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Arlington, Virginia

February 2023

## Virtual AFCA Meeting—Missing Middle

AFCA invites you to join our monthly Zoom meeting on Wednesday, February 15, at 7 p.m. So much has happened since late last October—so much with respect to Arlington County’s proposal, based on its Missing Middle Housing Study, to allow multifamily housing with up to six units in neighborhoods like ours. We will focus on this particular issue at our meeting, and you can join us for a comprehensive update on what is going on.

To join the meeting, you can participate through Zoom by entering the following URL into your browser

between 6:50 and 7 p.m. on Wednesday, February 15: <https://tinyurl.com/2s39br5d>. (If you have never used Zoom, you can view a short tutorial at <https://zoom.us/resources> by clicking on Joining & Configuring Audio/Video.) Alternatively, you can dial in to the meeting at 301-715-8592, where you will be prompted to enter meeting number 862 6752 1464 and passcode 479222. You might also be prompted to hit the # sign one or more times. This call-in number will be active starting at 6:50 p.m.

## AFCA January 2023 Meeting

On January 18, AFCA Vice President for Northside Joel Yudken hosted a virtual AFCA meeting via Zoom, standing in for AFCA President Esther Bowring. About 30 people tuned in. Joel introduced Christine Baker, the Vision Zero Program Manager from the Arlington County Department of Environmental Services, Transportation Engineering and Operations. Christine—a Forester herself—gave a presentation explaining Vision Zero, which has the goal of eliminating serious pedestrian and automobile accidents by 2030. Vision Zero involves finding safety issues in one location and then compiling similar safety issues throughout the county and finding solutions for all of them rather than responding to particular accidents. A 5-year plan begun in 2021 is identifying hotspots for accidents and long-term solutions.

In 2023, the county is planning 13 capital improvement projects as well as another 13 speed-focused studies in specific corridors. New traffic lights will be installed in at least six locations, including at N. George Mason Dr. and N. Park Dr. Christine and others are

working to get this funded in the county’s current capital improvement plan rather than wait for a new plan to be passed in a year or two. Several Foresters shared their experiences and concerns about traffic accidents at the intersections of Arlington Blvd. with N. Edison Street, N. Columbus Street, and N. Park Drive. You can find more on the county’s Vision Zero Program online at Arlington Vision Zero.

Foresters Laura Strine and Beverly Johnston gave an update on Arlington Forest pedestrian safety

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AFCA Virtual Meeting 7 p.m. **February 15**, Zoom

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*The Arlington Forester* is the official publication of the Arlington Forest Citizens Association, Arlington, VA. A nonpartisan, nonsectarian publication serving the residents of Arlington Forest, the *Forester* welcomes articles, newsbits, letters, and photos focusing on noncommercial events or issues specific to our neighborhood. We publish eight times per year (Sep to Nov and Jan to May). The deadline for submissions is the first of the month. Email your submission of up to 400 words—less, if you include a photo—to newsletter@arlingtonforestva.org.

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## AFCA Meeting

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activities with the county, noting recent traffic management improvements at the intersections of N. Carlin Springs Rd. with N. Harrison St. and N. Edison St. They also noted that the county will enforce a slow zone (20 miles per hour) around Barrett Elementary School. AFCA signed a joint letter with other neighborhood associations (including Bluemont, Glencarlyn, Forest Glen, and Arlington Mill) requesting that the county move the start date of a planned N. Carlin Springs Rd. study from 2025 to 2024 to expedite multimodal safety improvements.

### Faces of the Forest:

#### Tell Us About Someone You Know!

With well over 800 households, Arlington Forest has residents from all walks of life. Tell us about a Forester you know! Do it in an interview or write a story (with your subject's permission, of course)—or tell us about someone from the past. Send your writeup of 400 words or less with a photo (if possible) to Hutch Brown at newsletter@arlingtonforestva.org. Questions? Email me or text/call 703-855-1732.

### Plant a Tree in Your Yard

Help keep the “forest” in Arlington Forest! Spring is the perfect time to plant. If you have lost a tree or want to add a new one, you can get financial assistance.

**AFCA Tree Grant Program:** AFCA provides up to \$125 to help cover the cost of buying and planting a canopy tree (including delivery). You can qualify for grants on up to two trees, with various native trees to choose from. To qualify, all you need is to be paid up on your 2022–23 AFCA dues. For the application form, go to [www.arlingtonforestva.org](http://www.arlingtonforestva.org) and click on the AFCA tab. Act now—grants are limited.

**Arlington Tree Distribution Program:** If you want to wait until fall, Arlington County is giving away 500 young native trees then. The trees, 2 to 4 feet in size, come in 2-gallon containers. Register for your free tree online at <https://environment.arlingtonva.us/register-for-your-free-tree/> beginning on September 5 and pick up your tree in late October.

**Tree Canopy Fund:** Through a county program administered by EcoAction Arlington, you can get a native tree planted on your property at no cost to you. You can choose from various trees, both large and small. The application deadline for fall planting is in June, with the form posted in May. For more information, check out EcoAction Arlington Tree Canopy Fund.

# Homegrown National Park: Native Shrubs in the Garden

By Susan Graham



It's pretty hard to think of gardening when it's cold outside and most shrubs and trees are leafless. Speaking of shrubs, many provide food for various birds as well as bees and other insects, and most need no care except for a bit of pruning. As I walk around the Forest, I am struck by how few native shrubs grace our gardens, so in this article I will sing the praises of a number of shrubs native to our area as well as a few that I love that are native pretty close to here. All of the shrubs mentioned below are ones that grow in my yard. All support birds and/or native insects such as butterflies and bees.

*Viburnum dentatum* (arrowwood) grows to about 10 feet tall, with small clusters of white flowers and bluish-black berries. It will grow in dry to moist soil and in sun to partial sun. Bees visit the flowers and birds feast on the berries.

*Clethra alnifolia* (sweet pepperbush) grows to about 8 feet tall, with white, fragrant flowers in July and August. It likes moist to wet soil and partial sun but will do well in most gardens. Butterflies and bees are frequent visitors.

*Cephalanthus occidentalis* (buttonbush) will rapidly reach a height of 6 to 12 feet. (I keep mine pruned, so it is closer to 6 feet for now.) It tolerates flooding and drought and has tons of round fragrant white flowers

and interesting fruit. It needs at least partial sun to flower. When in flower, it attracts numerous pollinators.

*Callicarpa americana* (American beautyberry) grows to about 6 feet tall. It blooms on new growth, so I prune mine to 12 to 18 inches in February every year and it regains height in one season. The lavender-pink flowers are lovely, and the fruits are a treat for many kinds of birds well into the winter months. Be sure to buy the American variety.

*Spiraea latifolia* (broadleaf meadowsweet) has white flowers in summer after most spring flowering shrubs have stopped flowering. It grows 3 to 6 feet tall and is tolerant of dry to wet, sunny conditions. Small bees and butterflies visit.

*Rhododendron periclymenoides* (wild azalea or pinxterflower) grows from 3 to 10 feet tall. It will grow in sun to shade and dry to moist conditions. Its flowers are especially showy, a nectar source for hummingbirds and butterflies.

These are only a few of the native shrubs that will do well in our gardens. Go to [www.nwf.org/nativeplantfinder](http://www.nwf.org/nativeplantfinder) to search for more shrubs that are native in our zipcodes.

# How Degraded Is Lubber Run?

By Hutch Brown

I'm no expert, but I've been observing erosion in Lubber Run for decades, and I've read related studies. I also volunteer as an Arlington County stream monitor, and passersby sometimes ask about stream conditions, which are poor. Here's why.

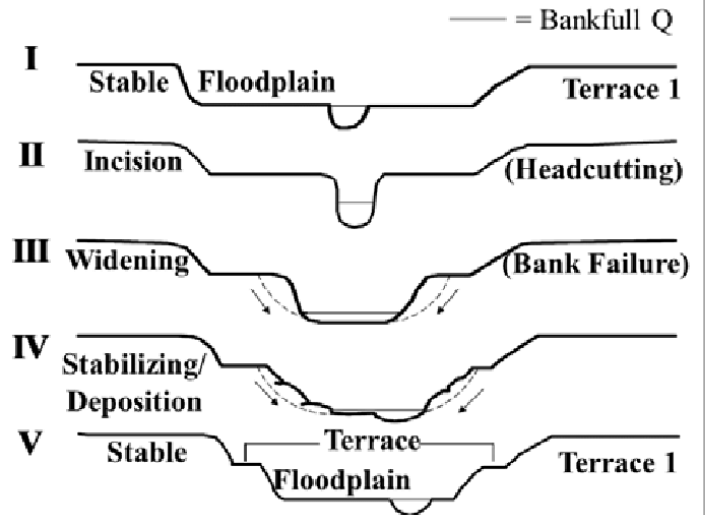
Forty-six percent of the Lubber Run watershed is covered by impervious surfaces like streets and roofs. Because Lubber Run Park is at the end of the watershed, every major storm floods the park with waters that have nowhere else to go. Due to stormwater mismanagement beginning with urban development in the 1930s, floods have gouged the streambed down to the bedrock (stage II in the Channel Evolution Model), and Lubber Run is now collapsing its banks (stage III). In time, the stream might stabilize with a new and lower floodplain (stage V).

Every Arlington storm now washes pollutants into our streams—street sediments along with nitrogen and phosphorus from fertilizers and other sources. To renew its state-issued 5-year stormwater discharge permit, Arlington must reduce pollutant runoff into Chesapeake Bay. Pollutants dissipate naturally across streambanks and floodplains, with phosphorus attaching to soil particles and bacteria converting nitrates into nitrogen gas. Branches and leaves accumulating in streams also foster denitrification by bacteria. But the county removes most large deadfall from streams, and a channelized stream like Lubber Run has lost most of its floodplain connection. Moreover, streambank erosion increases sediment and phosphorus runoff.

Stormwater runoff degrades habitats in Lubber Run by warming its waters and filling its gravels with sediments. Arlington monitors habitat conditions in our streams by sampling fish and aquatic insects. Only two kinds of fish were last collected in Lubber Run—black-nosed dace and mummichogs, both tiny and tolerant of degraded conditions. Similarly, stream monitors find only tolerant insects in Lubber Run (midges, flatworms, aquatic worms, and the like). Lubber Run and Four Mile Run once had relatively large and sensitive fish, with native brook trout feeding on sensitive insects like stoneflies. Their loss is irreversible.

So what can Arlington do? The county has slowed erosion in Lubber Run by lining most streambanks in the park with boulders (called riprap). In places without riprap, such as the streambank across from the Lubber Run Amphitheater, erosion is obvious, threatening the trail there. Connectivity with the original floodplain remains in a few places, such as the open flat area before the Arlington Boulevard underpass, where deposition has elevated the streambed. The county has improved floodplain functions there by planting more trees. Stream restoration projects seem to be working in North Arlington, but they are expensive, disruptive, and higher priority for other Arlington streams than for Lubber Run, partly because Lubber Run is already so heavily riprapped.

## Channel Evolution Model



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# Freedman's Village: A Lost Chapter of Arlington's Black History

By Stefan Cornibert

*The article, posted by Michael Robert Patterson on the Arlington National Cemetery website in January 2023, is adapted here from The Connection Newspapers (October 1, 2004).*

Freedman's Village was established by the Federal Government in 1863 on the grounds of the Custis and Lee estates (now Arlington National Cemetery, the Pentagon, and the Navy Annex building). The village had 50 houses, each divided to accommodate two families. The freed men and women had all traveled from the South in hopes of finding work and opportunity. Directed by the Government and the American Missionary Association, Freedman's Village had churches, a hospital, an industrial school, schools for children, and a home for the aged. However, Freedman's Village had more to do with segregation than with helping Blacks integrate into free society because the North wasn't really interested in integration. Able-bodied residents worked in construction and farming, with half of their pay going to cover the camp's costs. Residents lived on military rations and under military discipline by soldiers from Fort Myer, and many wandered nearby roads begging for food. The village had a single well and was built on a swamp, causing outbreaks



of smallpox, yet it constantly attracted new refugees. At its height, the village housed more than 1,100 residents, yet it was constructed for about 600. After a brief period of employment, residents had to seek jobs elsewhere to make room for new arrivals.

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# Missing Middle Votes Coming Up

By Hutch Brown



In 2019, Arlington County launched a Missing Middle Housing Study to explore the feasibility of replacing single-family homes in neighborhoods like ours with duplexes, townhouses, and other kinds of multifamily housing. On January 25, the Arlington County Board approved a request to advertise proposed amendments to the Arlington County Zoning Ordinance, with public hearings scheduled for March. The amendments would “establish regulations for Expanded Housing Option Development” in all of Arlington’s single-family neighborhoods (zones R-5 through R-20), including Arlington Forest.

The amendments would give property owners the right to replace single-family homes with duplexes or three-unit townhouses anywhere in Arlington Forest. One option in the proposed amendments would also allow for triplexes, fourplexes, and multiplexes with five or six units; other options are to limit multifamily housing with five or six units to the largest lots or to lots that are close to mass transit. Multifamily housing construction would be “subject to the issuance of a permit by the zoning administrator.” Depending on what the county board decides, the zoning administrator might have no limits on the number permits issued; might be limited to approving 42 permits countywide per year; or might be limited to 58 permits, with a sunset on the cap in 2028. Under still another option, homeowners could subdivide their properties into units of 1,300 square feet each for townhouses or side-by-side duplexes. Another option for county board consideration is to limit the gross floor

space of multifamily buildings. A proposed option for all new multifamily buildings is to expand the maximum lot coverage for the main building by 5 percent.

Under the proposed amendments, setback minimums would remain the same as now (25 feet front and back, with 8 and 10 feet on the sides). Minimum onsite parking requirements would no longer be two parking spaces per unit; one option near Metro stations or bus stops is to require only half a parking space per unit, with housing farther away or on culdesacs requiring one space per unit. Because few people might buy a unit without onsite parking, builders would be allowed to place two to three parking spaces in front of multifamily housing. Builders might be required to plant at least one shade tree per unit—for example, a duplex would require two canopy trees, a triplex three trees, and so on.

For Arlington Forest, the impact of the proposed amendments is unclear. The most conservative options for multifamily housing development would allow homeowners to build duplexes and three-unit townhouses anywhere in the neighborhood, with less street parking but more trees planted by developers than now. The most radical changes would scatter sixplexes and smaller middle housing around the neighborhood, with much less street parking and open space than now. However, if most homeowners decided to build additions and most developers chose to build larger single-family homes rather than replacing homes with middle housing, then current patterns of redevelopment would not change.

# Letter to the Arlington County Board on Missing Middle

*On January 21, the Arlington County Board voted to hold hearings in March on a proposal to allow the construction of multifamily housing in neighborhoods like Arlington Forest. Before the meeting, Joel Yudken, AFCA Vice President for Northside, sent a letter (abridged below) urging the county board to reconsider the proposal. He then presented his views at the meeting.*

I support the need for increasing Arlington's housing supply and strongly favor increasing affordable housing and homeownership diversity in Arlington. But the county board's missing middle housing (MMH) proposal for blanket upzoning is the wrong way to achieve these goals. The county's proposal—to allow by-right construction of missing middle housing in single-family neighborhoods, from duplexes to 8-unit buildings—has elicited strong concerns throughout the county, including in Arlington Forest. Numerous articles and other information from economic experts, former economic development and planning commission officials from Arlington, and real estate experts and developers have challenged the validity of the economic assumptions, data, and arguments used to justify the county's proposal. Their materials have shown how the proposed densification of housing could adversely affect Arlington's tree canopy, parking and traffic patterns, schools, storm-water infrastructure, community character, and other amenities essential to maintaining Arlington as one of America's most desirable places to live. Yet you seem to have turned a deaf ear to these concerns and arguments.

At a recent AFCA meeting with some of you, we noted that Arlington Forest, an 82-year-old community of 852 houses, is still a moderately priced neighborhood. It has not seen the epidemic of teardowns to create \$2-million replacements used to justify MMH. In fact, our neighborhood already has most of the amenities that MMH proponents claim would be created. Arlington Forest is highly walkable and has easy access to a beautiful

park, an amphitheater, and a new community center. It has a small commercial mall, public schools, friendly neighbors, and a strong community ethic. Tearing down \$850,000 Arlington Forest houses to build more expensive housing, as the county's own study shows, would not be an improvement. Neither would cutting the tree canopy in half, adding more stress to our 80-year-old water and sewer infrastructure, or exacerbating parking and traffic problems. If the goal is to make housing more available to young families, middle-class households, and seniors aging in place, it already exists in Arlington Forest.

Of special note, MMH will not create more affordable homes for moderate-income working families. The county board and staff have acknowledged that affordability is not a goal of the upzoning proposal. Yet I have heard many Arlington neighbors repeat claims that MMH will result in affordable homes for modest-income family members or friends. I have devoted most of my professional career to supporting the interests of working families. If I thought this was true, I might support MMH myself, but it manifestly is not the case. Yet the county board irresponsibly has let this misleading view of the MMH proposal persist. I therefore urge the board to reject the MMH proposal—and especially the Planning Commission recommendations, which are extreme. At the very minimum, the board should consider placing guardrails on the proposal, including substantial limits on the number and geographic dispersion of new units, along with trial periods for implementation. The board should also substantially extend the period before deciding on the proposal to evaluate the potential impacts on Arlington communities and residents and to consider more effective alternatives to achieving Arlington's genuine housing needs.

## Freedman's Village ...from page 1

As Washington, DC, expanded, land speculators pressured the Government to close Freedman's Village, partly due to plans for expanding Mount Vernon Avenue and building a bridge over the Potomac River. In 1887, the superintendent of Arlington Cemetery accused village residents of cutting down trees on cemetery property. The large influx of Blacks in the area also raised tensions with racially charged Whites, partly because votes cast by village residents helped to decide many county elections. After Freedman's Village was closed down in 1900, local farmers—many of them Black, others sympathetic to the plight of freed slaves—offered land to village residents. These plots became neighborhoods like Hall's Hill and Nauck.

Many families in Arlington can trace their roots to Freedman's Village, with names like Gray, Tippet, Parke, Pollard, and Syphax recorded in the village registry. William Syphax, a former slave on the Custis estate, was elected to the Alexandria County Board before winning a seat in the Virginia General Assembly. Other notable residents include Jesse Pollard, the first Black judge in Arlington. Sojourner Truth, who worked to smuggle slaves out of the South, also lived in the village, serving as a teacher and helping to find jobs for villagers. Many laborers in Freedman's Village worked on construction of the Capitol building. Much later, when construction crews were laying a foundation for the nearby Sheraton Hotel, part of the village cemetery was uncovered. An exhibit on Freedman's Village, including a scale model, is on display at Arlington House in Arlington Cemetery.

# Missing Middle Changes to Arlington's General Land Use Plan

By Hutch Brown



In March, the Arlington County Board will hold hearings on changes proposed to Arlington's General Land Use Plan (GLUP) in support of amending the Arlington County Zoning Ordinance. The GLUP contains guiding principles for the zoning ordinance, so the two documents must align. The proposed changes to the GLUP

are based on a "vision for greater sustainability and expanded housing choice" in lower density residential areas like Arlington Forest. The vision would "build upon the County's Development and Growth Goals," which include preserving "existing single-family and apartment neighborhoods." Neighborhoods like ours are now zoned for single-family homes, but the plan would also allow "duplexes, triplexes, townhomes, and small, low-rise multi-family buildings."

The plan rests on a pair of dubious contentions: (1) that multifamily housing would be broadly affordable to "racial groups with less wealth than white households" and to groups excluded by "the growing replacement of original, smaller, housing with much larger houses;" and (2) that multifamily housing would create "equitable housing options through new choices for more Arlingtonians at wider income levels and stages of life," ensuring "that all segments of the community have access to housing." Facts are stubborn things, and it remains to be proven that *any* new housing in Arlington, given the county's prime location, would be affordable to "all segments of the community" without subsidies.

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# Home and Garden Tour Returns

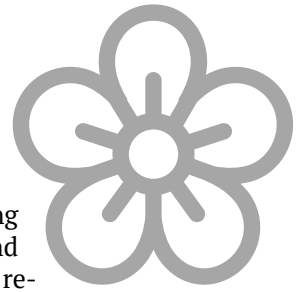
By Tricia Freeman

On Saturday, May 6, Arlington Forest will celebrate the return of a beloved spring tradition, the Home and Garden Tour. Despite repeated postponements due to the pandemic, the tour's return in May will showcase at least a dozen examples of our neighbors' creativity and imagination in customizing the wonderful brick homes and backyards of Arlington Forest.

This year's tour will feature many of the special homes and gardens that had been chosen for the canceled 2020 event; however, the committee is also soliciting participation to show properties featuring new construction in Arlington Forest over the past 3 years.

We will feature a selection of homes and gardens from each of the three sections of the neighborhood, including homes with additions large and small, as well as stand-alone remodeling projects for kitchen, bath, or basement. If you created a solution to limited storage or have reimagined room usage in your home during COVID, it would also be of interest. Since May is a glorious month in the mid-Atlantic region, we also include outdoor spaces with decks, ponds, porches—and, of course, gardens. One of the special joys of the tour is meeting neighbors and delighting in their enthusiastic descriptions of the pleasures and perils of their projects.

If you are interested in sharing your home or garden or if you have walked by a property that you'd love to visit, please contact one of the cochairs for the tour: Gloria Mog ([gloriamog17@gmail.com](mailto:gloriamog17@gmail.com)), Tricia Freeman ([triafree@gmail.com](mailto:triafree@gmail.com)), or Katherine Roberts ([kenkatroberts@verizon.net](mailto:kenkatroberts@verizon.net)).



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## County News

### Race and Ethnicity Dashboard

Arlington County has a useful dashboard with county data on population (size, makeup, place of birth, and so on), households (number, income, housing type, and so forth), and more. You can find it online at [Arlington Race & Ethnicity Dashboard](#).

### County Tax Assessment

Real estate taxes provide almost 60 percent of total county revenues, which help fund public services for residents, visitors, workers, and businesses. Curious about your home assessment? You can look it up online at [propertysearch.arlingtonva.us](#).

### Homeless Emergency Shelter

Arlington County supports a hypothermia shelter from November through March at the Homeless Services Center, located at 2020-A 14th St. N. (near Courthouse). Operated by Path Forward, the center offers 50 year-round beds, five medical-respite beds, and an additional 25 hypothermia beds during the winter months.

### Missing Middle Housing Study

On January 21, 2021, the Arlington County Board voted to hold public hearings in March on proposed amendments to the General Land Use Plan and the Arlington County Zoning Ordinance to allow homeowners in single-family neighborhoods like ours to replace their homes with multifamily housing. The hearings will lead to a final vote by the county board on the amendments.

### Winter Salt

Arlington is helping to reduce salt use on winter roads by replacing rock salt with brine, which uses a quarter as much salt. You can use less salt on your walkways by shoveling early (before snowmelt turns to ice) and evenly distributing modest amounts of salt. A 12-ounce mug of salt should be enough for a 20-foot driveway or about 10 sidewalk squares.

### Ranked-Choice Voting in Arlington

Arlington voters will have the chance to rank candidates first to last in a new voting system that will debut in this year's primary election for the Arlington County Board. The new system is meant to give voters more choice and flexibility, and Arlington will become the first jurisdiction in Virginia to adopt it. Seen as a trial run, the method will apply only to the primary, not the general election.

## Parks Update

### Bridge Repair Over Lubber Run

An epic storm in July 2019 destroyed two bridges over Lubber Run, one of which is slated for repair. The bridge will reconnect the unpaved trail below Greenbrier with the paved trail below Northside. County plans for bridge replacement are in place, and construction is scheduled to begin in the second quarter of this year and last to the fourth quarter.

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### Improved Trail Conditions

A little-known trail traverses the area north of Four Mile Run below Greenbrier, connecting across N. Carlin Springs Rd. to the unpaved trail through Mary Carlin Woods. Both areas were used for mountain biking in the 2010s, but deadfall from storms—left in place by the county—now keeps bikes out of the trail areas, which are recovering.

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### Bridge Connection to Barcroft

A short trail leads from S. Aberdeen St. in Southside across Arlington Forest Branch to Barcroft, a handy cut-through for school children and for people on neighborhood walks. A storm knocked down trees and damaged the bridge, which remains unsafe, so the trail is unusable. The bridge is on land owned by Dominion Power. Although the county removed the fallen trees from the damaged bridge, the area shows no sign of preparations for bridge repair.

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### Sparrow Pond Restoration

Sparrow Pond collects water from Arlington Forest Branch below Southside. Constructed in 2001-02 to collect and filter stormwater runoff, the pond needs restoration by removing sediment and constructing a sediment forebay, partly to improve habitat for wetland plants and wildlife. Last fall, volunteers helped rescue native plants from the site, along with a box turtle. With design and other preparatory work complete, construction will begin in 2023 and last 6 to 9 months, with completion scheduled for 2024.



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## Community Calendar

*The coronavirus pandemic has forced AFCA to limit the number of community events, with some down as tentative—to be held if conditions allow.*

### **Next AFCA meeting:**

Wednesday, February 15, 7 p.m.

### **Neighborhood Spring Cleanup:**

Saturday, April 22, 2023 (tentative)

### **Home and Garden Tour:**

Saturday, May 6, 2023

### **Annual AFCA Picnic:**

Wednesday, May 17, 2023

### **Annual Yard Sale:**

Saturday, May 20, 2023 (tentative)

## AFCA Meetings

**February 15, 2023:** Native trees and gardens

**March 15, 2023:** Forestry and  
Natural Resources Plan

**April 19, 2023:** Neighborhood conservation projects

**May 17, 2023:** Neighborhood picnic



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Christian: Parody of Parables

Dental: Cavities of the Caribbean

Dental: Something Wicked in the Land of  
Ahhhs

Financial: Good Habits to Have (Financial Help  
Book)

## Around the Forest

### Street Light Coming to N. Park

Arlington County conducted a study at the intersection of N. George Mason Dr. and N. Park St. to see whether a street light should replace the flashing beacon signal there. The study found that a street light is warranted, so the county is working to integrate its installation into infrastructure funding plans.

### New Coffee Shop in Arlington Forest

According to ArlNow, La Coop Coffee hopes to open at the Arlington Forest Shopping Center in February, moving into the former home of Sense of Place Café. La Coop opened its first location in Washington, DC, in July 2020 and has since started selling at regional farmers' markets, including the Lubber Run Farmers Market. La Coop is noted for its "ethically sourced" coffee from Guatemala, paying producers up to 40 percent above the market rate.



### Home and Garden Tour This Spring!



Suspended since 2019 because of COVID, the annual Home and Garden Tour is on again this year. An Arlington Forest tradition, the tour will be on Saturday, May 6. Homeowners who planned to participate in the canceled 2020 tour will have another chance. Foresters might also get a chance to tour homes with renovations in the past few years.

### Missing Middle Engagement

At an Arlington County Board meeting on January 21 to consider hearings on a proposal to allow multifamily housing in neighborhoods like ours (see the related articles in this issue), scores of concerned citizens voiced their views. A number of Foresters participated on both sides of the debate, reflecting strong community interest in our neighborhood. (Maybe you've noticed the yard signs.)



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**CachionHomes@gmail.com**

### New Year; New Market

The real estate market has changed dramatically over the past 6 months. Rising mortgage rates have slowed home sales and put the brakes on prices. But that can be a blessing for buyers. As an example, one of my listings in Waverly Hills, we would have priced for around \$2 million 6 months ago, but with the current market conditions, we put it on market for \$1,699K. It is a gorgeous Craftsman, featuring 5 BR, 4.5 baths, that was totally renovated 6 years ago, such that it is essentially a new house, with over 4,000 square feet of living space.



For any Foresters who are looking for extra space, this gorgeous home is a perfect opportunity just 6 minutes away.



# Barcroft School News

By Samantha Bell

Barcroft was selected as one of the five Arlington Public Schools invited to a special Washington Capitals practice at the MedStar Capitals Iceplex in Ballston on January 13. More than 800 fourth- and fifth-grade students were invited to the practice to help Alexander Ovechkin celebrate scoring his 802nd career goal in December. The students received special Ovi 800 T-shirts and a signed picture. They made posters ahead of the practice and also participated in 800-related number activities in their PE and math classes. The PTA sponsored a fun Pajama BINGO night for Barcroft families on January 20.

*Reminder:* Barcroft Elementary School's annual online auction, which raises money for the school's PTA, is from Saturday, February 4, until 6 p.m. on Sunday, February 12. To bid, visit [ourschool.auction/barcroft](https://ourschool.auction/barcroft). Even if you decide not to bid, you can still donate to the PTA on the auction website. Donations to the PTA are always appreciated and can also be made anytime at [give.barcroftpta.org](https://give.barcroftpta.org). Upcoming PTA-sponsored events include a winter pop-up hot chocolate bar, Valentine's Day cookies and quotes for the teachers and staff, and

an assembly with Step Afrika! on April 12. On March 1, there is a PTA Restaurant Night fundraiser at Sloppy Mama's BBQ. The READ book fair will be held during the week of March 20 at the school. Follow us on Twitter and Instagram at @BarcroftEagles and on Facebook at Barcroft Elementary School PTA.

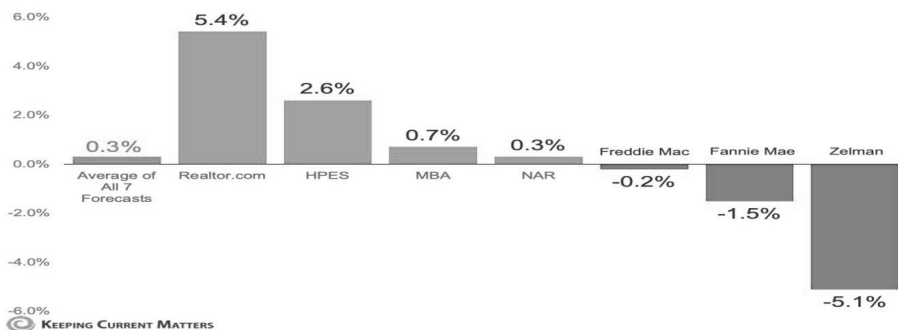


Below are predictions from some experts for home prices in 2023. In my estimation, the DMV area will remain resilient and home prices will see moderate appreciation. After 38 years as a local realtor, I've witnessed how strong the Arlington real estate market has performed in various cycles through almost four decades.

As we begin 2023 it seems like buyers have accepted the newly reduced interest rates. We still have a shortage of inventory in most market segments and if we enter any sort of shallow recession, as some feel may be possible, rates should drop more. This is likely to stimulate real estate market. I feel very optimistic about this year.

## Home Price Forecasts for 2023 by Source

As per Latest Forecasts from Each Entity



If you want expert advice on whether it's the right time for you to buy or sell, let's connect. Put my 38 years of local Arlington market expertise to work for your largest financial investment! Contact me for a confidential strategy.



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# Kids for Hire

These Arlington Forest youths are ready to help. To be added or deleted, email [newsletter@arlingtonforestva.org](mailto:newsletter@arlingtonforestva.org).

 Dog walking  
 Pet sitting

 Leaf raking  
 Plant watering

 Snow shoveling  
 Mother's helper

 Babysitting  
 Mail collection

 Special Certification

|            | Name                | Email  | Phone        |    |    |    |    |    |    |    | Other               |
|------------|---------------------|--|--------------|---|--|---|---|---|---|---|---------------------|
| Southside  | Sam Hansotte        |  | 703-909-4568 | ✓   | ✓  | ✓   |   | ✓   | ✓   | ✓   | Lawn mowing         |
|            | Dylan Heinrich      |  | 831-620-9742 | ✓   | ✓  |   |   | ✓   | ✓   | ✓   | Odd jobs            |
|            | Ethan Heinrich      |  | 831-238-8475 |   | ✓  |   | ✓*  | ✓   | ✓   | ✓   |                     |
|            | Emilie Kluge        | <a href="mailto:emiliekluge@yahoo.com">emiliekluge@yahoo.com</a>             | 571-457-1983 | ✓   | ✓  |   | ✓   |   | ✓   | ✓   | Tutoring            |
|            | Amy Mashkuri        |  | 571-643-5883 | ✓   | ✓  |   |   |   |   |   |                     |
|            | Sabrina Saunders    | <a href="mailto:sabrina_saunders@icloud.com">sabrina_saunders@icloud.com</a> | 202-531-2247 | ✓   | ✓  |   | ✓*  |   | ✓   | ✓   | Tutoring            |
|            | Luna Candon-Campos  | <a href="mailto:lundacandoncampos@gmail.com">lundacandoncampos@gmail.com</a> |              | ✓   | ✓  |   | ✓*  |   | ✓   | ✓   | Weekends only       |
|            | Evan Dempsey        | <a href="mailto:Evan.cw.dempsey@gmail.com">Evan.cw.dempsey@gmail.com</a>     | 703-559-9690 | ✓   | ✓  | ✓   | ✓   | ✓   |   | ✓   |                     |
|            | Anna D'Itri         |  | 703-346-3467 | ✓   | ✓  |   | ✓*  |   | ✓   | ✓   |                     |
|            | Gabriel D'Itri      |  | 703-346-3467 |   |  | ✓   |   | ✓   |   |   | Lawn mowing         |
| Greenbrier | Julia Green         | <a href="mailto:joangreen32@gmail.com">joangreen32@gmail.com</a>             | 703-785-4293 | ✓   | ✓  |   |   |   | ✓   |   |                     |
|            | Gavin Kraft         | <a href="mailto:kenneth.d.kraft@gmail.com">kenneth.d.kraft@gmail.com</a>     | 314-775-7008 | ✓   | ✓  |   |   |   |   | ✓   |                     |
|            | Madeline Lund       | <a href="mailto:madelinelund11@gmail.com">madelinelund11@gmail.com</a>       | 571-447-6968 | ✓   | ✓  |   | ✓   |   | ✓   |   |                     |
|            | Avery McGrann       | <a href="mailto:snooz_ette@yahoo.com">snooz_ette@yahoo.com</a>               | 571-225-2484 | ✓   | ✓  |   |   |   | ✓   | ✓   | Weekends only       |
|            | Anna McLaughlin     | <a href="mailto:annamc1012@yahoo.com">annamc1012@yahoo.com</a>               | 571-550-1680 | ✓   | ✓  |   | ✓*  |   | ✓   |   |                     |
|            | Ciara McLaughlin    | <a href="mailto:ciarahmclaughlin@gmail.com">ciarahmclaughlin@gmail.com</a>   | 703-712-9215 |   |  |   | ✓*  |   | ✓   | ✓   |                     |
|            | Reid Messman        |  | 703-469-1988 | ✓   | ✓  |   |   |   |   |   |                     |
|            | Shea Messman        |  | 703-469-1988 |   |  |   | ✓*  |   |   |   |                     |
|            | Jacob Nadherny      | <a href="mailto:jacob@nadherny.com">jacob@nadherny.com</a>                   |              | ✓   | ✓  |   |   |   |   | ✓   |                     |
|            | Matthew Petruccelli | <a href="mailto:tony.petruccelli@gmail.com">tony.petruccelli@gmail.com</a>   | 703-629-0425 |   |  |   |   | ✓   |   |   |                     |
| Northside  | Nicky Petruccelli   | <a href="mailto:tony.petruccelli@gmail.com">tony.petruccelli@gmail.com</a>   | 703-629-0425 |   | ✓  |   |   | ✓   |   |   | Cats only           |
|            | Caulder Pickard     | <a href="mailto:katiepickard@gmail.com">katiepickard@gmail.com</a>           | 571-244-6870 | ✓   | ✓  | ✓   |   | ✓   | ✓   | ✓   |                     |
|            | Elle Pickard        | <a href="mailto:katiepickard@gmail.com">katiepickard@gmail.com</a>           | 571-244-6870 | ✓   | ✓  |   | ✓*  |   | ✓   | ✓   |                     |
|            | Emma Weaver         |  | 703-875-8185 |   |  |   | ✓*  |   |   |   |                     |
|            | Anelia Werner       | <a href="mailto:aneliaw09@gmail.com">aneliaw09@gmail.com</a>                 | 703-975-4573 | ✓   |  |   | ✓*  |   | ✓   | ✓   | Odd jobs            |
|            | Natalie Bryant      | <a href="mailto:sarakatherine75@hotmail.com">sarakatherine75@hotmail.com</a> |              | ✓   | ✓  | ✓   |   |   | ✓   | ✓   |                     |
|            | Niittisha Choudhary | <a href="mailto:Niittisha@gmail.com">Niittisha@gmail.com</a>                 | 703-981-1229 | ✓   |  |   | ✓   |   | ✓   |   | Tutoring            |
|            | Tyler Dinan         | <a href="mailto:chrisbettdinan@aol.com">chrisbettdinan@aol.com</a>           | 703-525-5763 | ✓   |  | ✓   | ✓   | ✓   |   |   | College breaks only |
|            | Annie Madden        | <a href="mailto:Lacrosse.donuts@gmail.com">Lacrosse.donuts@gmail.com</a>     | 703-220-3357 |   | ✓  |   | ✓*  |   |   |   |                     |
|            | Cory Pearl          | <a href="mailto:cory.pearl99@gmail.com">cory.pearl99@gmail.com</a>           | 571-447-0852 | ✓   | ✓  | ✓   | ✓*  | ✓   | ✓   |   |                     |
|            | Evie Price          |  | 703-402-5138 | ✓   | ✓  |   | ✓*  |   | ✓   | ✓   |                     |
|            | Sophie Stewart      | <a href="mailto:sophiestewart4@gmail.com">sophiestewart4@gmail.com</a>       | 703-713-5902 | ✓   | ✓  |   | ✓*  |   | ✓   | ✓   |                     |
|            | Name                | Email  | Phone        |  |  |  |  |  |  |  | Other               |



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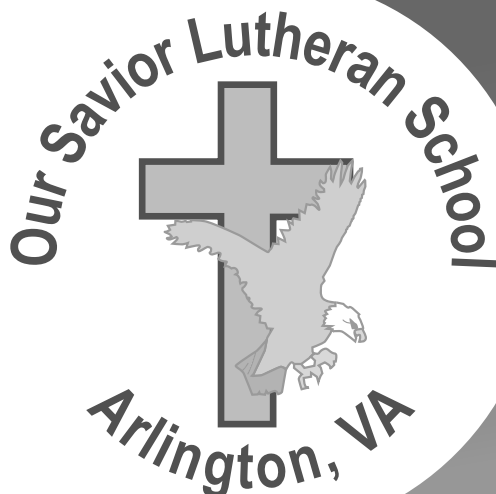
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