

NEWS FOR ALCOVA HEIGHTS

April 5, 2004

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Alcova Heights Civic Association Meets Tuesday, April 20 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.

Busy, fun agenda. If you could measure the enthusiasm for our upcoming Neighborhood Day activities in the park (see below), you'd need a 'yardstick' about half a mile long. We will have a briefing on what will happen on May 8.

As part of Neighborhood Day, the County will be giving away 2 – 3 foot redbud and white oak tree whips in one or two gallon pots. They will be delivered sometime in the week before Neighborhood Day. To get your order in, please call or email Maura McMahon (pawmer2@starpower.net or 703.979.9321). We may be able to take orders at our meeting April 20.

Alcova Heights Will Rock 'N Roll on Neighborhood Day

Greater than Ali; grander than the Canyon; more downtown than Leroy Brown! That's the Alcova Heights Neighborhood Day celebration: May 8, 11:30 a.m.- 2:30 p.m., Alcova Heights Park (the big pavilion over the bridge – follow the red balloons!)

We won't fool with two-legged racers: we will do THREE, and we will race in sacks! None of this namby-pamby cocktail party stuff – we will have water balloons and, and folks WILL get wet!

And, no Estée Lauder here, but, we will have some of the most competent face-painters in the world! We will have a fish game; we will have a 'frog and princess' kids' portrait photo place.

We will have PRIZES for all those AHCA folks who can muster the courage to . . . participate in all this . . . or in VOLLEYBALL!!!!!!!

While you are watching all this, Warren Gant, your president and others will cheerfully char your hamburgers, hot dogs and veggie burgers and 'sear your buns' (provided by the Association). You can peruse the offerings of all the other folks: ***families with names beginning A – L should bring side dishes, and families with names beginning with M – Z should bring desserts*** (some of us will be roaming here first, because someone said—we don't know who – 'why not eat dessert first?'—go ahead, sell that to the kids!)

All of this will take place, again, May 8 – 11:30 a.m. – 2:30 p.m. – on the north side of the park.

Alcova Heights' celebration of this event is part of Arlington County's observation. Check local publications for times and places for the Pet Walk at 9:30 a.m. and the Neighborhood Day Parade at 2:00 p.m.

Let's make this the smasheroo it ought to be! Your president will provide a special prize to whoever loses the potato sack race!

Alcova Heights 'Singing the Blues'

"***Picture This! Your Home Here!***" is the theme of the Alcova Heights fundraising raffle that will be conducted during the Annual Columbia Pike Blues Festival on May 2.

The Association will be offering the opportunity to win a pen and ink sketch of your home done by well-known local artist Kathryn Pacious.

Three winners will get a 5 x 7" pen and ink sketch of their homes, suitable for matting and framing. A sample of the artist's work will be on display in the Alcova Heights Citizens Association booth during the Festival, which will run from 12:00 noon – 6:00 p.m. The value of the prizes is \$70 each. Raffle tickets will be sold at \$2 apiece or three for \$5. No more than 1,000 tickets will be sold.

The Association is also seeking volunteers to staff our booth and sell raffle tickets during the day of the Festival, which goes on rain or shine. The Festival will again take place on Walter Reed Drive in the block just north of the Pike. Vendors, food concessions and six hours of top-notch entertainment will make the event well worth attending. Last year's attendance was estimated to exceed 10,000 and this year's attendance may well exceed that.

Neighborhood Kiosk

Wouldn't it be nice to have a central spot in our neighborhood where we could post messages and information about meetings and events? Perhaps an area with a water fountain and a bench to encourage more use of the volleyball court on 8th Street near the park? Covered kiosks have been popping up all over Arlington recently: check out the one in Douglas Park.

Arlington County's "Small Parks Program" enables citizens to initiate small capital improvement and beautification projects for local parks without having to go through a complicated budget process. The improvement must be on County land or have an easement; it must provide long-term service to a substantial number of citizens, always be available for general use and have the general support of the neighborhood.

If you are interested in working on this proposal, or if you have comments or creative ideas or, conversely, any concerns, please email Susan DuBois at susan.dubois@uspto.gov. A letter of intent outlining the proposal must be received by the County no later than May 15 for the next funding cycle.

Site Plan Revision Okayed, Construction to Begin on Centex Townhouses

On March 27, the Arlington Board approved a site plan revision for a townhouse development along Columbia Pike between South Randolph and South Quincy.

The 22 townhouses, to be constructed by Centex Homes, are tentatively scheduled to be completed in about one year, with work on the site to begin this month with the razing of two existing structures.

The issue necessitating the site plan revision had to do with the undergrounding of utilities. Essentially, the undergrounding plan contemplated for the Zetlin property would have accomplished undergrounding for other portions of Columbia Pike at the developer's expense, an expense that would have threatened the marketability of the townhouses, which are expected to be priced in the mid \$400,000s.

As a result of the site plan revision, an existing pole on South Randolph at the corner of the property will stay. In order for this pole to be removed, a very expensive connection to the south side of Columbia Pike near the Quebec Apartments would have been necessary. This underground facility would also have effected undergrounding for the small strip mall between South Randolph and the Shell station at the corner of George Mason and the Pike.

Townhouses Proposed at George Mason and Arlington Blvd.

Boulevard Townes, LLC has filed an application to rezoning about an acre and a half at the intersection of George Mason and Arlington Boulevard (Route 50) from R-6 (single family homes with a minimum lot size of 6,000 sq. ft.) to R-10T, townhouses.

The development, according to the application, would take place in two stages. The first six townhouses would be constructed on part of the site currently occupied by a single family home; the additional nine units would be constructed on the site currently occupied by the Masonic Hall and parking lot.

The rezoning application is currently scheduled to come before the County Board on May 15, 2004.

As proposed, residents and visitors to the development would have access through both George Mason Drive and the frontage road that runs from George Mason to either Glebe or the entrance to Arlington Hall, the headquarters of the National Guard.



LIST WITH LYNN

**ALCOVA HEIGHTS
NEIGHBORS:**

Please call me if you are thinking of selling or know anyone who might be considering moving this Spring/Summer. I've been with Long & Foster for 7 years and a resident of Alcovia Heights for over 5 years, as well as a lifelong Arlingtonian. I would love to be considered as the neighborhood resource for all your real estate needs!

Questions about recent sales?

Email/Call me
today!



South Arlington/Huntington Office

4800 S. 51st Rd

Arlington, VA 22204

Call: 703.898.7205

Email:

lynn.gant@longandfoster.com



The development, when finished, would contain 30 parking places, or 2.66 parking places per residence. The townhouses would be three-story structures with an attic, with a height of approximately 37.5 feet.

Jerry I. Moyer, of Fulcrum, the company that is planning the site, has called the Alcova Heights Citizens Association and requested a meeting. Representatives of the Association will meet with Mr. Moyer on April 15 to discuss any concerns we may have with the proposal.

Attorney Timothy Sampson of Walsh Colucci Lubely Emrich & Terpak PC asserted that the rezoning would be consistent with the county's land use plan.

Alcova Heights Babysitting Co-op

You can't miss 'em! They're in strollers, on bikes, in backpacks or wagons: Alcova Heights is full of kids ... and parents, too, some of whom wistfully recall movies without talking fish and dinners without macaroni and cheese. Even though we love our kids dearly, some of us look for a chance to get out without them occasionally.

And there is a way: the Alcova Heights Babysitting Co-op, now boasting a membership of 13 families, four in the last month alone. The Co-op is organized according to guidelines established by existing co-ops. Each family gets 20 points to use to 'pay' for babysitting, and can earn more by babysitting for other families or by helping to run the Co-op.

The Co-op makes it easier (and cheaper!) to get out and helps to establish friendships with other parents and playmates. The Co-op has frequent play dates in the park and several organized get-togethers each year. Membership is open twice a year, and you must be recommended by a current co-op family and attend at least one event prior to joining. For more information, please e-mail our current administrator, Karla Hagan at hepcats@comcast.net.

7th Streeters Petition for Sidewalks

An overwhelming majority of 7th Street residents between Oakland and Quincy have approved the concept design for sidewalks and have given the County the go-ahead to do engineering drawings.

This is the second step in acquiring sidewalks. Future meetings to view and discuss the specific plans drawn by County staff will be announced on the Yahoo site and in future newsletters.

The project scope includes the narrowing of the 7th Street South roadway from an existing 36 feet to 32 feet wide between South Oakland and South Quincy Streets. Parking will remain on both sides of the street with exceptions made for the few properties with tree bump-outs. The narrowing will help to accommodate the construction of new 4-foot concrete sidewalks, curbs, gutters, and 4-foot-wide, landscaped planting strips on both sides of the street. These improvements will be coordinated with the installation of a previously funded Neighborhood Conservation project that is replacing existing lighting with new Carlyle street lights on the north side of the street. Corner intersection nubs, textured crosswalks, tree bump-outs and new/replacement driveway aprons will be installed where appropriate.

A future initiative will fill in the missing sidewalk link on the south side of 7th Street between South Quincy and 8th Street.

Karla Hagan and Bill and Barbara Cogswell led the effort to collect signatures on petitions

Calendar

April 18 – Congregation Etz Hayim, formerly Arlington Fairfax Jewish Congregation, will host incumbent Rep. James Moran (D) and his Democratic challenger, Andy Rosenberg, in a community forum, 3:00- 5:00 p.m. All residents of the 8th Congressional District are invited to attend. Rep. Moran and Mr. Rosenberg will stand for election in the June 8 primary.

April 20—Potluck Supper Meeting of Alcovia Heights Citizens Association – Arlington Baptist Church, Monroe and 8th Street South, 6:00 p.m. for Potluck, 7:00 for program (see related story).

May 2 – Columbia Pike Blues Festival, 12:00 noon – 6:00 p.m. – Walter Reed Drive between Columbia Pike and the Library. The Alcovia Heights Citizens Association will have a booth there and will be conducting a raffle (see related story). Volunteers needed.

May 8 –Neighborhood Day in Arlington, all day. Pet Walk—9:00 a.m.; Neighborhood Day Parade, 2:00 p.m. **ALCOVA HEIGHTS PICNIC – ALCOVA HEIGHTS PARK, 11:30 A.M. –2:30 P.M.** (See related story).

President's Notes

Wendy's – we have sent two letters to the County and the president has visited with County staff regarding the noise from the Wendy's drive-through loudspeaker, which has left a number of residents nearby in near siege. For the moment, the speaker volume is acceptable. We will continue to monitor this situation. If remedial measures are not achieving acceptable mitigation of the noise, we may seek a physical sound barrier.

Occupational Hazards -- We have written to the code enforcement staff of the County asking that two residences in the neighborhood be examined possible violation of R-6 zoning, which requires that no more than one family or four unrelated individuals may live in any R-6-zoned property. Further, any renter must have full access to the entire house, with no separate entrance or kitchen.

Celebrate Easter
With the Congregation of

Arlington Baptist Church
714 S. Monroe Street

Thursday, April 8
Maundy Thursday Service – 7:00 p.m.

Sunday, April 11 – Easter Sunday
Sunrise Service – 7:00 a.m.
Sunday School – 9:30 a.m.
Worship Service – 11:00 a.m.

Big doings on the Pike: If you haven't done it already, drop by the CPRO offices down on the Pike and look at the Georgelas drawings for what will happen at the intersection of Walter Reed and the Pike (SW corner, including the former Arlington Hardware building). Absolutely spectacular, art deco, fashionable brick: 200 plus condos, 30,000 square feet of retail, setbacks, a beautiful curved front. First project to be developed under the new form-based code. Go, Georgelas! I want to be in one of

Traffic Calming on Monroe: The options do not include speed humps. Options do include textured crosswalks at 9th and Monroe; possible traffic nubs; possible traffic circle at 9th and Monroe. The County is examining "Stop" lines at stop signs. A couple folks met with Ms. Susan Finotti last week to discuss; more participation needed, although a lot of folks expressed an interest in traffic calming. We need to propose something forthwith, so get those thinking caps on.

The last comment: one meets folks, from time to time, who contest Mr. Shaw's contention that 'youth is wasted on the young.' As an old coot, looking at our neighborhood, it is so refreshing to see the vibrancy and enthusiasm of the folks who are bringing you the Neighborhood Day stuff – Lynn Gant, Karla Hagan, Maria Abarca, Susan Dubois, Michelle Robinson, my special little friend Sam Curtis and whoever I left out – and the enthusiasm of the eternally youthful William Cogswell and his Barbara and the aforementioned Ms. Hagan.

We are fortunate to have the wonderful staff we have from Arlington County – Jennifer Fioretti and Daryl Smith for the sidewalk stuff, Susan Finotti for the traffic stuff – and Maura McMahon, who trudges monthly to the Neighborhood meetings – and my favorite two teenagers, Rhea and Steve Dola, who somehow make the time to get all this stuff to y'all. Regardless of their ages, these folks all have the enthusiasm and drive of youth, and it serves us all well and makes us feel, well, young.



Arlington
presbyterian church

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