



# Neighbor News

## The 30<sup>th</sup> Annual Douglas Park Fourth of July Parade and Picnic

The parade kicks off at 10.00 am, Wednesday, July 4 in Monroe Park (South Monroe and 14th Street South) and continues to Douglas Park at South Quincy and 16th Street South.

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*Details on page 2*

*Detalles en la página dos*

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## Douglas Park noticias junio 2012

### REUNIÓN DE LA ASOCIACIÓN CÍVICA

**L**a reunión de la asociación cívica sera el 19 de junio a las 19.30 a **Café Sazon, 4704 Columbia Pike.** ¡Atienda por favor!

## NEXT DPCA MEETING

The next meeting of the Douglas Park Civic Association will be held Tuesday evening, 19 June 2012, at 7.30p at Café Sazon, 4704 Columbia Pike (near Goodwill at Columbia Pike and South Buchanan Street.) You can park in that lot or by the recycling center if you drive.

Please see the meeting agenda on page 3.

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*your*  
neighborhood.

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To join or renew, look for the member form on page 3.

## DOUGLAS PARK CIVIC ASSOCIATION • ARLINGTON, VA

## MEETING CALENDAR

The Association meets on the third Tuesdays of February, April, June, September and November at 7.30p. Meeting dates and locations 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, 19 June 2012 at 7.30p at Café Sazon, 4704 Columbia Pike (near Goodwill at Columbia Pike and South Buchanan Street.) Please see the full agenda in the 'President's Corner' column in this issue of the *Douglas Park Neighbor News*. All are welcome.

## EXECUTIVE COMMITTEE

## PRESIDENT

John Snyder, 703.892.2887, [jvsnyder54@comcast.net](mailto:jvsnyder54@comcast.net)

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## TRAFFIC COMMITTEE

Open. To volunteer, contact John Snyder at [jvsnyder54@comcast.net](mailto:jvsnyder54@comcast.net)

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## DOUGLAS PARK NEIGHBOR NEWS

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Issue 86.05:	Fri 2 Nov 2012	Sat/Sun 17/18 Nov 2012

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## Fourth of July Parade and Picnic

by John Snyder

**It's time for the Big Event.** The Fourth of July Parade and Picnic is coming again on, you guessed it, July 4th. We gather at Monroe Park for the parade by roam in our finest patriotic garb, with decorated bikes, costumes and parade floats. Judging for best costumes, bikes and floats starts at 10, with the parade starting out at 10:30 on 14th Street, marching through the streets or our fair town to Douglas Park.

The picnic will feature music by the Constituents and a reading of the Declaration of Independence; a water slide, moonbounce and hundreds of the nicest neighbors you would ever want to see. The Civic Association will provide water, hot dogs for grilling, and tables on which you can place your finest pot luck recipes. We will pack up the amusements and instruments by 2pm.

How can I help? First, make sure you pay your DPCA dues, as we need dues to fund the rented amusements, hotdogs and water. Second, bring a side dish, salad or dessert to share. Third, you can help by grilling hot dogs or watching over the moonbounce. To volunteer for a shift, please contact DPCA vice president Chris Worden at

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*christopher.m.worden@gmail.com*. Fourth, you can help set up at Douglas Park, starting at 8am the day of the event, or in Monroe Park, also starting at 8am that morning. We have folks who make it a tradition to lead the set up and decorating. Just show up to help out. Many hands make for light work. Fifth, as you enjoy the picnic, make sure the trash and recyclables make it all the way to their proper disposal spots. Sixth, you can help take down and clean up, starting about 2pm.

Happy Birthday America! See you at the parade and picnic.

## DPCA News

### NEXT ASSOCIATION MEETING TUESDAY EVENING 19 JUNE

by John Snyder

**O**ur next Douglas Park Civic Association meeting will be on Tuesday 19 June at 7.30pm at Café Sazon, 4704 Columbia Pike, next to Goodwill. On the agenda:

- Parade and Picnic planning;
- Update from county transport staff on ART bus changes;
- Update on the 12th Street South 'bicycle boulevards' design to enhance biking opportunities parallel to the Pike;
- Traffic island and post office berm maintenance—we need to take care of these spots—who will keep us on task?

### UPDATE ON OUR LAST MEETING

- Chris Worden was elected DPCA vice president. Congratulations Chris, and thank you for volunteering!
- Chani Wiggins was appointed as representative to the county's Community Development Citizens Advisory Committee, to advise the county on allocation of community development grants. Thank you Chani!
- Review of the Columbia Pike Neighborhoods plan—see more in the president's column. Now is the time for you to make your views known to the county board.

### NEWS AROUND THE 'HOOD

**T**he county has a website devoted to Columbia Pike initiatives. The place to start looking for information about the Pike is <http://www.columbiapikeva.us>.

- **Rosenthal Site Project.** The county board approved the Pike 3400 project on the Rosenthal car dealership site on the southwest corner of South Glebe Road and Columbia Pike. It will include a six story building on the block next to the Pike, with 44 townhouses on the

## DOUGLAS PARK CIVIC ASSOCIATION • ARLINGTON, VA MEMBERSHIP FORM—FY 2013

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Thank you!



south block, next to the post office. Access for vehicles will be through a driveway to the Pike on the west side, next to the bank and through 12th Street South at South Glebe Road.

- **Pike Road Construction.** The county has awarded a contract to finish the streetscape improvements on the Pike between Four Mile Run and South Wakefield Street. The project had to stop because underground structures differed from what was shown on records. It will include a left turn lane at South Four Mile Run Drive, and into the small shopping center on the north side of the Pike. It will also straighten out the intersection at South Buchanan Street and South Four Mile Run Drive (minor).
- **Pike Streetscape Planning.** Planning for the Pike roadway and sidewalks is moving from concepts to engineering. It will establish a standard five lane roadway, with left turn lanes at most intersections and medians in between. For more information, see <http://www.pikemultimodal.com>.

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# Pike Neighborhoods Plan

## THOUGHTS ON THE DRAFT PLAN

by John Snyder

**T**he Arlington County Board is scheduled to decide at its 21 July 2012 meeting whether to adopt the Columbia Pike Neighborhoods Plan prepared by county staff. This plan has been under consideration and discussion among Pike neighborhood representatives (including Douglas Park's) for many months. This document will set the policy to be adopted. Then county staff will draft formal ordinances based on that policy, including a new form-based code for the residential areas along the Pike, similar to the Form Based Code adopted years ago for the commercial areas near the main intersections. The draft plan is available at <http://www.columbiapikeva.us/revitalization-story/columbia-pike-land-use-housing-study/>. Below is a shortened version of my comments on the plan which I have sent to county staff. Now is the time for you to present your views to the county board. Whether you agree or disagree with my comments, the board should hear from you, the sooner the better. This is an ambitious plan proposing a lot of changes for our neighborhood. You can send comments to the county board by email to [countyboard@arlingtonva.us](mailto:countyboard@arlingtonva.us). Make sure you identify the subject as the Columbia Pike Neighborhoods Plan.

• **TRANSPORTATION**

A new 12th Street South from South George Mason Drive to South Glebe Road. The community is adamant that 12th Street South not connect through Doctors Run Park from South George Mason Drive to South Quincy Street. It would pose to safety of children walking to school on South Quincy Street, destroy parts of the park and woodlands, and increase traffic on 12th Street South and the rest of the neighborhood. County staff have indicated that an alternative connection of 11th Street South to South George Mason Drive, continuing with the planned new 11th Street South will be proposed. If 11th Street South is to be connected through, consideration still needs to be given to the dangers of encouraging cut through traffic by that route. Quebec, Westmont and Oakland apartments are full of families, and presumably would be in the future. 11th Street South should not be allowed to become a Pike bypass.

12th Street South at South Glebe Road needs to be carefully considered before any plan is made to connect through to South Monroe Street adjacent to the post office. Concerns are impacts on 12th Street South, more traffic on South Monroe and South Quincy Streets (near the school), and encouraging cut-through



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traffic on the very narrow section of 12th Street South east of South Glebe Road. All the impacts of such a connection must be considered and addressed before a policy decision is made. (Connecting the new 11th Street South to South Monroe Street as shown in the Form Based Code would provide additional circulation for the frontage block on the Pike, without pushing traffic deeper into the neighborhood.) In addition, it should be noted that lack of a connection was an important commitment to the neighbors west of the post office during the post office site plan process.

#### • STREETCAR LINE

This plan—and all discussions surrounding it—assume that the streetcar line will be built. Without it, the Pike and the neighborhoods simply cannot accommodate the additional transportation needs of residents of 6000 additional apartments on the Pike projected by this plan, in addition to increased traffic from other sources outside this plan. The streetcar alternatives analysis projects that when it opens, it will attract about 10,000 more riders per day than the current bus service. The rider and transit demand projections go up from there, but do not include the residents of the 6000 new apartments in this plan. Without high quality, high capacity transit that people will actually choose, the Pike and surrounding neighborhoods

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cannot add thousands more people, and thousands more cars.

#### • PARKING RATIOS

The parking ratio proposed in UF 12 on page 4.5 of the Plan, needs further definition. It calls for a ratio of 0.825 parking spaces per apartment for affordable units, in certain cases. This is 0.7 per unit, with visitor parking of one space per eight units (0.125). This would be instead of the typical ratio of 1.125. This ratio would apply only when a new project exceeds the thresholds for affordable housing necessary to take advantage of higher density, so it is an incentive instead of a flat allowance, as previously proposed. But it does not say by how much the ratio must be exceeded to earn this incentive--that point needs to be defined. The premise that affordable apartment complexes on Columbia Pike are over-parked and have unused capacity is flat wrong, based on our experience here in Douglas Park—including some very unpleasant experience—where we currently have more than 2000 units of affordable housing. Douglas Park and most adjacent neighborhoods already have permit parking, or are in the process of applying for it, due to overflow parking from the apartments and businesses along the

**CONTINUED ON P 6**



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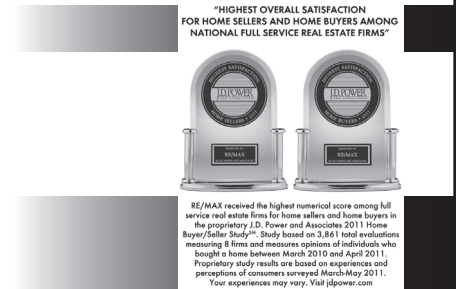
I have been specializing in the Arlington market for over ten years and I am also a thirteen-year resident of the Douglas Park community. When you are ready to take the first step toward selling your property, call or email me, and I’ll get started working for you!

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## Pike Neighborhoods Plan

### THOUGHTS ON THE DRAFT PLAN

CONTINUED FROM P 5

Pike today. If the parking demand decreases when transit upgrades are actually built, the ratio can be re-considered. But it won’t be possible to add more parking to new buildings that have already been built with too little.

I estimate that the cost savings for a new project by reducing the parking ratio would be about three percent overall, assuming a parking space (underground) would be about 10% of the overall cost of an apartment unit, and no space would be required for 30% of the units. That is a small savings compared to the potential impact on the neighborhood.

#### • NEW DENSITY AND AFFORDABILITY PRESERVATION RATIO

This plan proposes major changes in density in exchange for preservation of affordable housing along the Pike. Density is not desired for its own sake, but brings rental income that can make other uses, like ground floor retail, viable. While many people along the Pike oppose additional density regardless of benefits that can come with it, the community has

shown openness to density if it also brings benefits, and preservation of affordable housing is generally considered beneficial by Pike residents.

Let’s be clear. Most Arlington residents oppose increasing density in their neighborhoods. Most Arlington residents oppose affordable housing in their neighborhoods. But the Pike community is talking about adding density in their own neighborhoods for the benefit of keeping affordable housing in their own neighborhoods—and large amounts of both. If we are to add density, the payoff has to be worth it. The payoff in this draft plan—20% affordable units within the newly allowed development rights—seems too small. Requiring 20% of the units overall, both within the new and the existing development rights, seems more appropriate.

#### • PROPOSED REDEVELOPMENT SITES

##### *Quebec Apartments*

Quebec Apartments were redeveloped not long ago, dedicating committed affordable units. The Douglas Park community supported that re-development, including additional density in the form of expanded apartment sizes, and the preservation of affordable housing it entailed. There is no compelling reason to change the status quo on this site. It is pleasant,





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historical, a good neighbor and already preserves affordable housing. The neighborhood sought not just preservation of affordable housing, but preservation of the buildings and the setting. On this site, we have already achieved the goals of the plan, so we should stop. Quebec apartments should be preserved; incentives to re-develop should be removed from the plan.

### • HISTORIC PRESERVATION

Barcroft Apartments are shown in this plan as 'essential' for historic preservation. The community did not participate in this designation and to my knowledge, no one in the neighborhood sought it. While parts of the complex would be open for redevelopment, consistent with affordable housing preservation, other areas could not be redeveloped, meaning the housing would either continue to deteriorate with age, or be refurbished in the same configuration, driving out affordability, without addressing inadequate parking, lack of amenities or community benefits, and other issues. Development rights are an important community asset. The county apparently plans to use this asset without any benefit flowing to the community.

### • POLICY DIRECTIVES

The policy directives stated on page 4.3 should in most cases be applied to the county generally. While many elements of the plan are site specific, affordable housing policy should be consistent across the county, unless the goal is to discourage preservation in parts of the county other than Columbia Pike, and encourage preservation only on the Pike. Directives should be county-wide, particularly regarding streamlining of permitting. H.5 and H.6 regarding increased density and infill development should be county-wide, with focus on site-specific issues, as in the NP draft. Some say these policies are intended to be county wide. The document should say so expressly.

### • PUBLIC LAND

H.9, regarding sites owned by the county, should be county-wide, noting that there is no publicly owned property on the Pike that should be converted to housing. We need our parks to be parks, and we already lack a plan to deal with school capacity issues. Converting needed land to other uses would be counterproductive. (The element of this directive regarding faith-based institutions should be dropped, as development is no more or less appropriate because the land was once owned by a faith-based institution. They should be treated like any other property owner.)

### • TRANSFER OF DEVELOPMENT RIGHTS

UF.2, regarding bonus density for transfer of development rights needs to be clarified. Only the bonus density sites identified in this NP document should be considered for bonus density to receive the transfer of development rights. (It seems clear in the context of the whole document, but needs to be expressly stated.) Other sites not on Columbia Pike should also be identified for transfer of development rights. The rights for areas like the Barcroft Apartments would be huge and just can't fit on the Pike alone. Nor should they—affordable housing preservation is an Arlington issue—Columbia Pike should not be the only solution.

### • SCHOOLS

UF.8 on page 4.5 is appropriate to ensure that there will be schools for the children of the families in up to 6000 new homes. But the actual plan for dealing with school capacity is missing. The NP draft finally states the problem—1100 new students on the Pike over and above all other growth in student population—

CONTINUED ON P 8

***Thanks for waiting! We'll see you soon!***



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## Pike Neighborhoods Plan

### THOUGHTS ON THE DRAFT PLAN

CONTINUED FROM P 7

but does not identify any solutions. Land needs to be set aside for schools for the student population growth. School population growth on the Pike needs to be part of the APS capital budget considerations—it is not now. Presently, Arlington Public Schools is considering some sort of magnet program for one of the only open sites near the Pike (adjacent to Carlin Springs Elementary). This would not only take away one of the only open sites near the Pike, APS can also be expected to establish admission policies to restrict Pike residents from attending, instead favoring residents from more affluent neighborhoods (as it does now with several other magnet schools). All magnet schools must be available to Pike residents on an equal basis as residents of the rest of the county.

- **AFFORDABLE HOUSING ONLY ON THE PIKE**

There is a widely held view in Arlington (among those who do not live in 22204) favoring 'affordable housing only on the Pike.' In their view, only affordable housing should be allowed on the Pike, and affordable housing should be allowed on the Pike only. This document does not contain such a statement, but it should

not be an underlying assumption that the future of the Columbia Pike area should be dedicated solely to affordable housing preservation, and affordable housing preservation should be dedicated solely to the Columbia Pike area. The Pike needs many things, not just affordable housing, to be a more viable, thriving, livable community. And affordable housing should be promoted in all of Arlington, not just Columbia Pike, according to the same criteria. Density, transportation, public space, financing tools (and their cost) are issues everywhere. The answer to those questions should not change because the land is on the Pike.

## Post Office Berm Cleanup

### LONDON SQUARE ACCEPTS THE CHALLENGE

By Andrew M Johnson

**S**outh Monroe Street has recently been re-landscaped by Arlington County. As noted by DPCA President John Snyder, ongoing maintenance that needs to be performed is likely to be done by neighborhood volunteers. Three of London Square's 44 townhouses face South Monroe St. The London Square Homeowners Association, as a member of the DPCA, has recruited a few good volunteers from its ranks to keep the berm clear of trash and weeds. This involves trash pickup and an occasional weed spraying. Everyone, of course, is welcome to join us in this project.



## Local Resident Appeals for Lost Cat

### REWARD OFFERED

by Pam Constable

**T**o everyone in the greater Douglas Park area – This is a final and desperate appeal for any information or help about my little lost cat, Sheba. She is a small, agile, brownish cat with pretty markings and fur like a rabbit. She is just under a year old, curious and adventuresome and full of life. She got out of the house on the night of May 6 and never returned. Her home is at the corner of 14th Street South and South Pollard Street. She was not wearing a collar and she is skittish around strangers, but she does answer to her name. She has a tiny miaow like a kitten's.



Sheba came home with me from a trip to Afghanistan last fall, and she immediately lit up my home with her plucky spirit and joie de vivre. In the day, she would race around the house in an exuberant young frenzy, bounding across tables and shelves and scattering everything in her wake. At night, she would curl up proprietarily on my neck and fall into a deep sleep. I miss her terribly, and I still find myself waking up late at night and checking the front porch in case she is waiting there.

I dearly hope someone has found Sheba and given her a good home, but I fear she encountered a much worse fate soon after escaping. I have not totally given up hope, although each day her absence seems to grow deeper and more permanent. If you see or hear anything that could shed light on her whereabouts, please contact me at [constablepam@hotmail.com](mailto:constablepam@hotmail.com) or at 703.577.4460. I did offer a reward for her in the many posters I circulated, and of course that still stands. Thanks to those of you who called or messaged with possible sightings of Sheba. Please don't give up. If anyone has her, please bring her back or at least let me know she is safe. Thank you.

## Local Students Attend Intel ISEF 2012

By Louise Mitchell

**D**ouglas Park's Catie Mitchell along with partner Andrea Green, also from Arlington, attended Intel ISEF (International Science and Engineering Fair) 2012 in May, winning 4th place in the Environmental Science Category. Their project, entitled 'Assessing Oil Spill Cleanup: Ecological Ramifications of Chemical Treatments' tested the impact of chemicals currently used in oil spill remediation. Catie and Andrea attend HB Woodlawn High School. Their project won the Grand Prize at our Regional Science Fair, then placed first at the Virginia state competition to win a trip to Intel!



Catie Mitchell (left) and Andrea Green (right) at Intel ISEF 2012.

Congratulations!

## Douglas Park Sign Uncovered

### CLEANUP AT WALTER REED DR AND S RANDOLPH ST

By A R Henderson

**O**n the afternoon of Saturday 2 June, a few volunteers from the neighborhood gathered at the corner of South Walter Reed Drive and South Randolph Street to try to discover what was hidden behind the small forest at the center of the traffic island. In an hour and a half, we managed to remove a large mulberry, and several honeysuckle bushes, trim the crapemyrtles, mulch and plant a few annuals as well as touch up the paint on the Douglas Park sign. Thank you to Kate, Rich and Bruce for helping me with this project. It's nice to see the neighborhood sign back in shape to complement the new paving on South Randolph Street.



Kate Pernia (left) and Bruce Marshall (right) at the sign before and after cleanup.



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