



November, 2016

# Arlington Ridge Civic Association

P.O. Box 2976, Arlington, VA 22202  
[www.arcaonline.org](http://www.arcaonline.org)

## INSIDE THIS ISSUE

### Page 1

- ◆ Topics & Speakers
- ◆ River House Update

### Page 2

- ◆ Neighborhood News

### Page 3

- ◆ Neighborhood Conservation
- ◆ Neighborhood News

### Page 4

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

*Synetic Theatre's Sleeping  
Beauty Dec 7 – Jan 8*



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ARCA, PO Box 2976, Arlington,  
VA 22202-0976  
The membership year is  
July 1 – June 30.

## Membership Meeting, Thursday, November 17, 7pm Oakridge School Gym, 1414 S. 24<sup>th</sup> Street

### NEW LOCATION FOR ARCA MEETINGS

Due to the renovation of the Aurora Hills Community Center, ARCA will use the Oakridge school gym for its next several meetings. Renovations are scheduled to be completed by the first quarter of 2017.

The senior center programs will be temporarily housed at Gunston Community Center; the Library will remain open.

**GUESTS** will be **Linda Chandler, CEO of Linden Resources**, who will invite everyone to its December 2 tree lighting ceremony, "Miracle on 23<sup>rd</sup> Street", and a representative from **Culpepper Garden Senior Center**, who will acquaint us with its affordable housing program for seniors.

### RIVER HOUSE UPDATE

While Vornado's "new" proposal to in-fill the open space on its River House property with another nearly 1,000 apartments has yet to be made public, Vornado recently briefed ARCA's Executive Board on its proposal. In a nutshell, it is the same plan it proposed a year ago but this time in a form that will bypass the uncertainty of a politically bumpy GLUP amendment process and instead proceed directly to the Planning Commission for its review. Vornado's strategy is enabled by its request only to up-zone the property from 48 to 72 units per acre, or 966 new apartments, by dropping from its original proposal construction of any commercial retail. But hold on, not so quick. Vornado is now simultaneously offering an "alternative plan" that would include ground floor retail along Joyce Street, "just in case it might interest the Planning Commission." The other "change" from its 2015 submission is that it is dropping from its proposal construction of an affordable housing building across Joyce Street from the ball fields at the southern end of its property. Instead, it is proposing to dedicate that site for future construction of affordable housing. Go figure: Is this really a "new proposal?"

### AURORA HILLS WOMENS CLUB WREATH SALE

The club is once again selling fresh decorated evergreen wreaths this holiday season, with the money raised benefitting the Hume School and Friends of Clarendon House, a nonprofit whose mission is to improve the lives of those with mental illness. Please place your wreath order soon, before they are sold out! Order online at [www.ahwc1958.org](http://www.ahwc1958.org), for delivery by Nov. 30.

## ARCA's POSITION ON DEVELOPMENT IN 22202

A year ago, the ARCA membership adopted a Resolution calling on the County to postpone further up-zoning and development in 22202, above that which has already been authorized by the County, pending completion of a "holistic study by a reputable third party to determine the amount of additional density the area can reasonably accommodate without compromising its livability (and rent-ability) in light of prospective traffic and transit congestion as well as [increased demands on services and infrastructure.]" The full Resolution is available at <http://arcaonline.org/wordpress/wp-content/uploads/2015/10/RH-Traffic-Study-Resolution-9.17.15.pdf>. While County staff has amassed a volume of historic 22202 traffic and transit data over the past year, they appear at the moment to have no intention – without further prodding – to assess the impact of future, already approved development on congestion given 22202's unique geographic and infrastructure constraints. As a result, and as previously reported, ARCA has produced its own analysis of the increased density yet to be built and occupied in Pentagon City which is available at: <http://arcaonline.org/wordpress/wp-content/uploads/2016/09/Pentagon-City-Density-Evolution-ARCA.pdf>. And it very recently completed a draft population growth projection for just Pentagon City which shows that after all additional development is constructed and occupied in the coming years, the current resident population will double and the number of office workers will triple.

And finally, consistent with the mandate of the 2015 member Resolution, ARCA has assembled a position statement, or **Talking Points**, applicable to Vornado's latest River House proposal. That statement renews ARCA's request that the County complete a "congestion study taking into account not just historic data but also the future population growth and determine the extent to which existing infrastructure will be adequate to accommodate that growth and if not, whether the County will be able, physically and financially, to provide the necessary infrastructure to do so." Full text at <http://www.arcaonline.org/2016/11/river-house-development-talking-points>. Of course, if that study finds that our quality of life will not be compromised by additional development, then we will be willing to support it. But we first need to be persuaded by a thoughtful, independent analysis of all relevant, objective facts, a process that should be in everyone's interests, including the County and developers.

## CRYSTAL CITY REDEVELOPMENT

ARCA has just been informed that Commonwealth Crystal Holding, Inc. has submitted a proposal to redevelop a mega-block in Crystal City and is asking the County to approve what would amount to a PDSP (Phased Development Site Plan) authorizing future demolition of existing structures and construction of new, significantly taller and larger buildings on "Block Q." Block what? It turns out that Block Q is a large area that is bordered by Crystal Drive on the east, Rt. 1 on the west, 23<sup>rd</sup> St. on the north and 26<sup>th</sup> St. on the south.

Just after this newsletter went to press, the Planning Commission's Long Range Planning Committee was scheduled to conduct its first hearing on this proposal. Only after ARCA has been able to evaluate the materials made available at that hearing will it be able to comment on the proposal and the degree to which it may or may not conform to the County's 2010 Crystal City Sector Plan. ARCA will promptly share what it learns in the near future.

## I-395 SOUND WALL ALONG ARMY-NAVY DRIVE

The environmental noise study conducted by VDOT over the summer months concluded that our neighborhood along Army-Navy Drive was adversely impacted by highway noise and was, accordingly, entitled to have a sound wall constructed. ARCA has since learned that a feasibility engineering study will have to be conducted this coming spring/summer. Thereafter, owners of those identified, noise-impacted residences in the vicinity of Army-Navy Drive will be sent ballots, via certified mail, and asked to vote whether they favor (or oppose) construction of a sound wall. Then, depending on the outcome of that referendum, residents will have an opportunity to help select the type of sound wall they would prefer.

## AIRBNB IN ARLINGTON – UPDATE

On December 10, the County Board will take a vote on whether to legalize Airbnb type services in Arlington. Currently, short term rentals of less than 30 days are prohibited in private residences by Arlington's zoning ordinance. This issue has moved through the zoning revision process very quickly without the usual level of public outreach and input, due to anticipated action by the Virginia General Assembly that could severely limit Arlington's

ability to regulate short-term rentals or collect taxes that other Arlington businesses are required to pay.

The ARCA Executive Board decided not to take a specific position on the issue, but encourages all residents to engage in the County position underway for developing zoning regulations for short term residential rentals.

**Please let the County know your opinion on this subject by taking its survey at:**

<https://projects.arlingtonva.us/strr-feedback/>

### **PENTATON CITY SKATING RINK OPEN**

Is it winter yet? The rink is a sure sign that it is at least on the way...it opens at noon on weekdays and at 10am on weekends, closing at 7pm or 11pm depending on the day. Bring the family, have a hot chocolate and usher in the season!

### **WATER MAIN REPLACEMENT**

A water main replacement is scheduled beginning Nov. 7 for S. Grant St. from 29<sup>th</sup> – 31<sup>st</sup> Sts; 31 St. from S. Grant to S. Hills St., and S. Hill St. It will take 40 – 60 days, and will result in "dust, mud, noise, debris and reduction in water pressure, short interruptions in water service, and traffic and parking restrictions" the County warns. Information at 571-274-2257.

### **SECRET SANTAS WANTED!**

Brighten the holiday season for some of Arlington's most vulnerable residents by taking part on the County's Secret Santa program. You can donate gift cards from area stores (\$25 or under), send as many as you like. Or you can send a check made out to Arlington County Treasurer – Secret Santa, no limit. The program helps children in foster care, people with disabilities, and low income families and seniors. Send to Kurt Larrick, Dept. of Human Services, 2100 Washington Blvd, 4<sup>th</sup> Fl., Arl. VA 22204.

### **KUDOS FOR FALL DAY VOLUNTEERS**

Many thanks to all those who supported ARCA's Fall Volunteer Day on October 22 at the Hume School with their clearing, pruning

and digging, not to mention food and drink support! Local Mormon singles congregations along with many veterans from our civic association supported this effort, removing invasive plants and clearing the onetime jungle behind the Hume School. Rich Kelly and his family made the task easier by their ongoing weed control, fertilization and mowing; Nancy Kent provides expertise on plants and pruning; they and many others make this effort a continuing success.

### **TREE STEWARD TRAINING AND TREE CARE**

Want to protect and promote our urban tree canopy? Tree stewards are volunteers who take the lead within their communities to enhance a sustainable urban forest through volunteer activities such as planting, pruning, mulching and watering of street, park and school trees. Next training is Feb. 21, 2017.

Information: [www.treestewards.org](http://www.treestewards.org).

Also, before you take down a tree or have it pruned, make sure you get the best advice from a qualified independent arborist – tree companies have a vested interest in working on your trees. You can find an independent arborist at [www.goodtreecare.com](http://www.goodtreecare.com).

### **JEFF DAVIS HIGHWAY NAME CHANGE?**

Our sister Civic Association, Aurora Highlands, will discuss changing the name of the Arlington section of Jeff Davis Highway at its November meeting. Alexandria has already voted to change the name within its city limits, but has not yet settled on a name. Fairfax's section is Richmond Hwy. How about "The People's Republic Hwy", Arlington's name in Richmond?

### **OAKRIDGE NEEDS TUTORS**

The program has been making a difference for more than 15 years -- please consider lending a hand and helping a student: volunteers are needed Tues. & Thurs, 3:40 – 4:40pm, no prior experience, to help with reading literacy and comprehension. 703-786-6567, or [jamespatrick4@hotmail.com](mailto:jamespatrick4@hotmail.com)

**ARCA BI-MONTHLY MEMBERSHIP MEETINGS****Oakridge School Gym, 7pm****3<sup>rd</sup> Thursday, Jan/Mar/May/Jul/Sept/Nov****CALENDAR**

**Thru Nov 19 The Migration Project:** a large scale installation explores human flight through stories of relocation from within the community. Jane Franklin Dance Theatre on the Run. [www.janefranklin.com](http://www.janefranklin.com)

**Dec 1 – 4 The Nutcracker:** BalletNova presents its annual performance of the Nutcracker at the Thomas Jefferson Theatre. [www.balletnova.org](http://www.balletnova.org)

**Dec 2 – 4 A Fairy Tale Christmas Carol:** The classic tale is remade with favorite fairytale characters. Gunston Arts Center. Encore Stage. [www.encorestageva.org](http://www.encorestageva.org)

**Dec 2 IBIS Winter Concert:** Seasonal and holiday music for flute, harp, strings and soprano. 7:30 pm. Lyon Park Community Center, 414 N. Fillmore St [www.ibischambermusic.org](http://www.ibischambermusic.org)

**Dec 2 Miracle on 23<sup>rd</sup> Street:** Tree lighting, visit with Santa, holiday music and entertainment, and a raffle. 6pm. Linden Resources, 750 S. 23<sup>rd</sup> Street.

**Dec 7 – Jan 8 Sleeping Beauty:** Syntetic Theater takes on the classic fairy tale in a wordless darkly elegant production for ages 7+. [www.syntetictheater.org](http://www.syntetictheater.org)

**Dec 10 Gift Mania for ages 4- 6, 7-10.** Arlington Arts Center presents its annual workshop to create gifts for the season. 12:30pm. 3550 Wilson Blvd. [www.arlingtonartscenter.org](http://www.arlingtonartscenter.org)

**Dec 10 Happy Holidays:** National Chamber Ensemble's holiday concert brings classical masterpieces and holiday favorites. 7:30pm. Rosslyn Spectrum. [www.nationalchamberensemble.org](http://www.nationalchamberensemble.org)

**Dec 10 Made in Arlington Shop:** Give gifts that are made in Arlington by Arlingtonians; chocolates, textiles, coffee, pies, jewelry. 11am – 3pm, Arlington Mill Community Center, 909 S.Dinwiddie St.

**Dec 18 & 30 Flying Squirrels:** These engaging nocturnal acrobats are found throughout Arlington woods but are seldom seen. Dec.18 @ 5, Dec.30 @ 5.30. 703-228-6535 Long Branch Nature Center.

**ARCA OFFICERS & CONTACTS**

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**We would love to hear from you!**

Comments and questions

to [ARCAneighbor@gmail.com](mailto:ARCAneighbor@gmail.com)

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

**DONATE YOUR BIKE AT OAKRIDGE**

Oakridge is collecting bikes as part of a fall community service project. The bikes are all distributed locally and globally and can be old, new, working, broken, worn out or outgrown.

**Contact Dawn Amin-Arsala, at**  
[dawn.arsala@apsva.us](mailto:dawn.arsala@apsva.us).

