



The Lyon Village Bulletin

www.lyonvillage.org

March 2006

Lyon Village Citizen's Association
Arlington, VA
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Piano Concert March 12 with a Neighborhood Connection

Come to a free piano concert at the Clarendon Presbyterian Church on 12 March at 2pm. The pianist is David Boaz Tilley, a student at NYU. He will be playing selections from Beethoven, Skryabin and Mussorgsky. All are welcome. David is the great nephew of Ditty Boaz, so it will be especially fun to turn out and see what is sure to be a terrific concert performance. Refreshments will be served.

LV Directory Update

Lisa and Tyler Anbinder and their children Jacob, Dina and May have moved to 1601 N Edgewood Street. We also welcome Melinda, Gerry, Evan(8) and Geoffrey(6) Cater to 1505 N Herndon Street, 703.516.0346 Please pencil their information into your Directory and remember to send Directory updates to markweinress@msn.com.

ACCF Awards & Banquet

Please mark your calendars. The Arlington County Civic Federation Annual Banquet and Awards Ceremony has been scheduled for Friday March 31, 6:30pm to 10:30pm at the Army/Navy Country Club in Arlington. Speaking this year will be Kathleen Matthews Anchor, ABC7/WJLA-TV. Her topic will be *Volunteering and Other Passions*. This should prove to be a very lively event, as the ACCF will also be celebrating its 90th Birthday. For more information about attending the banquet, and/or making contributions to the ACCF please contact Frances Finta 703-528-2882.

General Meeting Monday, March 13, 8PM at the Lyon Village Community House

Plan to attend our March General Meeting. *If* you own property or live near any of the following locations, *if* you want to help improve and secure our Lyon Village borders for the future, *if* you care about the future development of our neighborhood, please attend our March General meeting.

Due to current zoning, these following locations are most likely to be affected by encroaching future development:

- Lee Highway from Highland to Veitch Street
- Franklin Street from Fillmore to Barton
- 13th Street from Highland to Irving
- 13th Street from Johnson to Jackson

These areas of Lyon Village have parcels that are **not** zoned as *single-family* and have not been recently redeveloped. These parcels are potential receiving sites for much denser and taller development. We will look specifically at the Zoning and General Land Use Plan (GLUP) for these areas to become educated about what type and scale of development the rules currently allow. We will also begin the process of forming working groups that include the owners of these sites along with the nearby property owners to develop a *vision* of the most advantageous future development. This *vision* will form the basis of our revised Lyon Village Neighborhood Conservation Plan.

The County is producing some very good specialized maps for presentation at this meeting. We will have one large map and a digital projector that we can use to zoom in and out of areas on the map. The maps the County is producing include the GLUP and Zoning overlaid on one map. Though it might be thought that the County's Land Use Plan and the Zoning would be consistent on a single site, they are not. This is one of the many important issues to be addressed at our meeting.

This promises to be an exciting and informative audio-visual presentation of our neighborhood. We will be setting up the Community House with continental seating to avoid a center aisle and provide the best viewing for all attendees. This is a meeting not to be missed!

**Executive Committee Meeting on Monday March 6, 8pm at the
Community House—All Are Welcome to Attend**

February General Meeting—Zoning, Sector Plan & Development

We had a great turnout for the February General Meeting. More than 60 people attended the meeting to see presentations on Lyon Village zoning, land use, development, and the latest draft of the Clarendon Sector Plan. Martha Moore and Bill Gearhart put many hours into this important and informative presentation. We heard about potential development along our Lee Highway and Wilson Boulevard edges and near 13th Street that will affect adjacent single-family homes in our neighborhood. This was the first part of a multi-part presentation that will continue at this month's General Meeting and in future sessions.

The response to the proposed Clarendon Sector Plan revisions was generally positive. The Proposed Sector Plan has come an incredibly long way since the latest draft was issued by the County in October of last year. Our neighborhood was a signatory to a five presidents' letter from the Clarendon area Civic Associations noting the many serious problems with the plan.

Well, the County has worked with us since then, and after some really intensive work over the past few weeks, we now have a Proposed Sector Plan with which most are happy. There is still a way to go, but on Tuesday evening, the County Board adopted the ideas that came out of the feverish neighborhood work sessions spearheaded by County Board Chairman, Chris Zimmerman. This is good news for the future of Clarendon. The proposed Sector Plan takes steps to preserve the current pedestrian-friendly scale along the Clarendon neighborhood edges. It allows the most intense development on sites nearest the Metro.

There is a proposal to allow transfer of development rights (TDR) from some sites to other parts of Clarendon to preserve historic buildings or achieve open space. This new concept means, for example, that the

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Sector Plan Update *(continued from first page)*

owner of a building designated as historic by the County, can sell the excess height and density on his site to another buildable site. The receiving site would now be allowed increased height and density. By this means, the allowable height and density for the historic site would be reduced to that of the existing historic building, rendering it far more likely that the existing structure would remain, as no additional height nor density could be added to the site with a new building.

The compromise is that the receiving site will then be able to build a larger, taller building than would otherwise be allowed. There was agreement at our February General Meeting that this was a good idea for the Wilson Boulevard blocks that currently have higher zoning (C-3). However, there was concern about including properties with lower (C-2) zoning, such as the NTB building on Wilson across from Whole Foods. A motion to take the NTB building off the list of sites that would be eligible for TDR was passed by a wide margin at the meeting.

Travelers Aid Volunteers Needed

Airport Travelers Aid Volunteers at Reagan National Airport serve to welcome visitors, practice creative problem-solving, provide travel and tourist information, and help to solve travel challenges. Volunteer for a weekly 3 or 4-½ hour shift and receive training, resource information, and complimentary parking in airport garages. Contact Travelers Aid at 703-417-3975 or E-mail TravelersAid-DCA@mwa.com.

Artfest March 31 to April 7

This week-long art festival features an all-media art show and sale, workshops, and demos. Attend the opening reception on Friday, March 31, 6-8pm. Free entertainment Saturday and Sunday afternoons. Workshops and demonstrations for children, youth, and adults, from April 2 to the 7; times and topics vary. Reservations are required for workshops and demos; fees apply to some workshops. For workshop and demonstration reservations, contact Linda Maldonado, 703-528-5740. The Arlington Artists Alliance ArtFest at Fort C. F. Smith Park at 2411 N. 24th St. See the web site for a full description of ArtFest events www.arlingtonartistsalliance.org, email, jschellman@earthlink.net.

Police Officers Memorial Fund

From May 9-12, 2006, a team of four officers from the Arlington County Police Department will be participating in the Police Unity Tour a 300 mile bike ride from NJ, through Ground Zero in NY, and finishing in DC. This tour helps to raise funds for the Police Officer's Memorial Fund, which honors those officers that have given their lives in the line of duty and assists those left behind. In order to participate in the Unity Tour the team must raise \$1,500 per person. In the 2005 ride, corporate and personal sponsors donated in excess of \$11,000 for the Arlington team. Officer Marc Mazzella will be speaking with us at a future General Meeting. In the meantime, he can be contacted at 703-228-3600 x9748, or mmazze@arlingtonva.us.

Spaghetti Dinner a Fall Event!

For all of us who start looking for the date of Lyon Village's wonderful spaghetti dinner around this time, the dinner is moving to the fall. The availability of the great volunteers who make this dinner a success paired with increased rentals of the community house, have made the move to a fall event a necessity. So...plan on joining your neighbors for this tasty night-out this coming autumn.

Construction Storage on Kirkwood Road

Arlington County currently maintains a wastewater lift station at 1616 Kirkwood Road at the park-like area located on the right, before the YMCA, as you head toward Washington Blvd. The County plans to use approximately two-thirds of the available open space at this site to store some filter media for approximately two years. This filter media (sand) is for use in a major \$350 million upgrade of the County's Water Pollution Control Plant.

In 1976, the Arlington County School Board committed to give the County an easement for the Kirkwood Sewer Pumping Station on 1.87 acres of the present Arlington Science Focus School property. The County has now obtained a *license* from Arlington Public Schools (the owner of the land) to use 20,000 sq. ft. on site for the temporary storage of approximately 4,600 tons of specialized sand required for the upgrade of the Water Pollution Control Plant. The county will install a fence for access control. Lyon Village will offer suggestions on fence color and additional plantings for the site as negotiated at the Executive Committee meeting in February. No other construction materials will be stored at the site.

For the Kirkwood site, the least intrusive method of storage has been chosen. In this method, *supersacks* of sand will be stored two-high on pallets and covered with tarps to protect from UV deterioration. The storage duration is estimated to start early summer 2006 and end by late 2008. The site will have signage posted containing contact information for use should the community detect a problem. All material will be removed when the new filter facility is completed at the Water Pollution Control Plant and the site will be fully restored. Storing of the material at the Kirkwood site will save the County between \$500,000 and \$1,000,000. More information about this project can be found at <http://www.jmt-engineering.com/arlington/> or by contacting Phil Loar, Water Pollution Control Bureau, 703 228-6867, ploar@arlingtonva.us.

Update on FBCC Case

The Virginia Supreme Court has granted the petition for appeal filed by our Lyon Village neighbors in the case involving the First Baptist Church of Clarendon and their attempt to tear down their church and build a high-rise tower in its place. The church is located on the wedge-shaped property at the intersection of Highland and Hartford Streets near the Metro. The proposed construction violates County zoning, but was approved by the County Board. This ruling means that the Supreme Court has formally decided that the full Court will hear the appeal and decide, among other things, if the trial court erred in blocking the case on a technicality. In a separate issue, the church had petitioned the Supreme Court to allow it to appeal the trial court's rulings against it on Standing and Statute of Limitations. The Supreme Court refused the church's petition for appeal. Many thanks to the Renkey's for their hard work on this effort to preserve our neighborhood from illegal high-rise development.

Your Home's 15 Minutes of Fame!

Does your house have a WOW FACTOR that you created yourself? If you're a creative, out of the box do-it-yourselfer who has completed a unique home project HGTV is looking for you! HGTV and Weller/Grossman Productions are looking for unique, cool and creative projects designed and done by real people without the help of contractors or experts. This fun and inspirational new program chronicles everyday people and their amazing "did it myself" design endeavors. From unbelievable room reinventions, to cool outdoor creations, innovative kids rooms, wild wall treatments, playful pet projects, and more, we're looking for ideas that break the design mold and make people say wow! To apply, e-mail a description of the project (with pictures) of the area you've improved, and your contact info to Alana Kerbein at akerbein@wellergrossman.com.

Village Market