building a 7-level, above-ground parking garage along 15th Street on a much smaller portion of the space that is currently fenced off. That garage is scheduled to be operational in time for holiday shopping in the autumn of 2016.

"PAPERCLIP BUILDING" COMING DOWN

LCOR, the owner/developer of the vacant Paperclip office building at the corner of Army-Navy Drive and Eads Street will begin demolition next month to be followed by construction of a new, twin-tower residential building on the property. An LCOR representative will be on hand at our July 16th membership meeting to provide details.

"MINOR SITE PLAN AMENDMENT" TO ALLOW A MORMON RELIGIOUS FACILITY AT NATIONAL GATEWAY IN POTOMAC YARD

The developer of a new 12-story apartment complex to be constructed on east side of Rt. 1 in the very southern tip of Arlington County will be substituting a Mormon religious facility on a portion of the ground floor for what was originally planned for retail. The facility will include a sanctuary (300 capacity), classrooms, offices and multi-purpose room which the church would be willing to share with up to two other small congregations. As part of its site plan amendment, the developer will add

an additional 94 parking spaces in its garage to accommodate worshippers.

**ARLINGTON COUNTY POLICE DEPARTMENT
Safety and Community Awareness Event
July 18, 9am – 4pm, Kenmore Middle School**

The 3rd district Police Team will host a community event that will include VIN Etching, the Distracted Driver Simulator and 15 minutes Behind the Badge. Free carwashes go to those having a VIN etched; you can use special goggles while driving a golf cart through a cone course to demonstrate the distractions of driving; and there will be a K-9 demonstration, and free food and drink from Rocklands Barbeque and Wegmans.

**COFFEE WITH A COP
Thurs Sept 17, 4 – 6pm**

Join officers from the 2nd Police District who will host an informal meet-and-greet, and serve coffee and goodies at Bob and Ediths new location at 539 23rd Street.

LIBRARY/COMMUNITY CENTER REBAB

The rehab of the Community Center/Library building is moving along, decisions on colors and styles were discussed with the neighborhood at a meeting in June. Work will begin in the last quarter of 2016. The Chair of the Advisory Committee for the Aurora Hills Senior Center reported that the County will renovate the kitchen, add more storage space, move the desk and director's office, replace the flooring, purchase new chairs, and repaint.

COALITION OF ARLINGTONIANS FOR RESPONSIBLE DEVELOPMENT (CARD)

This new coalition of citizens is focused on the responsible development of Arlington County to increase the quality of life for residents while promoting social and economic mobility. At the moment they are focused on the Affordable Housing Plan and the need to address overcrowded schools, and the geographical distribution of affordable housing in order to prevent its concentration in just a few low-income neighborhoods. Info: www.cardarlington.com

ARCA BI-MONTHLY MEMBERSHIP MEETINGS**Aurora Hills Community Center, 7pm****3rd Thursday of the month: Jan/May/Jul/Sept/Nov**

Thru Jul 31 Colors of the World: Adrienne Kralick Solo Show: The artist's colorful paintings reflect the countries she visits – Ghana, Kenya, Egypt, India, France and D.C. Arlington Artists Alliance Gallery Underground. 571-483-0652.
www.galleryunderground.org

Jul 15 – Aug 9 Midsummer Night's Dream: Synetic Theater's playful adaptation of Shakespeare's timeless comedy, winner of 9 Helen Hayes Awards.
www.synetictheater.org

Jul 15 – Aug 12 A Financial Course for Women. This course provides all the information needed to take charge of your financial future. It includes 5 classes: Financial Basics; Investing; Retirement; Insurance and Planning for the Future. Central Library. 6:30 – 8:30pm. 703-228-6417

Jul 16 – Aug 8 Twelve Angry Men: Coming full-circle, TACT founding Artistic Director Jack Marshall directs this ultimate jury drama with an all-star cast of veterans from TACT's production history to mark what will be the last production of TACT's 20th and final season. Theatre Two at Gunston.
www.americancentury.org

Jul 16 UrbanArias: Craigslist Cabaret: Craigslist ads set to music by the contemporary opera company UrbanArias. Signature Theatre. www.signature-theatre.org

Jul 28 TED Talk Discussion Series: Shirlington Library presents a monthly screening of a conversation-starting TED talk, followed by a discussion. July's topic is "The Surprising Science of Happiness", by Dan Gilbert. 7:30pm

Jul 30 Late Night Recess for 20s and 30s: Twist, Nerf, Bubble Wrap Dance Party and Forts are back – along with much more! Comfortable play clothes B and closed-toe shoes are recommended. Free but registration required. -703-228-5988
 9:15 – 11:15 pm. Central Library. 703-228-5988

ARCA OFFICERS & CONTACTS

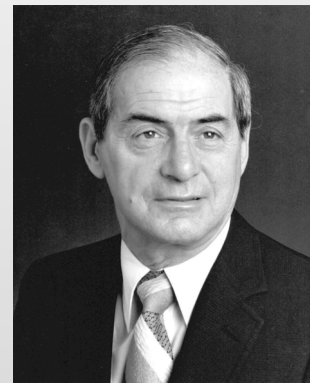
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ARCA History	Dick Herbst	703-892-5290
22202 NU	Diane Litman	703-920-7638
Beautification	Chick Walter	703-519-9487
Schools	Vacant	
Website	Maggie Gaffen	703-684-7359
CCCRC Reps	Susan English	703-549-6554
	Rich Kelly	703-622-4260
Membership	Vacant	

We would love to hear from you!

Please send comments and questions to

ARCAnighbor@gmail.comNeighborhood Conservation comments/questions to arca.ncac.representative@gmail.com

**In remembrance of Colonel John Marr
1918 - 2015**



With profound appreciation for his life and service to our Country, County and Neighborhood.

Courage, integrity, leadership, compassion, generosity and loyalty governed his life.

This is a copy of the plaque that will be presented to the Marr family by the Arlington Ridge Civic Association