

From: Ginger Brown (Google Drive) [<mailto:gingerb97@gmail.com>]
Sent: Friday, October 26, 2012 4:36 PM
To: CountyBoard
Cc: LarryMayer@civfed.org; jmschroll@gmail.com; CMonfort@comcast.net; Peter Schulz; RDuffy@arlingtonva.us; Barbara Donnellan
Subject: WHCA Bergmanns RZ.doc (countyboard@arlingtonva.us)

I've shared an item with you.

 [WHCA Bergmanns RZ.doc](#)

Snapshot of the item below:

WAVERLY HILLS CIVIC ASSOCIATION

October 26, 2012

Arlington County Board (countyboard@arlingtonva.us)

County Manager (BDonnellan@arlingtonva.us)

County Staff (RDuffy@arlingtonva.us, PSchulz@arlingtonva.us)

County Planning Commission (CMonfort@comcast.net)

Arlington County Civic Federation (LarryMayer@civfed.org,
jmschroll@gmail.com)

RE: BERGMANN'S RZ - 2145 Lee Highway Mixed Use Development

Dear Arlington County Officials:

On behalf of the Waverly Hills Civic Association Executive Board, we are writing to express our strong opposition to the ten story building proposed under the 2147 Lee Highway RZ application, commonly known as Bergmann's Cleaning. Although the site is under the North Highlands Civic Association and not within our boundaries, we are very concerned about the land use precedent for re-development of Lee Highway.

Our rationale is as follows –

Zoning and GLUP – In 1980, the Bergmann's site was rezoned from R-5 to C-2, allowing up to four stories to be built by right, and the drycleaners has been operating under a use permit. The site abuts a mix of low density residential zones (R-5 and RA 8-18) and McCoy Park. There are no 7-10 story buildings adjacent to the site. Until 2011, the GLUP called for a combination of Low Medium Residential (1-10 units per acre) and Service Commercial on this site. In 2011, the applicant successfully amended the GLUP to allow for mixed use development under Low Office Apartment Hotel, labeling it a 'unique site.' The North Highlands Civic Association supported the GLUP in order to revitalize the area, and to discourage big box retail and encourage mixed use. We agree with their position. However, in 2011 there was no development plan to review, and

both the staff and the civic associations consistently expressed concern regarding height.

Neighborhood Commercial –We are strong supporters of land consolidation and the neighborhood village mixed use concept which includes limited pedestrian oriented commercial. We support the inclusion of Mom’s Organic Market on the site.

Metro Corridor – Lee Highway is not part of the Metro Corridor, nor will it be within our lifetime. Since the inception of the Rosslyn-Ballston Metro Corridor on 12/7/1974, with amendments in the 1980’s, the County continuously told neighborhoods that the tall buildings of the Rosslyn-Ballston Metro Corridor were based on the positive linkage with mass transit and that density would not ‘creep’ into adjacent residential areas, i.e., heights would taper down, nor would the Metro Corridor definition be redefined to expand the width of the corridor. The current Development Goals of the GLUP are to concentrate high-density residential, commercial and office within the Metro Corridor . A ten story building on Lee Highway does not meet this promise since Lee Highway was never intended to be part of the Metro Corridor since it is far removed from the Courthouse area (the center of the Metro Corridor).

Cherrydale Special Revitalization District – Lee Highway has not yet been studied, as it is not one of the three *Major Planning Corridors*, and not one of the *Other Planning Areas* under the GLUP. The closest studied area on Lee Highway is the *Cherrydale Special Revitalization District*, which promotes preservation of the neighborhood character, a strong sense of place, an improved streetscape, preserved residential neighborhoods, and the safe and efficient flow of traffic. Cherrydale’s recent construction includes mostly five story buildings, and this is a much better land use precedent than a ten story building.

We in Waverly Hills have recently revitalized our neighborhood association. In 2013, we hope to join forces with other neighborhood associations along Lee Highway to begin a discussion of the corridor’s revitalization– various neighborhoods’ goals and aspirations - before the planning is done for us by applicants. We request that the staff, the PC, and the Board support a height limit of six stories on the Bergmann’s site.

Sincerely,

Ginger Brown, President

From: NHCA pres [<mailto:nhcapres@yahoo.com>]
Sent: Tuesday, November 20, 2012 3:30 PM
To: CountyBoard
Cc: Peter Schulz
Subject: Site Plan #420 - Position of North Highlands Citizens' Association

To the Arlington County Board:

On behalf of the North Highlands Citizens' Association (NHCA), we would like to inform you that our community voted in favor of Site Plan #420, the proposed development of the Bergmann's Cleaners site, by a vote of 30 to 13 at our last community meeting held Wednesday, November 14, 2012. In addition, we received several emails from members who could not attend the meeting, most of which are also in support of the project, as well as favorable comments from a few members who do not have email access. We will forward those emails to Peter Schulz to be made part of your record.

During the past two years, our community has been actively working with McCaffery Interests and the County regarding the details of this proposed development, including traffic patterns, parking adequacy, pedestrian safety, light and noise pollution, visual elements and community benefits. We look forward to the realization of what we have all worked hard for, and feel confident that given our experiences and the developer's reputation, we will continue to work together with them and the County to create a warm, unifying and enriching new space for our community and the County as a whole.

Please contact us if you have any questions.

Sincerely,

Anita Machhar & Ponnappa Paleyanda, Co-Presidents, NHCA
Dawn Dekker, Vice President, NHCA

LYON VILLAGE CITIZENS ASSOCIATION

November 28, 2012

Arlington County Board Chairman Mary Hynes
Board Member Jay Fissette
Board Member J. Walter Tejada
Board Member Christopher Zimmerman
Board Member Libby Garvey

Re: BERGMANN'S RZ - 2145 Lee Highway Mixed Use Development

Dear Chairman Hynes and Members of the County Board:

I am writing on behalf of the Lyon Village Citizens Association concerning the redevelopment proposals for the Bergmann's site on Lee Highway. Whereas we are very pleased with the changes made to the retail building, we cannot support the overall project due to the height of the residential building. We agree with others who expressed concerns in the SPRC meeting that the building is (1) out of context with the retail building, and (2) too high for development along Lee Highway for reasons very well expressed by the Waverly Hills Civic Association.

We are also concerned that the height of the residential tower will set a precedent for increased height along the Lee Highway corridor that includes Lyon Village. Such decisions on height for this site should be made only in consideration of its effect on other potential redevelopment sites along the corridor.

Sincerely yours,
James T. Lantelme
President
Lyon Village Citizens Association
703-618-4315

cc: Barbara Donnellan
North Highlands Civic Association