

CVIII NEWSLETTER

April 2003

Management Office 703-525-5557

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North Elevation - Wilson Blvd

Goodbye Used Car Lot, Welcome New Neighbor!

Arlington County is close to approving the proposed four-story apartment building illustrated above. It is to be built across Wilson Blvd. from CVIII on the piece of land currently occupied by the used car dealer. This building will have 153 residential rental units built around an open central courtyard, which will be landscaped and contain a fountain. The fourth floor will have loft units. The ground floor will have about 5,900 square feet of retail space on the Wilson Blvd. side and loft units with private entrances on the Clarendon Blvd. side. There will be a pedestrian plaza on the site's northeast corner. Sidewalks will be sixteen feet wide, planted with trees, and will have street furniture. There will be either a pedestrian walkway or a two-lane street with sidewalks connecting Wilson and Clarendon Blvds. on the east side of the building. It will have two floors of underground parking containing approximately 177 spaces for residential tenants and ten spaces set aside for retail customers. The entrance to the garage and the building's loading dock will share a curb cut on Clarendon Blvd. The exterior of the building will be primarily brick and precast stone. The "roof treatment" will be metal cornices and asphalt shingles. If you want more information about this project or if you want to have your say in the planning or approval process for this project, there are two meetings you might want to attend, forewarned, though, that either or both could run past midnight or have business carried over to a

future date. The Arlington County Planning Commission has scheduled a public hearing on amendments to the county's "General Land Use Plan" and site plan and rezoning proposals necessary for this project to proceed at 7:30 p.m. on 14 April 2003 at 2100 Clarendon Blvd. The Arlington County Board is scheduled to take final action on this proposed development at its meeting on Saturday morning beginning at 8:30 a.m. on 26 April 2003 at 2100 Clarendon Blvd.

New Guidelines for Real Estate Development in CVIII's Neighborhood

Arlington County has developed a new set of guidelines for real estate development for what it calls the "In-Between" neighborhood, the area between Rosslyn and Courthouse bounded by Wilson Blvd., Clarendon Blvd., N. Pierce St., and N. Courthouse Rd. These guidelines specify that all buildings in this area are to be mixed-use, that is to say, preferably retail or restaurants at street level and residential, commercial or institutional use of the floors above. Buildings erected across Wilson Blvd. from CVIII are to be no more than five stories or approximately sixty feet in height. Sidewalks must be sixteen feet wide. Trees and street furniture are strongly encouraged. Taller buildings will be allowed closer to Pierce St and Courthouse Rd. The county does not plan to allow the shopping center just east of CVIII on Wilson Blvd. to be redeveloped. Troy St. and Quinn St. or new streets close by will eventually be extended across Wilson Blvd. to Clarendon Blvd. to improve traffic circulation.

Michael Bodden Rejoins CVIII's Board of Directors

Michael Bodden volunteered to fill the seat vacated by Christian Hamaker until this October when CVIII's owners can elect someone to fill this seat for the final year of the term to which Christian was elected. Michael was elected to a three-year term on the board in the fall of 1999 and served with distinction as its president in 2002. The board formally voted him into office as treasurer at its February meeting.

2003 Parking Stickers

Parking permit stickers for 2003 are now available at the management office at 1903 Key Blvd between 8:00 a.m. and 5:00 p.m., Monday through Friday. If you are unable to pick up your new permit during normal business hours, the office will be open until 6:00 p.m. on Wednesday April 23 and Wednesday April 30. You must bring your vehicle's state registration form. Each unit is entitled to one sticker. Tenants must bring a copy of their lease. 2002 stickers expire at midnight on 30 April 2003. Cars with expired stickers will be towed. Make sure that you get a new sticker!

Updates on Hallway Renovations and Other Projects

The board hopes to have hallway renovations completed by the end of April. If the outside of your unit entry door hasn't been painted yet, please be alert for and cooperate with a notice from association management stating when the painters will be in your building. A contractor will be selected to install new building entry doors at ten locations as soon as the board gets an okay from Arlington County. Replacing the chimney behind 1729 Queens Ln. will begin as soon CVIII gets permits to install temporary and permanent flues for the new chimney.

CVIII's Board of Directors

Peyton Palmore, president
Stanton Stafford, vice president
Michael Bodden, treasurer
Dennis Gerrity, secretary
Michael McGregor, at large

CVIII's Management Office

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