

NEWS FOR ALCOVA HEIGHTS

February 20, 2004

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Alcovia Heights Civic Association Meets Tuesday, February 24, 7 p.m. . . .

. . . in the Arlington Baptist Church (please use the 8th Street entrance): Potluck at 6:00 p.m., program at 7:00 p.m.

Once again, busy agenda: A representative of Arlingtonians for a Clean Environment (ACE) will speak on backyard/community wildlife—how to foster good habitats in our neighborhoods and how best to co-exist with our foxes, raptors, possums, tons of other birds, squirrels, etc. The speaker (TBA) will answer all your questions on this subject. This is a result of a significant e-mail 'chatter' last month that appeared to spark a lot of interest on these topics.

Also on the agenda: traffic calming. At the February meeting of the Neighborhood Conservation Advisory Committee (NCAC) it was announced that Monroe Street between the Pike and 8th Street is eligible for traffic calming measures. Ms. Susan Finotti, of the Arlington County Traffic Calming Unit, will be on hand to talk about this – what to do next, etc.-- and to address your concerns about traffic cut-throughs, speeders and whatever other traffic problems you see in the community. As you know, traffic-calming measures were approved for 8th Street between Glebe and George Mason Drive; these will be put in place during the coming construction season for an estimated \$143,000.

Bring a can, box or bottle . . .

. . . of a nonperishable food item for the food bank of the Arlington Baptist Church. This is our way of partially thanking these wonderful folks for sharing their church with the community.

7th Street Sidewalk Project Meeting on March 2

At a meeting on March 2 at the residence of Karla Hagan, 3908 7th Street (703.979.1959), 7:30 p.m., two representatives of Arlington County's Neighborhood Conservation Program will unveil a draft proposal for sidewalks on both sides of 7th Street between Oakland and Quincy as well as a proposal for finishing the 'missing link' on the south side of 7th between Quincy and 8th Streets. A petition drive in the fall secured well over the necessary 60 percent approval of residents to proceed with planning for sidewalks. Following the presentation of the draft proposal, and, we hope, significant resident discussion, a final proposal will be subject to another petition initiative to acquire final approval for the project. Construction could be completed within two years.

Construction/Demolition to Begin on Townhomes

A group of residents adjacent to the Zetlin property, along Columbia Pike bounded by Quincy and Randolph Streets toured the site with Kevin Washington, an engineer with Christopher Consultants, and subsequently, joined by a representative from Douglas Park, met with Capital Land President F.Gary Garczynski to discuss scheduling, tree

preservation, safety measures during construction, utility placement and service, construction parking, wildlife protection and other matters.

Final site plan approval will come sometime in February; settlement on the sale of the property will take place 15 days later or on April 4, whichever comes first. The developer is currently working out final details of the plan. Construction, that is the demolition of two existing main structures, the removal of the wall along Columbia Pike, grading and the building of a number of retaining walls is tentatively scheduled to begin in mid-April.

Removal of the existing retaining wall will require traffic management on Columbia Pike for a few days. The entire site will be fenced off with chain-link for the duration of the project. The project should be built out by April 2005, and the townhomes are expected to sell in the mid-to-upper \$500,000s.

Other projects along Columbia Pike are in the 'fledgling' state, but are stirring interest. The set of buildings including the Arlington Free Clinic, the former Arlington Hardware and the restaurant at the intersection of Walter Reed would become a mixed use (retail, commercial and residential) area of shops and condominiums covering the entire corner and all the way south to the existing right of way for 11th Street. Twenty plus townhomes are planned at the Pike at Court House.

Occupancy and Parking: Questions

In several nearby neighborhoods, there is considerable discussion of residents' use of front yards (lawns) for parking. Apparently some of the problems arise because of multiple residents. And, in Alcova Heights and elsewhere, the question has arisen as to whether 'apartments' can be rented to unrelated individuals.

Alcova Heights is zoned R-6, single family residential, which means that homes may be built on lots a minimum of 6,000 square feet. R-6 zoning means that the homes are supposed to be occupied by a single family, related by blood, marriage or adoption.

According to an Arlington County spokesman, no more than four unrelated individuals may live in a home with this zoning designation. Some residents rent a room to a tenant, but there are rules governing that, as well. Any room that is rented out to a roomer must have full access to the remainder of the house, and any 'room' that is rented out may not have a separate kitchen or a separate entrance.

If you have concerns that there are violations in the neighborhood, you may call the Zoning Enforcement Office and ask for an investigation. You may call anonymously, or you may call, leave a telephone number and request that the investigator call you back with the results of the investigation. The number to call is 703.228.3232.

Fire Uncovers Electrical Violations

A fire last week in a residence at 904 S. Glebe caused wiring damage. On further investigation authorities found evidence of 'severe' electrical violations, electrical installation without permits or inspections. The electric meter was disconnected at the house was posted as 'dangerous.'

Dues (and Won'ts)

This is it: our annual get-down-on-our-knees-and-beg for dues payments. We won't be asking again until approximately this time next year, PROVIDED, that we collect enough to get us through the year. Voluntary dues for the Alcova Heights Citizens Association are \$10 annually per family. Dues money is used to support Alcova Heights activities such as Neighborhood Day (May), Family Night Out (August), the Halloween Parade (October), publication of the newsletter and the Association directory, paper and plastic goods for potluck suppers and other events. You may pay dues at the upcoming February 24 meeting or you may mail them (or drop them off) to Cynthia Behn-Dawson, 3916 7th Street So. Please identify yourself by name and address when you pay so that we may keep a record 'for the books.' The Association currently has about \$400 in the bank; the ideal annual operating budget exceeds that by about \$800. We will be supplementing our dues budget with paid advertising in our newsletter and, perhaps, in our directory and with our spring 2004 garden and home tour. We won't be asking for dues contributions until this time in 2005, and respectfully request (aw, heck, we're just plain crying out for) your contribution at this time.

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Calendar

February 23 – Encouraging Transit-Oriented Development in Greater Washington, presented by the Greater Washington Board of Trade, NRECA Headquarters Building, 4301 Wilson Blvd., 8:00 a.m. – 1:30 p.m. Registration information: Shimona Scott, 202.857.5900

February 24 – AHCA Meeting: Arlington Baptist Church, 6:00 .m. for Potluck; 7:00 program.

March 13 – Hearing, Application Hearing, Group Home (Dormitory) for Substance Abusing Women and Their Children @ 4317 6th Street South. Call Marcia Smith, 703.228.3525 if you have comments or questions. Written comments should be submitted to the county Department of Housing and Community Planning.

March 25 – (Tentative) Streetspace Task Force – a meeting of county staff, civic associations, Streetspace Implementation Team, to discuss projects along Columbia Pike, including the left-turn lanes at the Pike and South Glebe.

May 2 – Arlington Marathon, 8:00 a. m. – 26 miles later. Better start training now: Call 703.218.2726 for information or to volunteer, or get the scoop at racedirector@att.net Includes 5-K race, health and fitness expo, pre-race dinner, post-race dance, and American Cancer Society 18-hour Relay for Life.

May 8 – Neighborhood Day: Plans to be discussed at the February 24 meeting, and will be announced on the Yahoo site and in future newsletters. Let's make this a bang-up day for Alcova Heights!

Bits and Pieces

A couple residents on 9th Street complain that the take-out order speaker at the Wendy's restaurant on the Pike is intrusive and annoying. The president would like to hear from others who have problems with this. Please call Bob Dawson at 703.521.2521 or email at bubbycyn@aol.com.

Similarly, if there are other problems residents feel should be brought to the attention of the Association, let Bob know.

We passed out a 'place-holder' directory in the fall. The president is looking for a volunteer to help him put together a newer, better, bigger, prettier one this spring, in time for our Spring Home and Garden Tour (BTW – have you called or emailed Sara Uzel to volunteer to help? – Suzel@techtrendsgroup.com or 703.979.2517). Holler if you can help.

A final thought: We have very little participation from the folks in the townhouse development on 9th Road South, and very little participation from the folks who live 'above the firehouse,' between Company 1 and Route 50. Would our Neighborhood Day activity be an opportunity to proactively attempt to bring these folks into the fold? Thoughts, please.