

# Civic Pride

Newsletter of the Yorktown Civic Association

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## School Board Vice-Chair Sally Baird to be Guest Speaker at February 11 Meeting

**S**chool Board Vice-Chair Sally Baird will be the guest speaker at the next meeting of the Yorktown Civic Association on Wednesday, February 11, 2009.

The meeting begins at 7:30 p.m. and will be held in room 1B at Yorktown High School

Even though she only began her service on the School Board on January 1, 2007, she has risen quickly in leadership on the board due to recent turnover.

Ms. Baird has been active in the Arlington community and schools with the APS Early Childhood Advisory Committee, the Drew Model School Association, the Nauck Civic Association, the East Nauck Community Action Group, and the Arlington Gay and Lesbian Alliance.

A native of Ohio, Ms. Baird earned an undergraduate degree in political science from Kenyon College. Her professional management experience includes more than 20 years in the publishing industry. She currently serves as Vice President of Production Operations for Tax Analysts, a nonprofit publisher located in Falls Church.

A South Arlington resident for more than 18 years, she has two sons who are students at Drew Model School.

Ms. Baird will discuss the upcoming Yorktown High School rebuilding, school boundary redistricting and other issues affecting Arlington's school system.

All neighborhood residents are welcome at the meeting. The final agenda will be posted on the civic association website at <http://YorktownCivic.com>.

### Yorktown High Renovation Timetable and Parking Availability

Phase	Dates	Construction	Parking
I	Feb. 2009- Dec.2010	Yorktown Blvd. classroom wing, incl. cafeteria & offices. Renovation of auditorium.	220 spaces
II	Jan.2011-June 2012	Swimming pool, new gym, music rooms, additional classrooms.	160 spaces
III	July 2012-Dec. 2013	Auxiliary gym, courtyard, media center, additional classrooms.	127 spaces

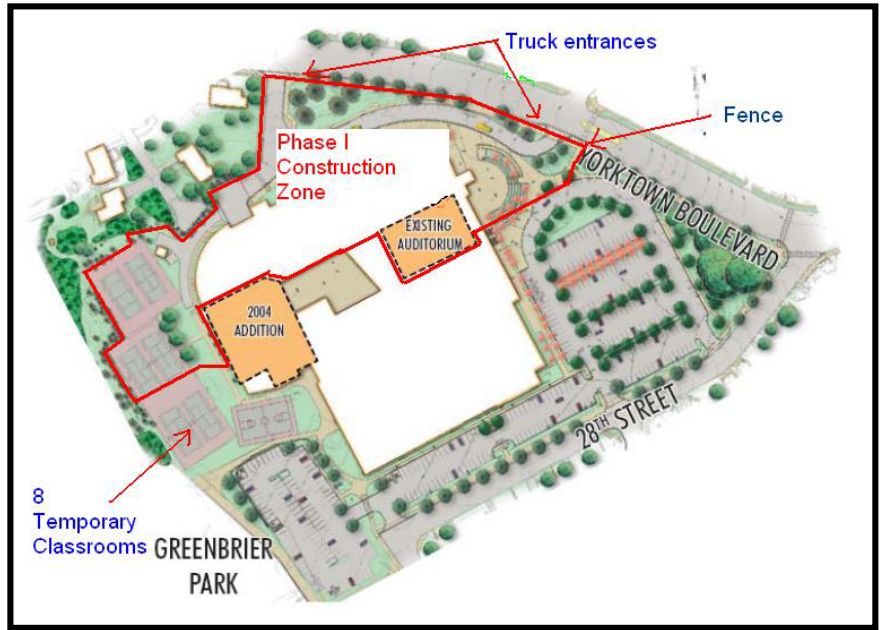
# Contract Approved for Yorktown High Rebuilding

On January 22, the School Board awarded the construction contract for the Yorktown High renewal project to Hess Construction, thus giving the final go-ahead to the 5-year long project.

Voters approved the second round of bond funding for the project at the November

election and later that month, the School Board confirmed its intent to proceed with the project, despite the rapidly unfolding financial crisis. The bid from Hess was the lowest of five bids received and reflects the much more competitive market that exists today, resulting in a newly-revised total budget for the project of \$83.3 million. Before the financial crisis hit, the project cost had been estimated at nearly \$110 million.

Construction is currently expected to be carried out in 3 major phases, each lasting around 18 months. With the installation of 8 temporary classrooms on the tennis courts



over the holiday break, most classrooms in the north wing of the building have already been cleared out, although construction cannot start until the county issues the required building permits.

The first phase will involve work on the north side of the building, along Yorktown Boulevard, and will include a 3-story classroom structure, a new cafeteria and administrative offices. The existing auditorium will also be renovated.

Buses will not be able to use the bus drop off lane during the first phase due to the construction on that side of the building, and will be re-routed to the existing parking area on the south side of the building, along 28<sup>th</sup> Street N. Since all car drop-offs will also be occurring on that side of the building, residents should expect serious traffic congestion issues on 28<sup>th</sup> Street and at the Yorktown Blvd/28<sup>th</sup> Street intersection.

While the bus loop will re-open for the later phases, substantial portions of the existing parking lots will be out of service during phases II and III, as shown in the table on page 1.

The tennis courts will not be available for use during any part of the construction. However, the existing swimming pool is scheduled to remain open until the new, larger pool is completed during the second phase of construction.

## 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	Alice Harrington	703/533-5581 (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)
At large	Andy Semmel	703/237-6505(h)
At large	Andrew Schneider	703/532-0997 (h)

## Construction Begins on Marymount University Expansion Project

Construction has finally begun on the long-expected expansion of Marymount University. The project was approved by the County Board in July 2007 and involves replacing the existing 26<sup>th</sup> Street/Old Dominion surface parking lot with a new 3-story classroom, 240-bed dormitory and 370-space underground parking structure.

Marymount has started a project information web site to provide construction updates and to provide up-to-date contact information. The URL for the web page is:

<http://www.marymount.edu/26thstreetproject/>



Davis Construction is the general contractor for the project. Work hours will be 7:00 a.m. to 6:30 p.m. Monday thru Friday and 10:00 a.m. to 6:00 p.m. if work occurs on Saturday. Initial work involves utility undergrounding along the 26<sup>th</sup> Street perimeter of the site. Residents should also be aware that there will be 4 to 6 weeks of pile driving at the beginning of the project. During that early phase trucks will enter the site from 26<sup>th</sup> Street, but then truck access moves to Yorktown Boulevard just east of the Glebe Road underpass. During the construction, Marymount is contracting for off-site parking to replace the previously existing 169 parking spaces displaced by the project, and is providing shuttle service to students from those sites.

Meanwhile, Arlington County has also been removing the houses on the south side of 26<sup>th</sup> Street (the "Harlan" property), but that property is expected to sit idle pending a long-term planning process by the county and will not be used for construction staging for the Marymount project.

## County Board Approves Contract for Lee/Harrison Intersection Improvements

On December 13, the County Board awarded a \$440,000 contract to D&F Construction for long-awaited improvements at the Lee Highway/N. Harrison Street intersection. The action by the board clears the project for construction in early-2009. In addition to dedicated left turn lanes from Lee Highway onto Harrison Street, pedestrian safety improvements include improved crossings, curb ramps, raised medians, count-down crosswalk signals. Stop lights and street lights will be replaced, and new pavement markings will also be installed. The existing bus shelter will be replaced with a new shelter. The work will take about four months.

The County Board approved design funding for this project in 1999, but decided to complete similar improvements at the Lee Highway/George Mason intersection first.

## Funding Approved for 27<sup>th</sup> Street Sidewalk

The county's Neighborhood Conservation Advisory Committee (NCAC) has approved a sidewalk on 27<sup>th</sup> Street N. west of George Mason Dr. to N. Florida Street as one of 7 county-wide neighborhood improvement projects to be forwarded to the County Board for funding. Residents should expect the sidewalk to be installed in late 2009 or early 2010.

Meanwhile, a new sidewalk on 25<sup>th</sup> Street N. between N. George Mason Dr. and N. Columbus Street, which was approved in 2004, is finally on the construction schedule and is now expected to be completed early this year.

The Yorktown neighborhood also has submitted a proposal for a sidewalk on N. Greenbrier Street between 26<sup>th</sup> Street N. and 27<sup>th</sup> Street N. Planning for that project is now actively underway, and is expected to be submitted to the NCAC for consideration in its next funding round.

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

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**Please attend the Civic Association Meeting on Wednesday,  
February 11, 2009, 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 Meeting  
Scheduled for Wednesday,  
February 11**

Please plan to attend the next civic association meeting with School Board Vice-Chair Sally Baird. The meeting will address the Marymount University and Yorktown High expansion projects, which are both getting underway, as well as several other neighborhood projects.

**Yorktown Neighborhood Property Assessments in  
Line with Countywide Changes for 2009**

Neighborhood residents recently received their 2009 Arlington County property assessments, and on average, assessments in the Yorktown neighborhood appear to have declined by 2%, matching the overall Arlington change for existing residential property. However, a review of the latest assessment records for the 1,060 homes in the Yorktown neighborhood reveals that for every 6 homes that had assessment decreases, there were 4 that had increased assessments. The average assessment declined by \$14,800 to a new average property value in the neighborhood of \$731,000, compared to Arlington's single-family average of \$520,100.

The Yorktown neighborhood has 132 homes assessed at over \$1 million, and notably assessments on those generally were slightly higher for 2009. While the upper end of the market appears to be holding up fairly well, 144 homes in the neighborhood experienced assessment declines of 10% or more for the year.

A review of 40 neighborhood existing home sales during 2008 revealed that 21 of the sales were at prices greater than the 2008 county assessment, while 19 sales were at prices below their assessed valuations.

Even though county news releases have not mentioned this fact, 2009 is the fourth year in a row where land values have not been changed -- only the structure assessment has been modified. This is true for every residential property in the Yorktown neighborhood.

The deadline for filing a review of a property assessment by the Department of Real Estate Assessments is March 2, 2009, with instructions available on the real estate assessments web page under <http://www.arlingtonva.us>.