



2010 Holiday Fund Drive Results

OVER \$3K RAISED IN EFFORT

by Rita Wiggins

I would like to share the heartfelt gratitude extended to you, the members of the Douglas Park community, by the Randolph families who were beneficiaries of the DPCA 2010 Holiday Fund Drive. This year DPCA sponsored four Randolph families. Through your kind donations we reached 11 children, aged eight months to 14 years, four mothers and two fathers. Over \$3,000 was collected and used to buy basic necessities such as diapers, warm coats, shoes, and clothes. We purchased towels, bed linens and dinnerware. Your generous contributions also covered the cost of dolls, trucks, board games, books, puzzles, stuffed animals and more.

By December 21, festively wrapped gifts overflowed into the hallways from the counselor's office in the school. Four overwhelmed and overjoyed families searched for ways to transport the fruits of their good fortune to their homes.

When we returned to school on January 3, sincere messages of thanks were waiting to be delivered to the neighborhood. One family wrote, "Thank you for all the presents for my daughter. I thank you so much and I wish you a Merry Christmas. God bless you for your generous heart and because God allows you to give us these precious gifts."

Another said: "To the Douglas Park Civic Association: Thank you so much for all the presents you sent us. One million thanks for all your generosity. All the clothes for my son and me were the right sizes."

Douglas Park noticias marzo 2011

LAS DONACIONES PARA LA NAVIDAD AYUDARON A CUATRO FAMILIAS

Gracias a todos de Douglas Park por juntar acerca de \$3,000 para ayudar a cuatro familias con necesidades en el vecindario para la Navidad.

ELECCIONES PARA FUNCIONARIOS PARA LA ASOCIACIÓN CÍVICA

Vamos a tener elecciones para la asociación cívica para funcionarios nuevos el 15 de marzo a las 19.30 horas en la cafetería de escuela Randolph, 1306 Calle Quincy Sur. Entre a través de la puerta número 10. Se puede nominar a cualquier persona para los posiciones. John Snyder es candidato para presidente, Sean Epstein es candidato para vice presidente, Al Fox es candidato para tesorero y Annette Pigott es candidata para la posición de secretaria. Contactase con John Snyder 703.892.2887 o jvsnyders4@comcast.net para hacer una nominación para uno de los puestos.

A third family had each member include their own sentiment: The parents said they were thankful for the help you gave to them and their family. The children said that they loved the presents; they were beautiful. They all asked God to bless you all.

The fourth family said, "Thanks for all that you have done. My children and I are very happy because this Christmas they were not going to have anything. Everything fits well. They love everything and thank you for all that you have given us. God bless you. Thank you for your time and dedication to helping others." The children also added individual messages of thanks.

No project such as this is ever accomplished single-handedly. John Snyder, Annette Pigott, Traci Pietra and the bake sale crew prepared the letters and envelopes needed to solicit donations. Al Fox received and recorded donations and promptly reimbursed shoppers. Randolph counselor Gina Rocco and bilingual resource assistant Jackie Garcia worked with teachers to identify needy families within the school and gather pertinent information such as needs and wants, sizes and preferences. Rachel Reynolds, Patty Tuttle and family, and Rita and Melanie Wiggins shopped, wrapped and tagged presents. Enid Dunbar used this as a teachable moment and led a gift wrapping seminar with Brownie/Junior Girl Scout Troop 6252.

Thanks to everyone who played a part in this very worthwhile and rewarding effort—especially those many people throughout the neighborhood who contributed so generously!

NEXT DPCA MEETING

The next meeting of the Douglas Park Civic Association will be Tuesday evening, 15 March 2011, at 7.30pm in the Randolph Elementary School Cafeteria, 1306 South Quincy Street. Please enter through the door marked 'No 10'.

The agenda will include election of officers. Our incumbents, John Snyder (president), Sean Epstein (vice president), Al Fox (treasurer) and Annette Pigott (secretary) have each thrown their hats in the ring for re-election. Please contact John Snyder at 703.892.2887 or jvsnyders4@comcast.net if you would like to nominate someone for any of the offices—including yourself.

Also on the agenda are updates and discussion of Neighborhood Conservation, Traffic Calming and other small projects in the neighborhood. Details are in the 'President's Corner' beginning on p 2.

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DOUGLAS PARK CIVIC ASSOCIATION • ARLINGTON, VA

MEETING CALENDAR

The Association meets on the third Tuesdays of February, April, June, September and November at 7:30 pm in the cafeteria of Randolph Elementary School, 1306 South Quincy Street. Meeting dates are subject to change; up-to-date information is available at <http://www.douglasparkca.org/> or in the *Douglas Park Neighbor News*.

NEXT REGULAR MEETING

Tuesday evening 15 March 2011 at 7:30 pm in the cafeteria of Randolph Elementary School, 1306 South Quincy Street. **This meeting will feature our annual election of officers.** Please see the complete agenda on page one of this issue of the *Douglas Park Neighbor News* for further details. All are welcome.

EXECUTIVE COMMITTEE

PRESIDENT

John Snyder, 703.892.2887, jvsnyder54@comcast.net

VICE PRESIDENT

Sean Epstein, 646.284.2468, seanepstein@gmail.com

TREASURER

Al Fox, alfox.dpca@verizon.net

SECRETARY

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PARKS COMMITTEE

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TRAFFIC COMMITTEE

Open. To volunteer, contact John Snyder at jvsnyder54@comcast.net

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UPCOMING DOUGLAS PARK NEIGHBOR NEWS DEADLINES

	Articles and Ads Due	Distribution
Issue 85.02:	Fri 15 Apr 2011	Sat/Sun 30 Apr/1 May 2011
Issue 85.03:	Fri 3 Jun 2011	Sat/Sun 18/19 June 2011

DOUGLAS PARK ON THE WEB

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President's Corner

by John Snyder

ELECTION TIME!

I t is election time once again. Nominations are open for each civic association office—president, vice president, treasurer and secretary. Elections will be held at the next civic association meeting on Tuesday 15 March at 7:30 pm in the Randolph School cafeteria. Our incumbents, John Snyder (president), Sean Epstein (vice president), Al Fox (treasurer) and Annette Pigott (secretary) have each thrown their hats in the ring for re-election. Please contact John Snyder at 703.892.2887 or jvsnyder54@comcast.net if you would like to nominate someone for any of the offices—including yourself.

Also on the meeting agenda:

- Neighborhood Conservation
- Traffic Calming
- Small Projects in the Neighborhood

NEIGHBORHOOD CONSERVATION

E very neighborhood in Arlington County is eligible to apply for Neighborhood Conservation funding—funding that paid for the reconstructed South Oakland Street, streetlights on 16th Street South and South Quincy Street, sidewalks, curb, gutter and streetlights on South 17th Street and other such recent projects. We have received funding for the top projects on our 'to do' list and now it is time to focus on prioritizing other projects in the neighborhood. A few years ago, as part of a county-wide effort, we conducted a survey of potential projects in Douglas Park. The list is on the DPCA website at http://www.douglasparkca.org/files/Douglas_Park_NC_plan.pdf We have 90 projects left to go. Some are doubtless more important than others. We need to develop our priorities, and then take the steps necessary to get funding through the Neighborhood Conservation Program.

- **The first requirement is participation in the Neighborhood Conservation Program.** We need help in the form of a new representative (or representatives) to attend the monthly meetings of the Neighborhood Conservation Advisory Committee. The committee not only allocates funding for projects twice a year; it is also consulted on policy issues like neighborhood street profiles, parking and other things that directly affect life in our neighborhoods. It is a great way to get involved for Douglas Park, and in the county generally.
- **Second, we need to decide which projects are most desired, and develop consensus within the neighborhood on our priorities.** Part of this process is that every street improvement or lighting project requires petitions signed by a majority of the neighbors on the particular block. If people on a block don't want a project, they don't sign and we don't do it. If they do want a project, usually someone on the block steps forward to coordinate the effort.
- **Third, once a project has been identified, petitions are signed and the civic association agrees it is a priority, we need to meet with County staff.** Here we develop the details of the

(CONTINUED NEXT PAGE)

project, deal with the issues particular to the project (avoiding trees, for example) and making sure it is actually what the neighbors want.

- **Fourth, we need our representatives to advocate for the project at the NCAC funding meeting.** There is a formula that assigns points to various projects around the county, largely on the basis of how long a neighborhood has been waiting for their project to be funded. This primarily determines which project gets funded, but sometimes it is advocacy that gets a project onto the funded list.

Our Neighborhood Conservation reps (Debbie Falco and John Snyder) have been doing this for several years. We need some new help. Please contact John Snyder at *jvsnyder54@comcast.net* if you are interested in helping.

- **Finally, we need help completing our updated Neighborhood Conservation Plan.** We have performed the survey and compiled the results, but we need help getting the updated plan written. If you can help, please contact John Snyder at *jvsnyder54@comcast.net*.

Recent Neighborhood Conservation projects have included:

Oakland Street Project

Construction is mostly completed on the new street, curb and gutter and sidewalk on Oakland Street between 16th Street and 14th Street. Streetlights are yet to be installed. The project was funded by the Neighborhood Conservation program. Many thanks to Debbie Falco for her efforts to get funding for the project.

(CONTINUED ON PAGE 4)

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President's Corner (ctd)

Doctor's Run Trail Lighting Project

The County Board has approved funding for a Neighborhood Conservation project to improve the trail through Doctor's Run Park between Randolph School and George Mason Drive (at the crosswalk with a school crossing guard). The upgrade will include lighting, as the way to and from school can be dark for students in extended day programs, and clearing brush adjacent to the path to improve safety. The Club du Madres of Randolph Elementary has been advocating for these improvements for many years. Construction is now on the way. The plans take great care to ensure that the trees are not harmed and that particularly important plant species in the park are protected.

TRAFFIC CALMING

Arlington County has a traffic calming program to try to limit vehicle speeds on residential streets. Physical measures include more prominent crosswalks as you enter neighborhoods, narrowing streets at corners to force drivers to slow down and traffic islands, medians and circles, like those at South Randolph Street and Walter Reed and on South Highland Street. And of course, there are speed humps like on South Monroe and Quincy Streets. My observation is that speeds are better in the last ten years, but we have plenty more work to do. We need to renew our efforts in this regard, and need your help. Please contact John Snyder at jvsnyder54@comcast.net.

NEWS AROUND THE NEIGHBORHOOD

Arlington Mill Community Center

Plans and funding have been approved for construction of a new Arlington Mill Community Center on the site of the old Center at Columbia Pike and South Dinwiddie Street, just west of Four Mile Run. The community center will include a gymnasium, senior center, arts and education rooms, a retail space (perhaps for a coffee shop) and a library resource center. Demolition of the old center is expected to start this spring. On the same site, plans have been approved for an apartment building with 122 dedicated affordable apartments. Construction plans for the apartments are dependent on applications for state financing, but will not slow down the community center construction.

Rosenthal Site

There has been interest in re-development of the site of the Rosenthal car dealership on Columbia Pike at South Glebe Road. The site is on both sides of South Glebe Road, between 12th Street South (adjacent to the post office) and the Pike. A sales contract was signed just as the financing market for construction stalled in the recession. As the economy perks up, we may see some activity regarding this site. The Columbia Pike Form Based Code plans for this site call for four to six stories on the Pike frontage, wrapping around on South Glebe Road and reducing to 4 and 3½ stories toward the south on South Glebe Road. Ground floor retail would be along the Pike and South Glebe.

(CONTINUED NEXT PAGE)

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The frontages on South Monroe Street, 12th Street South (by the post office) and the new 11th Street South are to be townhouses (maximum 3½ stories) or live-work townhouses that provide for living space over a business. Importantly to Douglas Park, 12th Street South will not connect for vehicles at South Monroe Street. Pedestrian and bicycle access will remain much as it is now. A new 11th Street South is planned to connect to South Monroe Street through what is now the back of the bank parking lot and property. We have no news as to whether the bank site might be part of a new development.

As part of the overall continuing review of the Form Based Code, a revision is being considered to add a short stretch of South Lincoln Street between South Monroe and South Glebe, terminating at the post office. This would improve access and circulation within the interior of the development and make for a more open plan integrated with the rest of the neighborhood. It would not add traffic to the neighborhood as it would connect to 12th Street South, which connects to South Glebe Road only, rather than South Monroe Street.

You can look at the Form Based Code and the review process for potential corrections and improvements at <http://www.arlingtonva.us/departments/CPHD/forums/columbia/current/CPHDForumsColumbiaCurrentCurrentStatus.aspx>.

Penrose Square

Construction is moving along at Penrose Square, at Columbia Pike and South Adams Street, site of the once- and-future Giant Food store. The new development is expected open in May, including a new Giant Food store. That store is planned to be much larger than the one it replaces, closer to the size of the store on South Jefferson Street at Baileys Crossroads. Ground floor retail and underground parking are being constructed, adding more opportunities for small businesses. And a public square is planned for the area that used to be the parking lot of the old store. It is in the area now under a big pile of dirt, but transformation will be coming through the spring.

COLUMBIA PIKE LAND USE AND HOUSING STUDY

Work continues on the Columbia Pike Land Use and Housing Study. The goal of this study is to complete the planning process for the Pike started many years ago. In general, Arlington develops land use plans in advance of development, so that neighborhoods and the county government can decide what we want the area to be like, without a looming project setting the agenda. So far, detailed plans have been developed for the commercial areas, right around the major intersections, in the form of the Columbia Pike Form Based Code. The FBC sets limits for height, varying between high density right on the Pike, to lower on the back sides, to incorporate better into the neighborhood. The idea of the FBC is to regulate the things that are most important to the residents—the height and mass of the building, retail on the main streets, parking, open space within the developments, and the relationship of the building to the street—friendly, not fortress.

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It has led to the development of several new buildings, including the Halstead in Douglas Park at the corner of Walter Reed and the Pike. That building has nearly 300 apartments, and also a new—and free—home for the Arlington Free Clinic, a gym, P. Brennan's Pub and the Lost Dog Café. These are the kind of retail and restaurant opportunities we hoped to develop along the Pike.

The Form Based Code purposefully does not cover areas that are currently residential (with the exception of parts of the Fillmore Gardens apartments in Penrose (near Walter Reed Drive). No housing units have been lost due to Form Based Code developments. About 150 affordable units have been approved, (122 committed affordable units at Arlington Mill and 32 market affordable units at Auximite Village on South Highland Street). The Housing and Land Use Study is to finish the work, and develop plans for the residential areas of the Pike.

To date, the study has identified the need for better connections along the Pike through the neighborhoods, especially in the east end, where apartment building parking lots connect to the Pike, but there is no connection parallel to the Pike. Developing parallel bike routes along the Pike is another key focus. And like the Form Based Code, it is critical that the developments (if any new ones are to come) are good quality architecture, consistent with the type of place we want the Pike to be for the next 50 years. Another goal is to increase retail usable for residents in areas where it is now lacking.

(CONTINUED ON PAGE 6)

President's Corner (ctd)

A major goal of the study is also to preserve affordable housing on the Pike. 'Affordable' housing is generally defined as meaning a house or apartment that a family making 60% of the area median income can afford. Committed affordable units are projects where the financing requires the rents to be at affordable rates as defined by the regulations (and the financing agreements). These projects are eligible for financing with favorable tax treatments and for loans from local governments. The Arlington Mill housing project is a good example. 'Market affordable' housing is affordable at the same rents, but without government intervention. A huge amount of market affordable units are available on the Pike and in Douglas Park, particularly the Oakland, Westmont and Barcroft Apartments. But Arlington has seen these sort of apartments being torn down and replaced by more expensive buildings, particularly in the Rosslyn/ Ballston corridor.

The study has a goal of preserving 100% of the units that are affordable at 60% of the area median income (AMI; roughly \$100,000 per year for a family of four), and at least 50% of the units that are affordable at 80% AMI. Right now, the Housing Study Group is in the process of trying to figure out how to do this, while maintaining or improving the quality of life on the Pike. One way to do this would be to increase the allowed size of buildings on the Pike, so that more apartments could be built. With a certain percentage of the apartments at higher market rates, the developer can afford to charge affordable rents for the others. The questions are 'how big?' and 'will the finances work?'

We are getting to the stage where some specific examples of how to do this, both in the form of buildings and in the economic viability, can be presented, discussed and hopefully agreed upon.

There is no plan at this time to start making these changes. The ownership of many of the major apartment complexes is in families that have owned the properties for many decades, and have no incentive to make changes at this time. But that can change at any time. We want to have a plan in place that is viable for the neighborhoods and for potential new developers that will provide an incentive to retain as many affordable units as possible.

Mark your calendars for 24-30 June 2011—and read more about the study at http://www.arlingtonva.us/departments/CPHD/forums/columbia/current/Columbia_Pike_LandUse_Housing_Study.aspx.

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Randolph School Notes

by Rita Wiggins

Congratulations to Pamela Clark, Randolph Gifted/Talented Teacher in recognition of her selection as Arlington Public Schools 2010-2011 Outstanding Teacher of the Gifted. Ms Clark has also been nominated to be the Virginia Association of the Gifted (VAG) Region IV Outstanding Teacher of the Gifted. The VAG will make a selection for that award in October 2011.



Pamela Clark, Arlington Public Schools 2010-2011 Outstanding Teacher of the Gifted

APS Snapshots

The Randolph Elementary School IB program was recently featured on APS Snapshots. To learn more about Randolph's IB PYP program you can access the video on the APS web-site (<http://www.arlington.k12.va.us>, then click on About Us | APS Snapshots | 2010-11 Snapshots | 2-27: IB Programme at Randolph, Air Date: 2/11/11).

Community Involvement

Randolph Elementary is a neighborhood school with close ties to its community. Its IB Programme encourages community engagement through service and outreach activities. All Randolph students have the opportunity to participate in ongoing efforts geared toward recognizing and helping those in need. Through monthly involvement in A-SPAN's Homeless Bagged Meal Program and the annual Walk for the Homeless, Randolph students learn how to take action to help homeless people in their community. Weekly participation in Arlington Meals on Wheels, and monthly visits to Emeritus at Arlington introduce the children to our community's elderly population and provide them the opportunity to interact with these senior citizens on a personal level.

But community engagement is a two-way street. We at Randolph also celebrate the fact that members of the community we live in contribute to our school in innumerable ways. We have many dedicated volunteers who freely donate their time, talents, energy and resources to our children. From lunch buddies, to before- and after-school tutors, from book buddies to guest readers, gardeners to financial donors, our students benefit greatly from the commitment of our volunteers and the generosity of our neighbors. So to all of you who have contributed to the Randolph community in any way, we say, "Thank you! We treasure you as a member of our Randolph family!" For those seeking an opportunity to serve your community in some way, our door is always open. Come by and see us—we're sure there is a place for you on our team! Just contact Rita Wiggins at 703.228.2321 or roserita_wiggins@apsva.us.

Charity Art Auction in April

ANNUAL EVENT BENEFITS LOCAL ANIMAL RESCUE

by Sue Bell

Douglas Park's very own animal rescue—Homeward Trails Animal Rescue (www.homewardtrails.org) will host its Fifth Annual PawCasso Charity Art Auction on Saturday 16 April. This wonderful (dog-friendly!!!) event features a live art auction with all-local artists as well as a silent auction with more than \$8,000 worth of wonderful items to benefit the homeless cats and dogs of Homeward Trails. For more information or to purchase tickets, please visit www.homewardtrails.org/pawcasso.

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Our Healthy Community: Douglas Park

Douglas Park is a community rich in architecture and diversity and sits at the thick of things in Arlington County. Something drew each of us here to this area; it could be the close proximity to all of the modern conveniences, the towering trees and meandering hike and bike trails we have access to; it could be the bountiful community gardens, or the fact that most of us still take the time to engage—allowing for the time to smile and wave at our neighbors as we zip off into our daily lives.

Something that seems to definitely be a common ground with our community of Douglas Park is the desire to make our neighborhood more sustainable. This is evidenced by the number of xeriscaped yards, solar panels and even on the County wide level where our area is noted throughout South Arlington as the Community with the most activity in the Arlington Green Home Choice Program! It seems our community seeks to improve the health and comfort of our homes on an individual and community scale. That is why I am putting together a free lecture series along with my friends at GreenLivingConsulting and Conway Construction for our neighborhood to incorporate some of the most valuable health and comfort issues we deal with in our homes every day.

From late April through May of this year, you are welcome to attend all of these series to learn more about how you can live a more healthy and sustainable lifestyle right here in Douglas Park. We will discuss what it takes to make a Healthy Home, Healthy Body and Healthy Community- from home energy efficiency and indoor air quality to eating sustainably on a budget. Stay tuned for the latest details at HomesByGen.com where I will also be hosting a contest to win a free home energy audit! If you have any questions, please feel free to contact me!

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LOCAL NOT-FOR-PROFIT OFFERS ASSISTANCE

by Patti Klein

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Thank you!



The Douglas Park Civic Association thanks the Mike Webb Team for their generous gift to defray the cost of printing *Neighbor News*.

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