



# The Lyon Village Bulletin

[www.lyonvillage.org](http://www.lyonvillage.org)

November 2005

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## December Holiday Party *Save the date December 11*

Mark your calendar and join your neighbors at the Holiday Party on Sunday December 11, 4-6 pm, at the Community House. Bring family and friends to welcome Santa to the Village. There will be entertainment, cookie decorating (and eating!) and holiday punch. A few elves are needed for publicity, setup, baking treats, serving punch or clean up. Please contact Rick Iglesias at [rick@vahardware.com](mailto:rick@vahardware.com) or 703.525.2541 to volunteer an hour or so of your time to make this a festive event.

### Leaf Bags Available!

You can pick up free biodegradable bags for leaf collection in the lobby of the County Government Center at 2100 Clarendon Blvd., and at community centers around Arlington. Last year Arlington recycled enough leaves to fill a 16-story building!

## General Meeting Monday November 14 at 8pm At the Community House

At this month's meeting we will have an important presentation from the County on the new proposed **Clarendon Sector Plan**. This is an important presentation that is not to be missed. The Sector Plan determines how our community will develop over perhaps the next 20 years. Our current Clarendon Sector Plan was completed in the early 1980's with revisions in the '90's. This is your chance to learn about the proposed Plan, ask questions, and make comments about how our community will develop. Below, is an article outlining some of the major points of the proposed Sector Plan. Hope to see you at the General Meeting!

Last month's General Meeting was Candidate's Night. We were very pleased to have Bob Brink, our State Delegate (incumbent) and Jay Fissette, County Board Chairman (incumbent) to speak on the issues and take questions our audience. Both candidates are running unopposed, and we particularly appreciate their coming to speak with us about our community. School Board Candidates, Bill Barker, Ed Fendley and Cecelia Espenoza had a spirited debate about what is best for our schools and to encourage our vote in this contested race. Please remember to vote on Tuesday, November 8. We elect our new Governor this year and your vote makes a difference in a race that may hinge on Northern Virginia.

## New Proposed Clarendon Sector Plan Would Increase Height and Density Throughout Clarendon

A Clarendon with bigger and taller buildings and less green space appears to be the County's goal in the new draft Clarendon Sector Plan. The plan seems to include proposals that would allow Clarendon to grow in a manner more consistent with the appearance of Ballston or Rosslyn. The County presented their new proposal at two public forums during the first week of November. This plan differs largely from the previous proposal for Clarendon's Sector Plan and has neighborhoods scrambling to keep up with the changes before the County moves toward its approval in December. The proposed Clarendon Sector Plan before us would change the direction of our development in a number of ways.

**Heights.** The plan brings greater heights closer to Lyon Village. The draft plan would change the current taper requirement, carefully crafted 20 years ago to allow building heights up to 55 feet if they are within 165 feet of 13th St. The new plan would allow just 45 feet, but only to a depth of 25 feet. The height then steps up markedly. The plan would still allow for 5-story buildings along 13th, because it expressly allows English basements. It then allows a gradual increase along a slope line to a maximum of 110 feet at a distance 330 feet back from 13th St, close to Wilson. These additional heights will be very visible well into Lyon Village and would bring more height, density, and traffic near to us.

**Density.** The draft estimates that the new plan will permit between 1.0 to 1.7 million square feet of new density in Clarendon over what is allowed under the current plan. This is equal to between 4 and 7 of the huge 3100 Clarendon Blvd building (with the pyramid top, opposite Metro).

**Bonus Density.** The plan generally sets base density at 3.0 FAR (Floor Area Ratio) and then allows additional density that would bring most sites up to at least 4.5 FAR in density and some to 5.58 FAR and more. This is far above the maximum 4.0 FAR in the current plan, and in line with densities in Rosslyn and

Ballston. Under the current plan, Clarendon was supposed to be lower density.

**Land Use Changes.** The plan calls for about 17 changes to the County's land use plan, mostly in the form of upzoning allowing bigger, denser development.

**Historic Preservation.** The plan calls for historic preservation of certain buildings, including the full buildings in the Faccia Luna block and the NTW building on Wilson next to Edgewood; but, it allows transfer of preserved density at up to 5 times the amount preserved and is vague about how this will be accomplished or where it will go.

**Open Space.** The new plan would drop some space currently designated for open green space, but add several new small open space areas, including one that would be created by a realignment of 13th St at Washington Blvd near the Bromptons. The overall effect seems to be less open space, not more, and the plan has no indication how these green spaces would be acquired or paid for.

**Roads.** The plan continues to call for the narrowing of 13th St. along our edge; this is already partly funded. It calls for the completion to Washington Blvd. of a mid-block 12th St., which we favor (the first 2 blocks are already built). It also calls for improvements to some of the major intersections in Clarendon and narrowing of pedestrian crossings, which is good. It would widen slightly Washington Blvd between Wilson and Kirkwood, eliminating the reversible center lane and adding new parking lanes that could be used as an additional lane for morning and evening rush hour traffic.

Overall, the proposed plan appears to have more wrong than right and will require far more time to study than currently allowed under the County timetable. Please let the County Board know your feelings by emailing Jay Fissette, Chairman, at [jfissette@arlingtonva.us](mailto:jfissette@arlingtonva.us) or send comments to this bulletin at [markweinress@msn.com](mailto:markweinress@msn.com).

### What if Katrina Happened Here

The Arlington County Office of Emergency Management in conjunction with the Citizen Corps Council will present *If Katrina Happened Here*. This presentation will describe planning efforts underway for: Evacuation; Communication to the public; Ability to help people with special needs; People without their own transportation; Shelters; and What community members can do to help themselves and others. This presentation will be held on Thurs, Nov 17, 2005 in the County Board Room, Third Floor, 2100 N. Clarendon Blvd. (at Courthouse Metro) from 7 – 8:30 pm.

### LV Wildlife Habitats Recognized

The LVCA recently participated in a neighborhood challenge provided by *Arlingtonians for a Clean Environment* for creating Wildlife Habitats. Six properties in the village were certified for 2005. Because we had more than five certifications, County Board chair Jay Fissette will be recognizing our association at the celebration. LV residents are invited to join the fun. Three winners of restaurant prizes will be announced at the ceremony and light refreshments will be served. The event is on Wed, November 9, from 7 to 9 pm at Fort C.F. Smith Park, 2411 24th St N. RSVP positive attendance to [office@arlingtonenvironment.org](mailto:office@arlingtonenvironment.org) or 703-228-6427

### Historical Art Event

The Arlington Historical Society presents a lecture by Virginia Mecklenburg, Senior Curator, Smithsonian American Art Museum entitled *Post Office Murals of the 1930s and Auriel Bessemer's Murals from the Joseph L. Fisher Post Office*. A slide lecture to learn about New Deal-era post office murals and the work of Ms Bessemer has been organized to support the current exhibition at the Central Library of her 1940 mural *Historical and Industrial Scenes - Sketches of Virginia*, on loan during the restoration of the Post Office in Clarendon. The program is on Tuesday, November 15 at 7:30 pm at the Arlington Central Library, 1015 N Quincy Street, Auditorium.

### Vote on November 8

Don't forget to vote in the general election on November 8! Virginians will be casting ballots for Governor, Lieutenant Governor, Attorney General, House of Delegates, County Board, and School Board. All polling places are open from 6 am to 7 pm.

### Four Mile Run Restoration Plan

Arlington and Alexandria's Four Mile Run Joint Task Force invites you to review the final draft concept plan for the restoration of the lower section of Four Mile Run. Please join us to review the plan and give us any final suggestions. The meeting is Thurs, Dec 8<sup>th</sup> from 7 to 9:30 pm at Gunston Middle School cafeteria, 2700 S. Lang Street, Arlington. Information at [www.novaregion.org/restoration.htm](http://www.novaregion.org/restoration.htm), or contact Aimee Vosper with City of Alexandria at 703.838.5095 x440 or Aileen Winquist with Arlington County at 703.228.3610.

## New ZORC Lot Coverage Proposal

The County has introduced a third proposal for lot coverage that sets thresholds for coverage requirements on a sliding scale based on the lot size and not by zoning district. The current Zoning Ordinance permits 56 percent coverage for one-family residential lots. The revised proposal is summarized below:

Size Sq Ft	Lot Coverage	Main Bldg Footprint
Lot Area	Max Coverage	Max Coverage
Smaller than 5000	56%	Shall be determined by the bldg placement requirements
5000 to 5999	2800 sq ft or 50% of lot area, whichever is larger	1750 sq ft or 35% of lot area, whichever is larger
6000 to 7999	3000 sq ft or 50% of lot area, whichever is larger	2100 sq ft or 35% of lot area, whichever is larger
8000 to 9999	4000 sq ft or 45% of lot area, whichever is larger	2800 sq ft or 30% of lot area, whichever is larger
10,000 to 19,999	4500 sq ft or 40% of lot area, whichever is larger	3000 sq ft or 25% of lot area, whichever is larger
20,000 or larger	8000 sq ft or 35% of lot area, whichever is larger	5000 sq ft or 20% of lot area, whichever is larger

The proposal is applied only to new construction as follows: Constructing a main building on a lot where there has been no main building; An existing main building is intentionally torn down to the foundation, regardless of how much of the existing foundation remains; New outer walls are built around the existing main building on a new exterior foundation; Construction that retains (as outer walls) less than 50 percent of the linear feet of a structure's outer walls (measured at the top of the wall where it meets the roof) as those outer walls existed on Nov 15, 2005.

Although this proposal is probably an improvement over the previous two based on zoning, the Arlington Civic Federation has recommended that the County Board not adopt any of the three lot coverage options that have been advertised. Lyon Village has not yet taken a formal position.

## Police Seek Clues in Accidental Drowning in Lyon Village Pool

The Arlington County Police Department continues to seek information about the accidental drowning death of 22-year-old Megan Criste of Burke, Va. Megan was found on Sunday, September 18, in a backyard pool on the 1700 block of N. Adams St. in the Lyon Village neighborhood. Megan was last seen sometime between 1 a.m. and 1:30 a.m. on Sunday, September 18, at a party on the 800 block of N. Cleveland St. in the Lyon Park neighborhood, approximately one mile from where she was found. Detectives believe it likely that someone was at the pool with Megan and that this person may have panicked and fled the scene when she drowned. Police would like to talk to this person. Arlington County Police are desperately trying to provide closure to Megan's family about what happened the night of her death. If you were with Megan the night of her death, know someone who was with Megan during this time, or if you have any other information about this accident, please call the Arlington County Police at 703-228-4242.

## Update on 1200 N Irving Street

Faison, the developer of the ten-story condominium proposed for 1200 N Irving at Washington Blvd plans to go before the Board in December seeking final approval. The LVCA is in discussions with Faison over our position on the project. Most of our issues with this project have been addressed and the proposal is looking much better.

Lyon Village has proposed that Faison contribute funds to narrow the two blocks of 13th Street from Ivy to Hudson; the Hudson to Hancock blocks are being redone with other LV funds. Faison has agreed in principle to narrowing one block, but due to the increased traffic from the Faison building, and the confusion that will be entailed by having 13<sup>th</sup> St completed for three non-contiguous blocks, we are requesting a contribution for the narrowing of two blocks.

A wrench in the works is created by the new proposed Clarendon Sector Plan (see related article, first page). The Plan calls for this site to be primarily office, and shows it as a "possible large footprint retail" site, meaning big-box retail. Lyon Village has already rejected the proposal for a Harris Teeter on this site, and the developer has a pending site plan seeking to build a primarily residential building, with some ground floor retail. An office building on this site will generate far more traffic in our neighborhood.

## Village Market