



Civic Pride

Newsletter of the Yorktown Civic Association

In This Issue ...

- January 30 Annual Meeting
- Yorktown High School Rebuilding Plans
- Marymount Project Update
- Proposal to Legalize Accessory Dwellings
- Yorktown Bistro Opens at Garden City

Yorktown High Renovation to Begin in Mid-2008

The County Board's approval in mid-October of the plans for renovation of Yorktown High School means that the rush is now on to complete the detailed blueprints, issue an RFP, hire a construction contractor, and receive the necessary permits all before the current school year ends so that construction can begin over the summer.

The school renovation project will be discussed in detail at the civic association's annual meeting on Wednesday, January 30, which begins at 7:30 p.m. in room 1B at Yorktown High School. Arlington Public School project manager Vaughan Olbreys will be present at the meeting to discuss the project timetable with neighborhood residents.

To meet the June construction target, bid documents must go out around the beginning of April. Contractors will be pre-qualified in February.

Even though all but the 2004 classroom addition and the auditorium are being completely replaced as part of the project, classes for the school's 1600 students will not be moved to other locations. Consequently, the work will actually take place in several distinct phases spanning several years.

The initial phase which is slated to begin this summer will involve construction of a 3 story classroom and office wing on the north side of the building, which faces Yorktown Boulevard. That wing will also house the new cafeteria.

Final completion of the \$102 million project is currently expected in 2012. Arlington voters approved the first \$25 million of the project cost during the 2006 election, (continued on page 2)

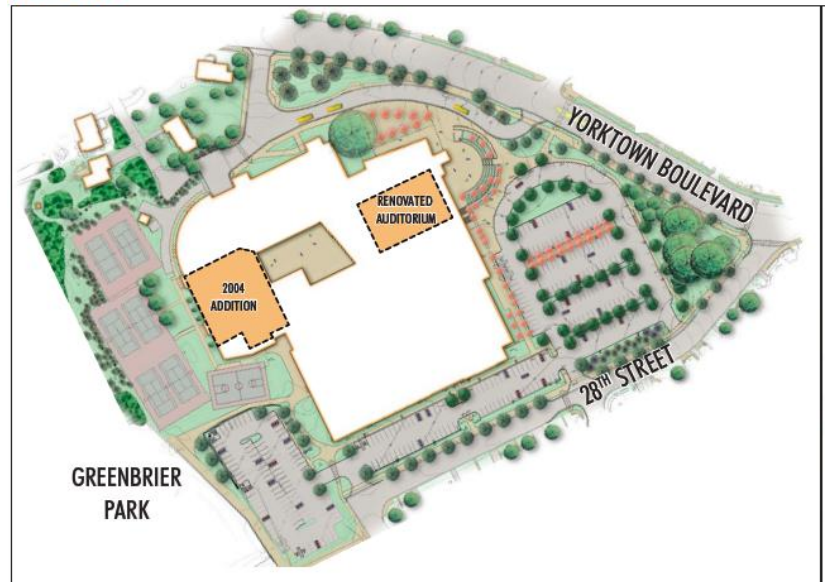


Yorktown High Renovation to Begin in Mid-2008

(continued from page 1)
but voters will be asked to approve the remaining \$75 million or so in the upcoming bond election this fall.

One of the major issues during the planning process was the amount and placement of parking upon completion. Prior to the recent renovation of the athletic fields and construction of the 2004 classroom addition, residents were told that 346 parking spaces would be available at the site once the rebuilding project was completed.

SITE PLAN



Civic Association Executive Committee

Position	Name	Phone
President	David Haring	703/241-8111 (h) 703/208-5660 (o)
V.President	David Friedman	703/241-2091 (h)
Secretary	Frank White	703/241-9820 (h)
Treasurer	Bob Littell	703/534-3826 (h)
At large	Ted Weihe	703/533-2815 (h)
At large	Sally Lopez	703/534-0530 (h)
At large	Alice Harrington	703/533-5581 (h)
At large	Bob Gatewood	703/533-8906 (h)
At large	Eileen Colton	703/534-7445 (h)
At large	Terry Costello	703/534-0408 (h)
At large	Dustin Anderson	703/534-0059 (h)

including at a new entrance to the surface parking area at 28th and Florida Streets. The tennis courts will be unavailable during the construction – that area will be used for construction phasing. There are no plans to add lights to the courts at the end of the construction. However, a new outdoor basketball court next to the building's west entrance will likely include lights.

However, the school system tried to cut that number during the design process to 268 parking spaces, even though the building is being expanded to include a much larger swimming pool with seating, a black box theater and a second gymnasium. As approved by the County Board, the site will include a total of 347 surface parking spaces for the school, pool and athletic fields. Rather than paying for structured parking, the County Board concluded that it would require the school system to put in place a process for monitoring traffic and restricting the size and number of large events that will be held at the site.

The final agreement also requires wider sidewalks on the site, and traffic nubs on the streets immediately adjacent to the school,

2008 Civic Association Dues

Please help the civic association meet its printing, postage, and web site costs for the year by filling out the enclosed membership form and sending it, along with a \$10 check, to the address at the top of the form. We need 300 of the 1100 households within our boundary to send in dues each year to meet our budget – which is a pretty high rate of responses!

Also, please include your email address on the form even if you've gotten civic association emails in the past, since we are always struggling to keep our email list up to date.

Marymount University Expansion to Begin in 2008

Final planning is also underway for the expansion of Marymount University as approved by the County Board in July 2007. The project involves replacing the existing 26th Street/Old Dominion surface parking lot with a new classroom, dormitory and underground parking structure.

The final plans include just under 240 beds in an apartment-style dormitory and 370 underground parking spaces, along with a 3-story 52,000 square foot classroom building.

Marymount has hired a construction manager, and a general contractor will be selected this spring. Construction work is expected to begin by September 2008.

During the construction, Marymount has committed to providing off-site parking to replace the 169 existing parking spaces that will be displaced.

Meanwhile, the county is finalizing plans to install traffic lights at two adjacent intersections – 26th Street/Old Dominion and 26th Street/Glebe Road – in advance of construction on the Marymount project. The county hopes to have the new traffic lights installed this spring, pending final approval of the plans by the Virginia Department of Transportation.

Information on the project can be found on the civic association website, as well as on a webpage set up by the county that lists documentation on the project at:

<http://www.arlingtonva.us/Departments/CPHD/Forums/Marymount/Marymountmain.aspx>

Housing Commission Proposes Accessory Dwellings in Residential Areas

The Arlington Housing Commission has forwarded a proposal to the County Board to change the county zoning ordinance to allow accessory dwelling units in areas of the county currently zoned for single-family residences. The proposal, which is expected to be reviewed by the County Board at a special work session in late January, contains specific provisions for both interior and detached accessory dwellings. The changes would, for the first time, establish rules for the legal provision of basement and garage apartments in the county. For example, accessory units would only be allowed as part of owner-occupied properties, and the number of occupants would be restricted. Detached units would have a total size limit of 1,000 square feet. And off-street parking requirements must be met.

The Housing Commission proposal can be found in its entirety on the county's web site at:

<http://www.arlingtonva.us/Departments/CPHD/housing/hpp/CPHDHousingHppHsgCommission.aspx>.



Yorktown Bistro Opens in Garden City

Area residents have welcomed the addition of the Yorktown Bistro to the Garden City shopping area at 5171 Lee Highway. The new restaurant is operated by food lovers and cousins Fred, Glenn and William Silva. Glenn, a long time Arlington resident, explained their vision: "We are planning to serve modern American cuisine in a stylish yet comfortable atmosphere, where families and friends can get together for a meal, catch a game or just have a glass of wine."

Fred has been in the restaurant business over 20 years and has owned successful restaurants in the Tenlytown and Macarthur Blvd. neighborhoods in the DC area. The Silva's have grown up in the McLean/Falls Church/Arlington area and they are looking forward to meeting the residents of the Yorktown neighborhood and be an active part of the community.

**Yorktown Civic Association
2827 N. Harrison St.
Arlington, VA 22207**

PRSR STD
US POSTAGE PAID
MERRIFIELD VA
PERMIT #275

Please attend the Civic Association Meeting on Wednesday, Jan. 30, 2008, at 7:30 p.m. at Yorktown High School, Room 1B.

For additional information about the Yorktown Civic Association and the issues covered in this newsletter, check out our website at <http://www.YorktownCivic.com>.

**Civic Association Annual Meeting Scheduled for January 30
Election of Officers and Project Updates Planned at Meeting**

The annual organizational meeting of the Yorktown Civic Association has been scheduled for Wednesday, January 30, 2008, at 7:30 p.m. at Yorktown High School in room 1B. At the meeting, the civic association will adopt its annual budget, select its officers for the next two years, and receive updates on several major neighborhood projects. Arlington's urban forester is also on the agenda to answer tree-related questions of interest to neighborhood residents.

The civic association executive committee is comprised of 11 members: president, vice-president, treasurer, secretary, and seven at-large members. While the civic association has been successful in the past in keeping the positions filled, two of the current members are planning moves early in the year and new recruits for the executive committee are needed. The executive committee meets once a month between the quarterly full-membership meetings, and helps to guide the issues that the civic association focuses on each year. If you are interested in serving on the executive committee, please contact current President David Haring, or Treasurer Bob Littell, who is leading the nominating committee effort.

Arlington Public Schools' project manager for the Yorktown High School renovation project, Vaughan Olbreys, has also been invited to attend the January 30 meeting to provide the latest update and schedule for the upcoming renovation of Yorktown High School. The project was approved late last year and is slated to begin this summer, after the end of the current school year.

At the meeting, an update will be provided on expansion plans at Marymount University, where a new dormitory, classroom and parking structure are also planned for construction beginning this year.

Arlington County's tree expert, Dick Miller, will be at the meeting to discuss tree replacement issues related to these large projects, and also to answer questions about tree protection and replacement on smaller projects, such as sidewalk installation.

The meeting on January 30 is open to all residents of the neighborhood – please plan to attend! The final agenda for the meeting will be posted on the civic association website at <http://www.YorktownCivic.com>.