

## Peter Schulz

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**From:** NHCA pres <nhcpres@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

## Peter Schulz

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**From:** NHCA pres <nhcpres@yahoo.com>  
**Sent:** Friday, November 23, 2012 3:06 PM  
**To:** Peter Schulz  
**Subject:** email forwards & vote

Hi, Peter. I copied you on the email I sent to the County Board on Wednesday. Our "official" vote count was 30 to 13 in favor of the project. We do not have absentee voting so the opinions of those who could not attend are not reflected in the vote.

But I'll be forwarding several emails to you, some of which you may already have. About half of those who sent us emails were not at our vote meeting, but the following people were: Antoinette Quagliata, Stuart Miller, Rick Shewell, Susan Casey-Lefkowitz, and Patrick Purtell.

In addition, at least 3 others who either don't have email access or just have not had time to write have also expressed support. So all in all, while our official vote count is 30 to 13, if you were to include the emails I'm sending you of those not present at the meeting, and those who told us their opinion verbally, then the range would be wider -- 38 to 14 (5 additional emails plus 3 verbal statements in support, and 1 additional email against). There also several people to whom I've spoken in the past who expressed support of the project, but since I have not spoken to them recently, and do not know what their final position is, I am not including those here.

Let me know if you have any questions.

Best,  
Anita Machhar  
Co-President, NHCA

## Peter Schulz

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**From:** NHCA pres <nhcpres@yahoo.com>  
**Sent:** Friday, November 23, 2012 3:10 PM  
**To:** Peter Schulz  
**Subject:** Fw: Monday's Meeting & Other Notes - Bergmann Site Plans - Vote

----- Forwarded Message -----

**From:** Josephine Policastro <josephinepolicastro@verizon.net>  
**To:** 'NHCA pres' <nhcpres@yahoo.com>  
**Sent:** Saturday, October 27, 2012 9:50 PM  
**Subject:** Monday's Meeting & Other Notes - Bergmann Site Plans - Vote

Anita / Ponnappa,

I vote to approve the Bergmann's Site Plans. The sooner the work gets started, the better.

Thanks, Jo

Josephine "Jo" Policastro  
Owner, The Palisade Gardens (PG), A Condominium  
2103 N. Scott St., #84  
Arlington, VA 22209

-----Original Message-----

**From:** NHCA pres [mailto:nhcpres@yahoo.com]  
**Sent:** Saturday, October 27, 2012 4:13 PM  
**To:** [nhcpres@yahoo.com](mailto:nhcpres@yahoo.com)  
**Subject:** Monday's Meeting & Other Notes

Hi, everyone. As you know, we may be getting hit with some pretty bad weather by Monday. We may not be able to get in touch with you on that day itself if we have a loss of power, so we wanted to get this out today.

Please listen for school closures. If schools are closed or dismissed early, or evening classes canceled, we will not be able to use Key School for our meeting. And other facilities where we could possibly conduct the meeting could also lose power. Plus, if the weather is that bad, many people may not be able to attend. So please check for school closures, early dismissal or evening activity cancellations, either on the radio, at [www.apsva.us/emergency](http://www.apsva.us/emergency), or by calling 1-866-322-4277. You can also call Anita at 703-587-3286, or Ponnappa at 571-594-1670.

If our meeting is canceled due to the weather, we will reschedule as soon as we can, but it probably won't be before the November 5th Planning Commission meeting. In that case, we ask that you let us know by email whether you approve or disapprove of the plans. While we will still have a meeting to get our "official" vote before the County Board meeting, we can at least get a sense of what the majority of the community feels and let the Planning Commission know.

On another note, we've had questions regarding the construction process and traffic flow. We've asked the developers to talk about this issue whenever they do present their plans, but it's our understanding that how the construction and traffic is handled is determined by the developer and the county, with input from the community, after the project is approved by the County and before construction begins.

Also, as a reminder, associations and condo/apartment buildings and any business contained within our association borders can also be members. Accordingly, each organization can take a vote of its own members regarding the plans and pass the result on to us. With respect to the NHCA's position, the organization's opinion will still be counted only as one vote. But each organization can also write to the Planning Commission and/or County Board separately to inform them of the organization's position.

Take care & be safe.

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

## Peter Schulz

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**From:** NHCA pres <nhcpres@yahoo.com>  
**Sent:** Friday, November 23, 2012 3:10 PM  
**To:** Peter Schulz  
**Subject:** Fw: Monday's meeting

----- Forwarded Message -----

**From:** "Casey-Lefkowitz, Susan" <sclefkowitz@nrdc.org>  
**To:** "nhcapres@yahoo.com" <nhcpres@yahoo.com>  
**Cc:** "caseylefko@verizon.net" <caseylefko@verizon.net>  
**Sent:** Monday, October 29, 2012 9:04 AM  
**Subject:** Monday's meeting

Hi Anita, Ponnappa and Dawn,

Since the meeting is cancelled for tonight, we're sending you our opinion by email. We approve of the design as proposed. Our concerns are most around traffic flow and pedestrian safety along Veitch and at the crossing with Lee Highway. But the plans for the town houses, retail and apartment building look fine.

Best,

Susan

Susan Casey-Lefkowitz  
Roger Casey  
2032 N 21<sup>st</sup> St  
Arlington, VA 22201

## Peter Schulz

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**From:** NHCA pres <nhcpres@yahoo.com>  
**Sent:** Friday, November 23, 2012 3:09 PM  
**To:** Peter Schulz  
**Subject:** Fw: Monday's Meeting & Other Notes

----- Forwarded Message -----

**From:** Diana Hung <d.dianahung@gmail.com>  
**To:** NHCA pres <nhcpres@yahoo.com>  
**Sent:** Wednesday, October 31, 2012 2:34 PM  
**Subject:** Re: Monday's Meeting & Other Notes

I approve of the plans.

Thank you,  
Diana Hung

On Sat, Oct 27, 2012 at 4:12 PM, NHCA pres <nhcpres@yahoo.com> wrote:

Hi, everyone. As you know, we may be getting hit with some pretty bad weather by Monday. We may not be able to get in touch with you on that day itself if we have a loss of power, so we wanted to get this out today. Please listen for school closures. If schools are closed or dismissed early, or evening classes canceled, we will not be able to use Key School for our meeting. And other facilities where we could possibly conduct the meeting could also lose power. Plus, if the weather is that bad, many people may not be able to attend. So please check for school closures, early dismissal or evening activity cancellations, either on the radio, at [www.apsva.us/emergency](http://www.apsva.us/emergency), or by calling 1-866-322-4277. You can also call Anita at 703-587-3286, or Ponnappa at 571-594-1670.

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On another note, we've had questions regarding the construction process and traffic flow. We've asked the developers to talk about this issue whenever they do present their plans, but it's our understanding that how the construction and traffic is handled is determined by the developer and the county, with input from the community, after the project is approved by the County and before construction begins.

Also, as a reminder, associations and condo/apartment buildings and any business contained within our association borders can also be members. Accordingly, each organization can take a vote of its own members regarding the plans and pass the result on to us. With respect to the NHCA's position, the organization's opinion will still be counted only as one vote. But each organization can also write to the Planning Commission and/or County Board separately to inform them of the organization's position.

Take care & be safe.

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

--  
Diana C. Hung

## Peter Schulz

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**From:** NHCA pres <nhcpres@yahoo.com>  
**Sent:** Friday, November 23, 2012 3:09 PM  
**To:** Peter Schulz  
**Subject:** Fw: Please send us your thoughts on the plans

----- Forwarded Message -----

**From:** "VaFan@aol.com" <VaFan@aol.com>  
**To:** nhcapres@yahoo.com  
**Cc:** Matshep@aol.com; sjmiller@verizon.net; vafan@aol.com  
**Sent:** Wednesday, October 31, 2012 4:34 PM  
**Subject:** Re: Please send us your thoughts on the plans

Anita & Ponnappa:

First, thank you both for the time and attention you have given this and other neighborhood issues through the past several years. We are fortunate to have such good neighbors.

With respect to the Bergmann's site development plan, we are supportive of the developers' plans. Selfishly, in a perfect world, we would wish the site leveled and turned into a dog park. But that's not realistic. Considering what could be done with that property, as permitted under the County's zoning, we believe the plan that has evolved is a thoughtful and acceptable one for our neighborhood. Please feel free to share these thoughts with anyone you wish.

Jim Johnson and Matt Shepard  
2180 North 21st Court  
Arlington, VA 22201  
(703)627-9974

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In a message dated 10/31/2012 4:21:17 P.M. Eastern Daylight Time, [nhcapres@yahoo.com](mailto:nhcpres@yahoo.com) writes:

Hi, everyone. We hope you all fared well during the storm. As you may have guessed, it will be difficult for us to meet to have a formal vote on the final Bergmann plans before the November 5th Planning Commission date. Accordingly, as I mentioned in my last email, in order to give the Planning Commission some idea of what our members' views about the plans are, please send us your thoughts by the end of this weekend. For those who have already done so, thank you.

To assist you in your decision making and answer any questions you have, the developer's architect, Joe Antunovich, and counsel will be available tomorrow (Thursday), November 1, from 6.30 pm to 8.30 pm at the offices of Walsh Colucci, located at 2200 Clarendon Blvd, Suite 1300. Parking is free in the garage underneath after 5:00 p.m. Also, since the elevators in the building lock at 6 pm, someone may be stationed in the lobby to buzz you up, or you can call Sara Mariska at 703-919-8993 who will come down to bring people up in the elevator.

If you would like to attend the Planning Commission meeting, it is scheduled to begin at 7 pm on Monday evening, at the County building, located at 2100 Clarendon Blvd, Room 307. For those who would like to speak to the Commission, speaker slips are to be filled out at the beginning of the meeting.

We are trying to set up our NHCA meeting to take our "official" vote on this project during the week of November 12th. As a reminder, the County Board is scheduled to meet on this matter on the 17th or 27th.

Best,

Anita Machhar & Ponnappa Paleyanda  
Co-Presidents, NHCA

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Jim Johnson  
Arlington, VA  
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## Peter Schulz

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**From:** NHCA pres <nhcpres@yahoo.com>  
**Sent:** Friday, November 23, 2012 3:09 PM  
**To:** Peter Schulz  
**Subject:** Fw: Please send us your thoughts on the plans

----- Forwarded Message -----

**From:** Patrick Purtell <psquared@hotmail.com>  
**To:** NHCA pres <nhcpres@yahoo.com>  
**Sent:** Wednesday, October 31, 2012 4:34 PM  
**Subject:** RE: Please send us your thoughts on the plans

My opinion is the sooner we get rid of the dry cleaners and the abandoned homes behind it the better. Go forward with their plans as fast as possible! Thanks,

Patrick

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**Date:** Wed, 31 Oct 2012 13:21:15 -0700  
**From:** [nhcapres@yahoo.com](mailto:nhcpres@yahoo.com)  
**Subject:** Please send us your thoughts on the plans  
**To:** [nhcapres@yahoo.com](mailto:nhcpres@yahoo.com)

Hi, everyone. We hope you all fared well during the storm. As you may have guessed, it will be difficult for us to meet to have a formal vote on the final Bergmann plans before the November 5th Planning Commission date. Accordingly, as I mentioned in my last email, in order to give the Planning Commission some idea of what our members' views about the plans are, please send us your thoughts by the end of this weekend. For those who have already done so, thank you.

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Best,

Anita Machhar & Ponnappa Paleyanda  
Co-Presidents, NHCA

## Peter Schulz

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**From:** NHCA pres <nhcpres@yahoo.com>  
**Sent:** Friday, November 23, 2012 3:08 PM  
**To:** Peter Schulz  
**Subject:** Fw: Please send us your thoughts on the plans

----- Forwarded Message -----

**From:** Rick Shewell <[rick\\_shewell@msn.com](mailto:rick_shewell@msn.com)>  
**To:** Anita Machlar <[nhcpres@yahoo.com](mailto:nhcpres@yahoo.com)>  
**Sent:** Wednesday, October 31, 2012 6:26 PM  
**Subject:** RE: Please send us your thoughts on the plans

Hi Anita and Ponappa,

I am very much in favor of this proposal. I wish it were more like the original with more space dedicated to retail but am satisfied that this will be okay.

Rick

Rick Shewell  
1553 22nd Street North  
Arlington, VA 22209

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**Date:** Wed, 31 Oct 2012 13:21:15 -0700  
**From:** [nhcpres@yahoo.com](mailto:nhcpres@yahoo.com)  
**Subject:** Please send us your thoughts on the plans  
**To:** [nhcpres@yahoo.com](mailto:nhcpres@yahoo.com)

Hi, everyone. We hope you all fared well during the storm. As you may have guessed, it will be difficult for us to meet to have a formal vote on the final Bergmann plans before the November 5th Planning Commission date. Accordingly, as I mentioned in my last email, in order to give the Planning Commission some idea of what our members' views about the plans are, please send us your thoughts by the end of this weekend. For those who have already done so, thank you.

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Best,

Anita Machhar & Ponnappa Paleyanda  
Co-Presidents, NHCA

## Peter Schulz

---

**From:** NHCA pres <nhcpres@yahoo.com>  
**Sent:** Friday, November 23, 2012 3:08 PM  
**To:** Peter Schulz  
**Subject:** Fw: Please send us your thoughts on the plans

----- Forwarded Message -----

**From:** STUART J MILLER <sjmiller@verizon.net>  
**To:** NHCA pres <nhcpres@yahoo.com>  
**Sent:** Wednesday, October 31, 2012 7:39 PM  
**Subject:** Re: Please send us your thoughts on the plans

Dear Anita and Ponnappa,

I'm writing to you as an independent resident and not in my capacity as President of the Spout Run Homeowners' Association. Our Association will not be holding a separate discussion or vote on the Bergmann's development project but I've encouraged our members to contact you directly with their opinions.

I have been a resident here for 17 years and expect to be here for many more years. It is a relatively quiet and peaceful area yet so convenient for transportation and other facilities - maybe exceeded only by the lucky owners in Lyon Village!

My own vote would be strongly against the proposed development. My belief is that it will make a materially detrimental change to the area in terms of traffic, visual appearance and general activity. While I am sure the traffic planning experts in the County have worked with the developer to minimize the effect of adding over 200 people into the immediate area, I remain concerned that the "second order effects" of visitors, shoppers, additional apartment tenants and so on have not been adequately provisioned. 202 parking spaces for 202 dwellings in a suburban area is bound to result in a large excess of parking demands which will overflow into our own private residential streets as well as on 21st Street. This is not acceptable and will raise the stress levels and accident probabilities of everyone in the vicinity - resident, shopper or visitor.

Since the plans were first introduced, there have been minor changes to the design of the high rise apartment building. However, these do not detract from its presence as a rectangular glass-clad pillar which has no architectural features enhancing its visage. It is a featureless design and is reminiscent of many of the bad "project housing" developments in major worldwide cities. In Arlington, such a building will only depreciate the value of existing local property. In my opinion, if the County and developer were to insist on there being another high-rise apartment building in the area, there should be more concern about its visual effect on the entire neighborhood.

Finally, the addition of 200 residential units and a retail grocery store (as yet of unknown identity) will raise the traffic movement intensity in the area significantly, making access to our own community even more difficult from Eastbound Lee Highway at rush hour than it is currently. I worry about a future when it is deemed necessary to increase the length and possibly width of turn lanes and traffic light timing to a point where significant further road construction will be required to avoid serious flow problems.

In deciding on my opposition to the proposed development I am conscious of the existing blight of having vacant decrepit houses on N. Uhle St and the Bergmann's facility itself not being very salubrious. However, I am unconvinced that adequate alternative to their replacement have been considered.

Thank you so much for keeping this issue in front of us and for taking the time and effort to track the progress and the various meetings and decisions. We owe you a huge debt of gratitude.

Best regards,

Stuart Miller  
2107 N 21st Rd.  
Arlington, VA 22201  
703-525-1141

On Oct 31, 2012, at 4:21 PM, NHCA pres <[nhcapres@yahoo.com](mailto:nhcapres@yahoo.com)> wrote:

Hi, everyone. We hope you all fared well during the storm. As you may have guessed, it will be difficult for us to meet to have a formal vote on the final Bergmann plans before the November 5th Planning Commission date. Accordingly, as I mentioned in my last email, in order to give the Planning Commission some idea of what our members' views about the plans are, please send us your thoughts by the end of this weekend. For those who have already done so, thank you.

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Best,

Anita Machhar & Ponnappa Paleyanda  
Co-Presidents, NHCA

## Peter Schulz

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**From:** NHCA pres <nhcpres@yahoo.com>  
**Sent:** Friday, November 23, 2012 3:08 PM  
**To:** Peter Schulz  
**Subject:** Fw: Please send us your thoughts on the plans

----- Forwarded Message -----

**From:** kelly hardy <ssugrad1999@yahoo.com>  
**To:** 'NHCA pres' <nhcpres@yahoo.com>  
**Sent:** Friday, November 2, 2012 9:43 PM  
**Subject:** RE: Please send us your thoughts on the plans

Anita and Ponnappa,

Thanks for gathering everyone's inputs! For me, this can't happen soon enough. I think the retail would be a boost to the neighborhood, especially given that the current Bergmann's and the dilapidated homes adjacent to it are such an eye sore. It's always a shame to lose a business that's been in place for so long, but the building isn't even largely in use. The homes behind Bergmann's are boarded up and give the neighborhood a run-down feeling, even though it's a really nice and well cared for area.

I'm really not concerned with traffic, and anything that the developers can do to improve upon the Custis trail is really just a bonus.

I will unfortunately be travelling for work the week of the upcoming meeting. I understand this email isn't an "official" vote, but if it counts for anything count me in!

Thanks,  
Kelly Hardy

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**From:** NHCA pres [<mailto:nhcpres@yahoo.com>]  
**Sent:** Wednesday, October 31, 2012 4:21 PM  
**To:** [nhcpres@yahoo.com](mailto:nhcpres@yahoo.com)  
**Subject:** Please send us your thoughts on the plans

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Anita Machhar & Ponnappa Paleyanda  
Co-Presidents, NHCA

## Peter Schulz

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**From:** NHCA pres <nhcpres@yahoo.com>  
**Sent:** Friday, November 23, 2012 3:07 PM  
**To:** Peter Schulz  
**Subject:** Fw: Please send us your thoughts on the plans

----- Forwarded Message -----

**From:** Christopher Bushara <cbushara@verizon.net>  
**To:** NHCA pres <nhcpres@yahoo.com>  
**Sent:** Saturday, November 3, 2012 4:31 PM  
**Subject:** Re: Please send us your thoughts on the plans

Hi,

This is Chris Bushara at 2109 N. Troy Street. First of all thank you both for your efforts in keeping all of us informed and serving as our coordinator/voice to the county and the developers. I only have one concern related to the development of the Bergmann's site and that centers around traffic flow. The intersection at 21st Street North is pretty much the only route out to both directions of Lee Hwy, to Courthouse, Clarendon and other areas for residents of the North Highlands. Over the last several years I have seen an increase in traffic and associated congestion almost on a monthly basis. As a citizen of Arlington County for more than 17 years, it is my expectation that the County impose a traffic management plan that will not only enable citizens to get in and out of the North Highlands neighborhood with delays caused by the development -- particularly the retail aspect. I would also demand that the County impose residential Zoned parking (like the citizens of Lyon Village have enjoyed for almost 2 decades) to allow us to park our cars in our neighborhood/where we live. This is already getting worse every few months with commuters from other Counties and elsewhere in Arlington parking on our streets to catch the ART Bus or walk to their offices in Rosslyn, Courthouse or Clarendon or hop the Metro to DC or Reagan National for a trip. As such, my support is contingent on a satisfactory plan that address my concerns detailed above. I have spoken to several dozen neighbors and residents in North Highlands and this seems to be a common concern.

Thank you again for all you are doing and giving us the opportunity to voice our opinions/concerns.

Best,

Chris Bushara

On Oct 31, 2012, at 4:21 PM, NHCA pres wrote:

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Best,

Anita Machhar & Ponnappa Paleyanda  
Co-Presidents, NHCA

## Peter Schulz

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**From:** Freida Wray  
**Sent:** Monday, November 26, 2012 9:17 AM  
**To:** Steve and Diane Sockwell (sock3@verizon.net); Sockwell Jr, Stephen W. (SSOCKWELL@ftc.gov); Peter Schulz; Gizele Johnson  
**Subject:** FW: 10 story building at Lee and 20th

fyi

Freida Wray  
Planning Commission Coordinator



DEPARTMENT OF COMMUNITY PLANNING, HOUSING & DEVELOPMENT  
Planning Division  
2100 Clarendon Blvd., Suite 700  
Arlington, VA 22201  
703.228.3525; 703.228.3541 (direct)  
[www.arlingtonva.us](http://www.arlingtonva.us) [fwray@arlingtonva.us](mailto:fwray@arlingtonva.us)

All correspondence sent to and from Arlington County Government is subject to the public record laws of the Commonwealth of Virginia.

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**From:** Tom Hone [<mailto:honetom@comcast.net>]  
**Sent:** Friday, November 23, 2012 3:09 PM  
**To:** Freida Wray  
**Cc:** Ross, Maureen  
**Subject:** 10 story building at Lee and 20th

This email is for Steve Sockwell, Planning Commission Chair for Arlington County:

I have heard from Maureen Ross, president of the Cherrydale Community Association, that the County has given a developer permission to erect a 10-story building in place of the former Bergman's at Lee Highway and 20<sup>th</sup> Road. I was not aware that the County wanted to duplicate Ballston's development along Lee Highway. If that's the plan, I think it's a mistake.

The reason I think it's a mistake is because it would be like a high-rise "ink blot," spreading up Lee Highway toward I-66. And such a spreading would threaten the single-family neighborhoods like Cherrydale. Not everyone in Cherrydale agrees with me. One of my neighbors even said that increased "density" (that's another way of saying "high rise") would generate more money for parks and schools. Unfortunately, there's no evidence of that. In fact, in what I have read regarding the experience of a few other communities, the reverse may be true. That is, high-rise buildings appear to require more expenditures for fire protection and other County services.

But even if such developments didn't require more and more expensive services from the County, there is still the problem of homeowners facing both large buildings adjacent to their homes and higher property taxes. It comes down to what the political leaders of the County want for the future. At the moment, there are several modern four- or five-story condominiums going up along Lee Highway from 20<sup>th</sup> Road to Spout Run. I thought that is what the County wanted. Have our public officials changed their minds? I thought Court House, Virginia Square, and Ballston would have the high rises, and that building sizes and heights would fall off as you moved away from those Metro hubs. But building a 10-story structure at Lee and 20<sup>th</sup> Road sets a new standard. Is that what the County has planned-----a number of new high-rises?

I'm not a frustrated homeowner. I live in Stoneridge Knoll, which was built as an apartment building and is now a condominium. My building dwarfs the houses between it and the new fire station (Station 3). I think my building was a bad idea. The reason I think that is because there's no evidence that it and a neighboring high rise (on Old Dominion) were built with any overall community plan in mind. What is impressive about the Metro corridor is the way that it was planned. The plan made sense. But what's the plan for Lee Highway? What are the reasons behind that plan----- assuming there is such a plan?

If there are no good reasons-----if there is no long-range plan that clearly spells out costs and benefits to area residents---then a high rise in place of Bergman's is a mistake. If you can explain why it isn't, please tell Ms. Ross and she can let the rest of us know.

Sincerely yours,  
Tom Hone  
4201 Lee Highway, Apt. 108  
703-350-7631

## Peter Schulz

---

**From:** Pam Locke on behalf of CountyManager  
**Sent:** Wednesday, November 14, 2012 5:33 PM  
**To:** Peter Schulz; Tom Miller  
**Cc:** Gabriela Acurio; Bob Duffy  
**Subject:** FW: 10-Story Buildings on Lee Highway

FYI-Please see the first email, which is a comment on the second email. Please share with all appropriate staff. Thanks

**Pamela A. Locke**

*Management Specialist, County Manager's Office*

703 228-3120 (Main) | 703 228-3952 (Direct) | [plocke@arlingtonva.us](mailto:plocke@arlingtonva.us)

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**From:** Ross, Maureen [<mailto:Maureen.Ross@USONCOLOGY.COM>]  
**Sent:** Wednesday, November 14, 2012 5:05 PM  
**To:** CountyBoard; CountyManager  
**Cc:** Peter Harnik  
**Subject:** RE: 10-Story Buildings on Lee Highway

Dear County Board and Manager,  
Writing from Cherrydale, I want to point out that it looks like Peter is suggesting 10-story buildings are OK east of Kirkwood heading to Roslyn. NOT west heading to Cherrydale, Maywood.

I believe that setting a precedent will then allow ANY property owner on Lee hwy, all the way to Falls Church, to build a 10 story building.

Cherrydale's Revitalization Plan AND our NC Plan both maintain desire for no buildings taller than 4 stories.

Thank you.

Maureen Ross  
President Cherrydale Citizens Association

Re the wider crossings at SpoutRun and Veitch – I don't see how you can avoid it, the extra lanes are needed. But anything you can do to improve pedestrian experience would be appreciated. Why not start with maintaining the brick sidewalks along Cherrydale and Maywood, and removing brush, weeding and most importantly, keeping the street trees alive? Basic Maintenance. Thanks

---

**From:** Peter Harnik [<mailto:harnik@earthlink.net>]  
**Sent:** Tuesday, November 13, 2012 11:17 PM  
**To:** CountyBoard; [countymanager@arlingtonva.us](mailto:countymanager@arlingtonva.us)  
**Cc:** Ross, Maureen  
**Subject:** 10-Story Buildings on Lee Highway

Dear Board Members:

I recently read that there is a proposal to allow the construction of a 10-story building on Lee Highway. As a resident of Maywood and a regular user of Lee Highway by car, bike and foot, I have many thoughts and observations on this topic. They are:

I think that 8- and 10-story buildings would be appropriate on eastern Lee Highway. The road is plenty wide enough to support this kind of building wall. In fact, I think the current one-, two- and four-story buildings are too small and sparse for this roadway, at least in its very wide configuration east of the Lyon Village Shopping Center.

However, there are many things wrong with Lee Highway, and I believe that the quid-pro-quo for this kind of dense, profitable development should be mitigated in the following ways:

1. Parking should be allowed on Lee Highway east of Lyon Village 24/7 (or, if not that, at least during non-rush hours). On-street parking would make Lee Highway a much more pleasant place to walk and it would slow down traffic. Currently, with low density there is no demand for parking, but if there were some big buildings that would change.
2. The new buildings should have ground-floor retail and should come up to the shubbery line on the sidewalk -- no parking in front.
3. The developer should contribute funds both for affordable housing and for parkland.
4. Rush-hour traffic signals should be modified to make it easier for pedestrians to cross Lee Highway, particularly to catch the bus.
5. Bus frequencies, particularly during rush hour, should be increased. Ideally, the right lane of eastbound Lee Highway between Lynn Street and Scott Street would be bus-only during rush hour so that buses would not be caught in the current auto traffic jam in the morning.
6. Lee Highway should be narrowed at the intersections of Veitch Street and Spout Run Parkway. There is no justification for so many extra right- and left-turn lanes -- it's murder on pedestrians.
7. Can you mandate high-quality construction standards for the new buildings?

Sincerely,

Peter Harnik

6.

5.

</pre>The contents of this electronic mail message and any attachments are confidential, possibly privileged and intended for the addressee(s) only.<br>Only the addressee(s) may read, disseminate, retain or otherwise use this message. If received in error, please immediately inform the sender and then delete this message without disclosing its contents to anyone.</pre>

3505 N. 22nd St.  
Arlington, VA 22207  
703-522-5510

## Peter Schulz

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**From:** Pam Locke  
**Sent:** Wednesday, November 14, 2012 5:05 PM  
**To:** Peter Schulz; Tom Miller  
**Cc:** Gabriela Acurio; Bob Duffy  
**Subject:** FW: 10-Story Buildings on Lee Highway

FYI-Below is a copy of an email received in the CBO regarding the Bergman's proposal. Please share with all appropriate staff. Thanks

**Pamela A. Locke**  
*Management Specialist, County Manager's Office*  
703 228-3120 (Main) | 703 228-3952 (Direct) | [plocke@arlingtonva.us](mailto:plocke@arlingtonva.us)

---

**From:** Peter Harnik [<mailto:harnik@earthlink.net>]  
**Sent:** Tuesday, November 13, 2012 11:17 PM  
**To:** CountyBoard; CountyManager  
**Cc:** Maureen Ross  
**Subject:** 10-Story Buildings on Lee Highway

Dear Board Members:

I recently read that there is a proposal to allow the construction of a 10-story building on Lee Highway. As a resident of Maywood and a regular user of Lee Highway by car, bike and foot, I have many thoughts and observations on this topic. They are:

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2. The new buildings should have ground-floor retail and should come up to the shubbery line on the sidewalk -- no parking in front.
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7. Can you mandate high-quality construction standards for the new buildings?

Sincerely,

Peter Harnik

6.

5.

3505 N. 22nd St.  
Arlington, VA 22207  
703-522-5510

## Peter Schulz

---

**From:** Sonya Verde <sonaorder@gmail.com>  
**Sent:** Sunday, November 25, 2012 11:37 PM  
**To:** Peter Schulz  
**Subject:** Bergman Cleaners letter

Please add this to the Commissioners' packets regarding Bergman Cleaners.

I urge you to vote no on the Bergman Cleaners site unless some serious issues like traffic cueing, parking and park amenities be addressed. Without doubt, there has not been enough discussion with the direct residents who will be effected daily by this project. I understand no one wants to hold up the developer from this project but **we are being bullied into accepting a building that is too high, does not do enough for the neighborhood, and does not consider all the traffic aspects.**

### HEIGHT:

MacCaffrey presented a plan to the civic association with a tower planned to be 8-10 stories (in place of 5 single family homes). The community was concerned about the height. This would be the first building of this magnitude on this side of Lee Highway from Rosslyn to Cherrydale. This will set a precedent. The developer told the civic association that it could not move some of the floors from the tower to the parking garage retail block to balance the heights because of the expense of additional elevator/utility facilities. The developer then submitted a proposal to the county for approval of a 10+ story tower with an expanded 11th floor for amenities including pool, gym, and community rooms.

Even though the developer said the cost of elevator/utilities made it cost prohibitive to move floors to the garage/retail block, the developer added additional floors of apartments to that block along with two elevator/utility facilities. Despite doing what they originally said they couldn't do, they still have not reduced the height of the tower and despite numerous requests to do so by the county staff and by the Site Plan Review Committee, the developer has refused to reduce the number of stories in the tower, essentially ramming it down everyone's throats.

I want to stress that this sets a precedent for all of Lee Highway. We have already heard one member of the zoning board say that all our single family houses near Bergman's should be demolished for development. A 10 + story building with no master plan for Lee Highway sets a dangerous precedent that could tend to drive out home owners all along this corridor. McCaffrey has been asked numerous times by the county to bring the tower down to 7-8 stories, to balance the building with the second building, making each building closer to five or seven stories. Instead they have ignored the request and ramrodding their own towering design that gives them the best vantage, and ignore the entire neighborhood. A 10 + story building here sets a precedent all of Lee Highway up to Cherrydale to look like Ballston and Rosslyn. This bully tactic is not the way to create a neighborhood.

### AMENITIES:

The current plan does not provide enough community amenities for the surrounding neighborhood of Bergmanns. With over 250 new tenants, the developer is providing none of his own property for green facilities and there are none close by except for McCoy park. Now is the time for the developer to invest in a major upgrade to McCoy park. Not just a small cleanup, but a major investment to create a real community area. Members of the Site Plan Review Committee have also asked that the developer make a contribution that will significantly improve McCoy Park. Their renters will use this park, since it is the only open green space near their building. The developer has committed \$350,000 to clean the VDOT location that accessorizes their building. This park should be given an equivalent commitment by the developer of \$350,000. Bikers must use the path adjacent to McCoy park to get back onto the bike path. The tenants who have dogs will use this park. The neighbors use this park. It's the least the developer should do considering the impact of the development on the neighborhood, the major up-zoning of the site, the elimination of 20th Street, and the change to the General Land Use Plan they have requested.

#### TRAFFIC:

Many neighbors travel across Lee Highway. They also make U-turns, left turns, and right-on-red turns at this major intersection. With major construction and then new residents, a grocery store, and commercial enterprises, this will be a major intersection that must be discussed and detailed out. This is the time to install a left-turn signals at Lee Highway and Veitch Street. It would be too dangerous to not have a designated turn light at a section where cars, buses, bikers and pedestrians already have trouble commingling without killing each other.

#### SLOW TRAFFIC APPROACHING LEE HIGHWAY:

To slow traffic coming around the corner or around the ART bus from N. 21st onto Veitch toward Lee Highway, we recommend a stop sign. At this point, there is traffic coming from Potomac Towers, traffic from Wayne Street and Vance Street (via 20th Street) and bikes from the bike path. This is also the pick up point for Capital bikeshare. We recommend you place a stop sign now to slow traffic instead of waiting a year to assess what havoc can be wreaked.

#### REINSTITUTE THE CUE LANE:

Unlike Whole Foods which has 3 entrance/exits, the Bergmann's plan has only one entrance/exit to the spaces designated for the grocery which will certainly cause traffic to back up blocking Veitch St and form a line on Lee Highway as customers await a space. Parking and access to parking is inadequate. The design of the entrance only allows one shared lane for traffic and people waiting to turn into the grocer, and parking lot for the building. This lane also crosses the bike lane. Please recommend that the short term parking adjacent to the grocer be converted back to a cue lane (as told to the Civic Association) and eliminate the bump out near the entrance. If you put the cue lane back, bikers will be safer, and so will traffic going into the parking lot and into the neighborhood.

## LIGHT POLLUTION:

There has been much discussion of the lower building, But the 10+ story glass building has had little debate. Any conversation about this building has been about the height. The 10+story building is all glass. No one has addressed the issue of light pollution.

A glass building means that there will be little if any shielding of light that emanated from the building. The developer has taken precautions to ensure no external lights will be needed, but they won't need any since all the internal apartment light will emanate out to the neighborhood. We encourage you to reassess what a 10+ story glass building will do to light pollution. Based on Arlington County's standards of light pollution, we believe the building will add immense amounts of light to the entire Lee Highway corridor.

## NOISE POLLUTION

There has been much discussion of the lower building, Any conversation about the 10+ story building has been about the height. In fact, the issue is the noise pollution that this building will add to the surrounding neighborhood.

Each floor has numerous balconies. This may be great for the renter's views and developers bottom line, but we know that the noise will travel out into the neighborhood in a 360 degree fashion. The sound of one party from one house already bounces off the Potomac Towers building and travels up and down Adams street, Wayne street, and Vance street, and across Lee Highway. The sound of renters on a balcony 10 stories high will travel much farther in a glass building.

## NO LEFT TURN, 5-7PM

Unlike Whole Foods which has 3 entrance/exits, the Bergmann's plan has only one entrance/exit to the spaces designated for the grocery which will certainly cause traffic to back up blocking Veitch St and form a line on Lee Highway as customers await a space. We recommend you put up a sign at the grocers' exit on the first floor that enables drivers to only turn right from 5-7pm, Monday through Friday. This allows people driving home on Lee Highway and stopping at the grocer to be able to get back onto Lee highway easily. Drivers leaving would have to go around the building project and onto Uhle to get back to Lee Highway. The only concern is that drivers who want to go north bound on Lee Highway would have to go across Lee Highway to make a U-turn or left on to N. Veitch. In fact, once a driver turns right, they could continue a few blocks to N. Scott Street and cross over to Lee Highway toward Rosslyn.

Staff said they would evaluate traffic after a year and decide if any changes need to be made. We think it should be instituted now and then reevaluated in one year.

Thank you for your time and consideration and I hope we can all work together to make a great neighborhood better.

## Peter Schulz

---

**From:** Salman Tajuddin <stajuddin@gmail.com>  
**Sent:** Thursday, November 22, 2012 2:45 PM  
**To:** Peter Schulz  
**Subject:** Bergmanns

Peter,

I've seen some of the fliers on the Bergmann's site. I agree with all three of the recommendations to the developers.

1. Balancing of the height between two structures as opposed to just one, makes sense.
2. An expanded development budget for McCoy park is in order. More greenspace and some fixtures to facilitate the clean up of dog excrement.
3. Parking and Traffic - this is the most important. That Lee Highway intersection is DEADLY. We have a one year old and pushing our daughter across Lee Highway to get to the metro is very scary. I am very supportive of the re-development of the site, but its best to get it right the first time and have the developer fund some improvements to the intersection to make it safer for pedestrians. Perhaps some under highway, or overhighway passes for walkers or strollers.

Sent from my iPad

## Peter Schulz

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**From:** Antoinette Quagliata <antquag77@gmail.com>  
**Sent:** Monday, November 05, 2012 11:11 AM  
**To:** Mary Hynes; Walter Tejada; Jay Fiset; Libby Garvey; Christopher Zimmerman; CountyBoard; Peter Schulz  
**Cc:** Matt Keene  
**Subject:** Bergmann's Cleaners Site concerns

TO: Arlington Planning Commission

SUBJECT: Bergmann's Site Development (Site Plan #420)

We are writing to express our concerns over the current Bergmann's Site Development Plan. While we recognize the benefits that a redevelopment of the site will have on our neighborhood and community, we know that if not done properly there will also significant negative impacts. We have an opportunity here to set a precedent for future development along Lee Highway and to showcase how a large redevelopment can successfully be brought to a community, benefit it, and become a part of that community as opposed to taking over and altering the community solely to meet outside interests. The best project is one that is agreed upon by all parties involved and takes into account the concerns of the surrounding residents, the community, the developer and the potential new residents. Successful mixed-use development is possible here. That being said please consider the following concerns we have which we feel have not been adequately addressed:

### Pedestrian safety and Traffic:

Many neighbors travel by foot and bike across Lee Highway. They also cross by car, make U-turns, left turns, and right-on-red turns at this major intersection. The bus stops here as well as the start of the bike lane. The number of pedestrians will increase greatly, both residents and patrons of the proposed grocery store and shops. As is the intersection is not safe to cross with a tiny inadequate pedestrian refuge island only present on one side. The potential added car traffic from the project will only increase the concentration of cars through the intersection making it more difficult to cross safely by foot and by bike. We cross the intersection to get to work via the metro and now that our family has grown with the addition of a baby we would like to feel safe crossing the street with her now and as she gets older and eventually will cross to get to school. The project needs to include traffic calming measures to ensure the safety of current residents, children, new residents, and new shop patrons. Without it, this project is in direct opposition to the County's WalkArlington and Car-Free Diet initiatives which strives to encourage residents to walk and bike around their communities:

*WalkArlington is an initiative of Arlington County, Virginia, where people have many options for moving about their community. WalkArlington's focus is on walking. By partnering with citizens, businesses, and County departments to promote the health, environmental, commuter, financial, and community-building benefits of walking, WalkArlington strives to "get more people walking more of the time." ([www.walkarlington.com](http://www.walkarlington.com))*

People will not be encouraged to walk if they do not feel safe and are constantly worried about being struck by cars. Pedestrian safety must be addressed.

### Community Amenities to the Neighborhood Are Inadequate

In addition, the current plan does not provide enough community amenities for the surrounding neighborhood of Bergmanns. With over 250 new tenants the developer is providing none of his own property for green facilities and there are none close by except for McCoy park. Now is the time for us to ask for a major upgrade to McCoy park. Not just a small cleanup, but a major investment to create a real community

area. Members of the Site Plan Review Committee have also asked that the developer make a contribution that will significantly improve McCoy Park but without success. It's the least the developer should do considering the impact of the development on the neighborhood, the major up-zoning of the site, and the change to the General Land Use Plan they have requested.

As is, the park is an overgrown space with poor visibioity. As a result, the homeless have taken up residence the park and subsequently made use of resident's yards. This safety concern would only be exacerbated by increasing the number of non residents going in and out of the neighborhood. An improvement to the park would alleviate these concerns and provide a signifiant benefit to the current residents and children int he neighborhood and ot the future residents of the development.

#### Utilities

As we have seen with the two major storms that have hit the area in the past 6 months we are vulnerable to significant power outages as out utilities are exposed to the elements. It would be prudent for the developer to commit to undergrounding the utitlies of the immediately surrounding neighborhood. This would greatly offset some of the impacts that the communtiy will deal with on a daily basis from the new project and benefit current and future residents.

#### Eleven Story Tower height not set to neighborhood concerns

The current plan is for a 10 story apartment tower (plus the 11th floor for amenities and a ground level with apartments). Since Lee Highway has no master plan, this tower height sets a precedent for all of Lee Highway that could tend to drive out homeowners all along this corridor. We have already heard one member of the zoning board say that all our single family houses should be demolished for development. We, the residents of the community, should decide and know whats best for our community. McCaffrey has been asked numerous times by the county to bring the tower height down, to balance the building with the second building an dhave promised to adjust. Instead they have ignored the request and maintained their own towering design that gives them the best vantage, and ignores the concerns and effects on entire neighborhood.

Thank you for taking the time to consider our family's concerns about the Bergman cleaners site.

Sincerely,

Matt, Antoinette, and Chiara Keene

--

Antoinette Quagliata  
[antquag77@gmail.com](mailto:antquag77@gmail.com)

## Peter Schulz

---

**From:** Joe Taylor <myjoetaylor@gmail.com>  
**Sent:** Monday, November 05, 2012 2:55 PM  
**To:** Peter Schulz  
**Subject:** Bergmann's Hearing - Planning Commission

Dear Mr. Schulz,

Please forward the following letter to the Planning Commission, the Planning Commission Director, and County Board.

Thank you,

Joseph R. Taylor

---

**TO:** Arlington Planning Commission

**SUBJECT:** Bergmann's Site Development (Site Plan #420)

We are writing to urge you **not** to recommend approval to the County Board of the current Bergmann's Site Development Plan for the following reasons:

### **Eleven Story Tower is Too High and Sets a Precedent for Lee Highway**

The current plan is for an eleven story apartment tower (10 stories of apartments plus an 11th extra-high story for some 8,000 sq. ft of amenities including a pool, gym, community room and dog walk). Eleven stories does not meet the Arlington County policy of taller buildings along the Metro corridor tapering back into residential neighborhoods. Since Lee Highway has no master plan, this 11 story height sets a precedent for all of Lee Highway that could tend to drive out single family and townhouses. McCaffrey has been asked by neighbors and numerous times by the county to bring the tower down to 6-7 stories to balance the building with the second building. Instead they have ignored the request and ramrodding their own towering design that gives them the best vantage and ignored the entire neighborhood. Furthermore, the developer has added several floors of apartments to the parking garage/retail building to their original plan as well as two sets of elevators without reducing the height of the tower. In summary, the 11 story height as planned is unacceptable.

### **Community Amenities to the Neighborhood Are Inadequate**

The developer is providing none of his own property for green space and there is none close by except for McCoy Park which was donated to the county as part of the I-66 project. This 1.7 acre park serves 1,736 existing housing units with over 3,000 residents between I-66 and Lee Highway from McCoy Park to Spout Run. There has been substantial development in the McCoy Park neighborhood over the last several decades and park amenities have not kept pace. Considering the impact of the development to the neighborhood, the substantial zoning and General Land Use Plan changes requested, and the needs of the neighborhood, the

amount proffered for McCoy Park is unacceptable and would barely clean up the park. Members of the Site Plan Review Committee have said that they'd like to see a significant improvement to McCoy Park but none has been offered. More than anything else, it would be unconscionable to bestow on the developer the lavish up-zoning, GLUP changes, vacations of street, etc., he has requested without a major improvement to McCoy Park. This lack of green space and contribution to neighborhood amenities also sets a bad precedent for future Lee Highway developments. The grocery, which the developer cites as an amenity does not begin offset the above. Residents of the McCoy Park neighborhood can walk to Whole Foods in 10 minutes and Giant is across Spout Run from the neighborhood. In summary, the community amenities to the neighborhood are unacceptable.

### **Affordable Housing in Plan is Partly Offset by Single Family Houses to be Torn Down--Bergmann's Should Not be Rewarded for Having Made a Neighborhood Eyesore of the 5 Single Family Homes**

Additional density for the affordable housing the developer has planned should be discounted by at least 5 units because of the 5 single family housing units being torn down that are affordable housing. Additionally, these affordable homes have been boarded up and left to decay for about many years instead of being maintained and rented. This is a been a deliberate effort by Bergmann's to create an eyesore to help obtain approval for rezoning and development. Bergmann's should not be rewarded for this through the price it will receive from McCaffery for additional density. That means the 5 single family homes should be subtracted from the total number of affordable housing units offered by the developer for determining density.

### **Parking for the Grocery is Inadequate**

The plan includes only 40 spaces for a proposed high-traffic grocery. Although the number of spaces may technically meet general retail standards, Arlington is fully aware, based on experience with other grocery's of this type, such as Whole Foods which has 70 spaces and an overflow ramp across the street, that 40 spaces is inadequate in practice. Additionally, unlike Whole Foods which has 3 entrance/exits, the Bergmann's plan has only one entrance/exit to the spaces designated for the grocery which will certainly cause traffic to back up blocking Veitch St and form a line on Lee Highway as customers await a space. Parking and access to parking is inadequate.

### **The Developer Has Not Reached Out to the Neighborhood for Input**

The developer has not reached out for input to the over 3,000 residents living in the 1,736 housing units in the McCoy Park Neighborhood, i.e., the area between I-66 and Lee Highway from McCoy Park to Spout Run. A number of civic associations are listed on SPRC documents including North Highlands Civic Association (NHCA). However, only a few handfuls of residents on the McCoy Park/Bergmann's side of I-66 have even heard of NHCA. It is believed that most of its 60 or so members live on the east side of I-66. The developer has repeatedly stressed that the Bergmann's site is unique because it is completely separated from that neighborhood by I-66. Considering the size and impact of the proposed development, the developer's efforts to reach out for input from the actual neighbors of the development have been inadequate.

Sincerely,

Joseph and Deborah Taylor

1929 N Wayne St

Arlington, VA 22201

cc: Arlington County Board, Arlington Director of Planning

## Peter Schulz

---

**From:** Scot Harlan <scotharlan@gmail.com>  
**Sent:** Monday, November 05, 2012 1:08 PM  
**To:** Peter Schulz  
**Cc:** orlewis3  
**Subject:** Bergman's Site

[pschulz@arlingtonva.us](mailto:pschulz@arlingtonva.us)

Dear Mr. Schulz,

Please forward the following letter to the Planning Commission, the Planning Commission Director, and County Board.

Thankyou

---

**TO:** Arlington Planning Commission  
**FROM:** Scot Harlan, Arlington Property Management  
City View Townhomes  
**SUBJECT:** Bergmann's Site Development (Site Plan #420)

Planning Commisssion,

As some of you know, our company, Potomac Custom Builder, is a small Arlington developer. A few years ago we came to you and got approval to build the City View townhouse project which is about 1 block to the south of the Bergman's site. Our property is in the same GLUP as the Bergman's site. We worked with the civic association but more closely with our immediate neighbors as the civic association told us that it effected the immediate neighbors and basically had no effect on the people on the west side of the Rt. 66 bridge. After 2 years of painstaking meetings we got approval and built our project and have had nothing but compliments regarding it.

For the following reasons we are asking you to recommend that this project be revised.

1. The proposed residential tower, at 11 stories including the penthouse amenities, is way too high for the area. This will set a precedent along Lee Highway and, in fact, I have been approached by some of the homeowners asking me if I would be interested in their properties if this project is approved and my answer is yes.
2. We are not well represented by the civic association.

Although the Civic Association has not voted, a lot of the people on the east side of the Rt. 66 bridge feel like they will not be fairly represented. The residents on the west side of the bridge get none of the negative impacts of the project but get the positive effects of no more junk houses and a new grocery store. Their views are not effected and they have alternative ways out of their neighborhood when traffic is backed up. The approximately 72 residents of Vance and 20th are on one way streets and their only practical option is to come out to Veitch at the project so they have no choice but to put up with the added traffic.

3. The Developer has not reached out to our neighborhood which will be effected the most.

Our property gets more negative impact from this project than any other. I told Mr. McCaffery at his initial meeting with the Lyon Village Civic Association close to two years ago that as a developer I don't like to get blind sided and was up front with him that I would not be supporting the project as I think it is too tall. He told me that no one owns views. Since then I have taken pictures from our buildings and asked staff to request the developer superimpose the proposed buildings so we could see how we would be effected. I contacted staff three times and was informed the staff sent the request but nothing had been done.

When I was before you for the City View project. I went to the neighbors to my west and we came to an agreement that we would turn our townhouses 90 degrees to the street so there would be View Corridors provided to our neighbors. As a responsible developer we worked with the neighbors and came up with a solution that works for both sides.

4. Existing homes have been left to rot away.

So now we have these houses that are just about rotted to the ground and everybody wants them gone. It seems like every time houses are left to rot like this, the Board scolds the developer but it helps the developer get approval because the neighborhood wants the eyesore gone. The houses should have been either torn down or repaired and rented.

I am urging you to recommend to the County Board that this project be sent back to the drawing board and that the heights be balanced out between the buildings.

This can all be done without an increase in coverage or reduction in green space but it will negatively impact the views from the proposed residential tower.

Thanks you for your time.

Respectfully,

Scot Harlan

Potomac Custom Builders

Arlington Property Management

703-906-6942

## Peter Schulz

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**From:** Freida Wray  
**Sent:** Monday, November 26, 2012 3:31 PM  
**To:** Gizele Johnson; Peter Schulz  
**Subject:** FW: WEBSITE COMMENT: Web Form: Request to speak at a Planning Commission public hearing

FYI - speaker slip

Freida Wray  
Planning Commission Coordinator

DEPARTMENT OF COMMUNITY PLANNING, HOUSING & DEVELOPMENT Planning Division  
2100 Clarendon Blvd., Suite 700  
Arlington, VA 22201  
703.228.3525; 703.228.3541 (direct)  
[www.arlingtonva.us](http://www.arlingtonva.us) [fwray@arlingtonva.us](mailto:fwray@arlingtonva.us)

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-----Original Message-----

**From:** Arlington Web Site [<mailto:psquared@hotmail.com>]  
**Sent:** Monday, November 26, 2012 3:20 PM  
**To:** Freida Wray  
**Subject:** WEBSITE COMMENT: Web Form: Request to speak at a Planning Commission public hearing

The following request to speak at an upcoming Planning Commission public hearing has been submitted from the web page:

<http://www.arlingtonva.us/departments/Commissions/plancom/Plancomfeedback.asp>

FirstName: Patrick

LastName: Purtell

PrimaryPhone: 703-861-9310

Email: [psquared@hotmail.com](mailto:psquared@hotmail.com)

Comments: I would like to speak in favor of letting the developers move forward as quickly as possible with the re-development of the Bergmans Dry Cleaner site on Veitch and Lee Highway. The current site with a closed down chemical dry cleaning plant and boarded up homes is an eye-sore and potential hazard. It is my understanding that the developers have been working to secure approval on this site for 3 years. How does Arlington expect to attract business and development to the county if it takes such an unreasonable time for people to move forward on projects?

As an owner of a single family home in this neighborhood for over 14 years, I would love to see the opening of a nice marketplace with the My Organic Market in it. It would be a benefit to the neighborhood. As a taxpayer, I would be

happy to see the addition of new businesses providing funding rather than an old, abandoned site sitting vacant. PLEASE help the developers to move forward as quickly as possible.

## Peter Schulz

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**From:** Freida Wray  
**Sent:** Monday, November 26, 2012 9:17 AM  
**To:** Steve and Diane Sockwell (sock3@verizon.net); Sockwell Jr, Stephen W. (SSOCKWELL@ftc.gov); Peter Schulz; Gizele Johnson  
**Subject:** FW: 10 story building at Lee and 20th

fyi

Freida Wray  
Planning Commission Coordinator



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**From:** Tom Hone [<mailto:honetom@comcast.net>]  
**Sent:** Friday, November 23, 2012 3:09 PM  
**To:** Freida Wray  
**Cc:** Ross, Maureen  
**Subject:** 10 story building at Lee and 20th

This email is for Steve Sockwell, Planning Commission Chair for Arlington County:

I have heard from Maureen Ross, president of the Cherrydale Community Association, that the County has given a developer permission to erect a 10-story building in place of the former Bergman's at Lee Highway and 20<sup>th</sup> Road. I was not aware that the County wanted to duplicate Ballston's development along Lee Highway. If that's the plan, I think it's a mistake.

The reason I think it's a mistake is because it would be like a high-rise "ink blot," spreading up Lee Highway toward I-66. And such a spreading would threaten the single-family neighborhoods like Cherrydale. Not everyone in Cherrydale agrees with me. One of my neighbors even said that increased "density" (that's another way of saying "high rise") would generate more money for parks and schools. Unfortunately, there's no evidence of that. In fact, in what I have read regarding the experience of a few other communities, the reverse may be true. That is, high-rise buildings appear to require more expenditures for fire protection and other County services.

But even if such developments didn't require more and more expensive services from the County, there is still the problem of homeowners facing both large buildings adjacent to their homes and higher property taxes. It comes down to what the political leaders of the County want for the future. At the moment, there are several modern four- or five-story condominiums going up along Lee Highway from 20<sup>th</sup> Road to Spout Run. I thought that is what the County wanted. Have our public officials changed their minds? I thought Court House, Virginia Square, and Ballston would have the high rises, and that building sizes and heights would fall off as you moved away from those Metro hubs. But building a 10-story structure at Lee and 20<sup>th</sup> Road sets a new standard. Is that what the County has planned-----a number of new high-rises?

I'm not a frustrated homeowner. I live in Stoneridge Knoll, which was built as an apartment building and is now a condominium. My building dwarfs the houses between it and the new fire station (Station 3). I think my building was a bad idea. The reason I think that is because there's no evidence that it and a neighboring high rise (on Old Dominion) were built with any overall community plan in mind. What is impressive about the Metro corridor is the way that it was planned. The plan made sense. But what's the plan for Lee Highway? What are the reasons behind that plan----- assuming there is such a plan?

If there are no good reasons-----if there is no long-range plan that clearly spells out costs and benefits to area residents---then a high rise in place of Bergman's is a mistake. If you can explain why it isn't, please tell Ms. Ross and she can let the rest of us know.

Sincerely yours,  
Tom Hone  
4201 Lee Highway, Apt. 108  
703-350-7631

## Peter Schulz

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**From:** Freida Wray  
**Sent:** Tuesday, November 20, 2012 3:20 PM  
**To:** Steve and Diane Sockwell (sock3@verizon.net); Sockwell Jr, Stephen W. (SSOCKWELL@ftc.gov)  
**Cc:** Peter Schulz; Gizele Johnson  
**Subject:** FW: 2147 Lee Highway Rezoning Application

fyi

Freida Wray  
Planning Commission Coordinator



DEPARTMENT OF COMMUNITY PLANNING, HOUSING & DEVELOPMENT  
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**From:** Tecla Murphy [<mailto:tecla.murphy@verizon.net>]  
**Sent:** Tuesday, November 20, 2012 3:03 PM  
**To:** Freida Wray  
**Subject:** 2147 Lee Highway Rezoning Application

Mr. Sockwell,

I am writing to object to the application for the re-development of the 2147 Lee Highway property, commonly known as Bergmann's Cleaning, to the extent that it involves heights beyond the 5 to 6 stories. This is consistent with the development of Lee Highway as you head west. Development including significant building heights along the Metro corridor is to be expected, but tall (over 5 stories) buildings along the Lee Highway corridor which abuts neighborhoods all along its length should be avoided. I support strong retail at that location, but believe it can be developed without going overly tall.

Thank you,  
Tecla Murphy  
4519 18<sup>th</sup> Street North  
Arlington, VA 22207

## Peter Schulz

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**From:** Freida Wray  
**Sent:** Monday, November 19, 2012 5:01 PM  
**To:** Steve and Diane Sockwell (sock3@verizon.net); Sockwell Jr, Stephen W. (SSOCKWELL@ftc.gov); Peter Schulz; Gizele Johnson  
**Subject:** FW: No 10 Story High-Rises on Lee Highway

FYI

Freida Wray  
Planning Commission Coordinator

DEPARTMENT OF COMMUNITY PLANNING, HOUSING & DEVELOPMENT Planning Division  
2100 Clarendon Blvd., Suite 700  
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-----Original Message-----

**From:** Carol Parker [<mailto:carolaparker@earthlink.net>]  
**Sent:** Monday, November 19, 2012 4:59 PM  
**To:** Freida Wray  
**Subject:** No 10 Story High-Rises on Lee Highway

Dear Mr. Sockwell,

Please do not allow 10 story high building on Lee Highway which does not have access to the subway. With only spotty bus service on Lee Highway, the numerous additional apartment dwellers will drive. This will add to air pollution, traffic congestion, noise pollution, energy dependency, and climate change. Arlington has enough of a tax base that do not need a giant, high priced, car dependent high-rise. There is very little around the site that will encourage people to walk for shopping and dining for which Arlington communities are so lauded. Keep the high density to the Metro corridor as planned.

Please encourage lower density development with mixed retail use and access to parkland to increase the walkability and livability of our community.

Carol Parker  
3505 N. 22nd St.  
Arlington, VA 22207

703-522-5510

## Peter Schulz

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**From:** Holst Arjona, Paola Maria <PAOLAH@iadb.org>  
**Sent:** Friday, November 02, 2012 12:12 PM  
**To:** Peter Schulz; Mary Hynes; Walter Tejada; Jay Fiset; Libby Garvey; Christopher Zimmerman; CountyBoard  
**Subject:** Bergmann's Site Development (Site Plan #420)

Please forward the following letter to the Planning Commission, the Planning Commission Director, and County Board.

Thank you

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**TO:** Arlington Planning Commission

**SUBJECT:** Bergmann's Site Development (Site Plan #420)

We are writing to urge you **not** to recommend approval to the County Board of the current Bergmann's Site Development Plan for the following reasons:

### **Eleven Story Tower is Too High and Sets a Precedent for Lee Highway**

The current plan is for a 10 story apartment tower (plus the 11th floor for amenities and a ground level with apartments). Since Lee Highway has no master plan, this tower height sets a precedent for all of Lee Highway that could tend to drive out homeowners all along this corridor. McCaffrey has been asked by the civic association and numerous times by the county to bring the tower down to 6-7 stories to balance the building with the second building. Instead they have ignored the request and ramrodding their own towering design that gives them the best vantage and ignored the entire neighborhood. Furthermore, the developer has added several floors of apartments to the parking garage/retail building to their original plan as well as two sets of elevators without reducing the height of the tower. In summary, the height of the tower as planned is unacceptable.

### **Community Amenities to the Neighborhood Are Inadequate**

The current plan does not provide enough community amenities for the neighborhood surrounding the Bergmann's site. With over 200 new tenants the developer is providing none of his own property for green space and there are none close by except for McCoy Park. There has been substantial development in this neighborhood and amenities in McCoy Park have not kept pace. Members of the Site Plan Review Committee have said that they'd like to see a significant improvement to McCoy Park. However the amount proffered in the plan would barely clean up the park. Considering the impact of the development to the neighborhood, the zoning and General Land Use Plan changes requested, and the needs of the neighborhood, the amount designated for McCoy Park is unacceptable. Parking and Access for the Grocery is Inadequate. The plan includes only 40 spaces for a proposed high-traffic grocery. Although the number of spaces may technically meet general retail standards, Arlington is fully aware, based on experience with other groceries of this type, such as Whole Foods which has 70 spaces and an overflow ramp across the street, that 40 spaces is inadequate in practice. Additionally, unlike Whole Foods which has 3 entrance/exits, the Bergmann's plan has only one entrance/exit to the spaces designated for the grocery which will certainly cause traffic to back up blocking Veitch St and form a line on Lee Highway as customers await a space. Parking and access to parking is inadequate.