

The Arlington Forester

Vol. 64, Number 2

Arlington, Virginia

October 2022




Virtual AFCA Meeting—County Initiatives Update

AFCA invites you to join our monthly meeting on Wednesday, October 19, at 7 p.m. The county has installed new equipment in the Lubber Run Community Center meeting rooms for a better hybrid meeting experience, so we will give the hybrid meeting another try in October. We will be discussing county initiatives underway, starting with a proposal for ranked-choice voting for the County Board, which a speaker from the Civic Federation will discuss. We will also give an update on the Missing Middle Housing Study, including our own AFCA meeting in September with Arlington County Board members Christian Dorsey and Takis Karantonis. The county approved changing funding for its storm-water management program from a sanitary district tax based on a property's real estate assessment to a storm-water utility fee based on the amount of impervious surfaces on a property. Other reports will include updates

on the repair of the Southside path and bridge and on progress made in Sparrow Pond restoration.

To join the meeting, you can come in person to the Hickory Room in the Lubber Run Community Center or you can participate through Zoom by entering the following URL into your browser between 6:50 and 7 p.m. on Wednesday, October 19: <https://tinyurl.com/3b-mjva3z>. (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 841 9832 3887 and passcode 132051. 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.

Call for Dues



Your annual AFCA dues help get this newsletter delivered to your door as a service to you and the entire neighborhood. Dues also pay for tree grants to residents and donations to our neighborhood schools. Dues support the AFCA website (www.arlingtonforestva.org), which contains a detailed neighborhood map, a history of Arlington Forest, back issues of this newsletter, and more.

COVID has limited AFCA's ability to raise funds in other ways, so please pay your dues today. You can pay online through the AFCA website or clip out the coupon on this page and deliver it with a \$10 check to your section representative in the enclosed envelope. Add an optional donation if you can—every little bit helps! If you include your email address, you will be added to the AFCA listserv, which sends a few messages per month with news of neighborhood interest.

AFCA MEMBERSHIP DUES ANNUAL DUES \$10 PER HOUSEHOLD

Deliver this cutout and your check payable to "AFCA" to your respective AFCA section representative.

Greenbrier: Tom Smialowicz, 26 N. Granada St. 22203

Northside: Joel Yudken, 104 N. Columbus St. 22203

Southside: Sean Lyons, 34 S. Park Dr. 22204

Dues: _____ Donation: _____ Total: _____

NAME: _____

ADDRESS: _____

EMAIL: _____

AFCA Hybrid Meeting 7 p.m. October 19 Through Zoom

The Team

Editor: Hutch Brown

703-855-1732, newsletter@arlingtonforestva.org

Advertising: Hutch Brown

703-855-1732, newsletter@arlingtonforestva.org

Check your ad and contact Hutch for any corrections.

Layout & Design: Leo Horwitz

newsletter@leohorwitz.com

Distribution: Joan Blake

703-358-9549, joanblake43@gmail.com

Contact Joan if you do not receive a newsletter.

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.

2020–21 AFCA Officers

President:

Esther Bowring

703-243-0433

afcaprez@gmail.com

Vice President, Southside:

Sean Lyons

sean.mculty.lyons@gmail.com

Vice President, Northside:

Joel Yudken

703-980-8122

joel.yudken@verizon.net

Co-Secretary:

Janet Irwin

703-516-4574

jeirwin1@verizon.net

Recording Secretary:

Char Mahoney

571-241-9866

char.mahoney@verizon.net

Neighborhood Conservation Plan:

Treasurer:

Jeffrey Horwitz

703-243-2395

afca@ironstate.me

Liz Kauffman

571-327-6497

lizkauffman@yahoo.com

Karen Burst

571-242-9942

Arlington Civic Federation Rep:

burstfamily@yahoo.com

Salvador D'Itri

703-350-2183

sditri@yahoo.com

Historian:

John Naland

nalandfamily@yahoo.com

Website: www.arlingtonforestva.org

Join AFCA listserve by emailing address to:

arlingtonforestva@gmail.com

The *Forester* is printed by Minuteman Press

AFCA September 2022 Meeting

On September 21, 2022, AFCA President Esther Bowring welcomed Arlington County Board members Takis Karantonis and Christian Dorsey to discuss the Missing Middle Housing Study (MMHS), specifically its proposal to allow for building multifamily housing with up to eight units in all neighborhoods currently zoned for single-family detached homes. Sixty people participated in the online meeting.

Joel Yudken, Chair of the AFCA MMHS committee, began the discussion by asking the board members prepared questions (see his article on page 5). Both council members claimed that the proposed changes would make the housing market more efficient, helping renters become homeowners, but they gave no evidence to support their view. Meeting participants countered that real estate developers and investors would be the main beneficiaries. Both Dorsey and Karantonis said that they do not expect the proposed changes to transform neighborhoods wholesale. Karantonis said that only about 20 housing-type conversions per year would result from the proposed changes. In response, several AFCA meeting participants pointed to county data indicating over 150 teardowns of single-family homes per year. The proposed changes, they said, might drive an even higher number of teardowns for middle housing. Participants noted that the board, in 2005, hastily approved zoning changes for setbacks, leading to more teardowns. The board could—but hasn't—changed the 2005 setbacks, which does not inspire hope that the MMHS zoning changes would be revisited and reversed if they have adverse consequences.

AFCA President Esther Bowring encouraged Dorsey and Karantonis to review the Arlington Residential Property Explorer (ARPEX) tool developed by a Forester to help them understand the potential effects of the proposed changes to neighborhoods like ours. Dorsey said he has not seen the tool; Karantonis said he has seen it but something must be wrong with it, though he did not say what. The ARPEX creator said that he welcomes feedback and will correct any mistakes. (ARPEX is at <https://tinyurl.com/mr4r3dvy>.) Another meeting participant shared a letter from the Northern Virginia Association of Realtors to the Arlington County Board outlining concerns that the MMHS “will not deliver the desired outcomes of more diverse and equitable housing options ... [and has] failed to examine if the proposed housing types were more likely to be developed as rental housing or ownership opportunities.” (You can find the letter at <https://tinyurl.com/ymhpnt6b>.) AFCA President Esther Bowring thanked both board members for explaining their current thinking about the MMHS.

...continued on page 3

Homegrown National Park: How (and Why) To Shrink the Lawn

By Susan Graham



*Sue Huff's backyard at 139 N. Abingdon St.
Sue also has a native plant garden in her frontyard, and she loves
talking to Foresters about her garden, appreciating comments and suggestions.*

More and more often, we hear about the decline of beneficial insect and bird populations and the loss of native habitats that they—and we—need to survive. It is understandable to feel helpless about the degradation of our ecosystems, but we have a great deal of power to improve the planet, starting in our own yards. According to the 1991 census, 83 percent of the land in the United States is privately owned, so if we are to rescue our ecosystems, much of the effort will have to be on privately owned land.

The gold standard in suburban landscaping seems to be the immaculate, sterile lawn. Anything less is often seen as a sign of neglect, and lawn dominates landscapes in all but our driest regions. In 2005, turf grass covered more than 40 million acres, an area the size of New England, and we are adding 500 square miles of turf to the United States each year. In addition, we use more than 8 billion gallons of water every year for irrigating

our lawns. In the East, 30 percent of all water usage in summer is for watering lawns. Forty percent of the lawn chemicals we use to control weeds and insect pests is banned in other countries because they are carcinogens; the amount of fertilizer we use on lawns is equivalent to that used in all of agriculture. Clearly, this is not sustainable or safe for ourselves and future generations.

Turf grass is not habitat for much of anything. For butterflies, bees, and other essential pollinators, it is essentially a desert. It is not native and does not play a role in sustaining our ecosystems. Shrinking the lawn doesn't have to be an all-or-nothing proposition, but eliminating about 50 percent of it and discontinuing the use of fertilizers, herbicides, and insecticides on the remainder is a target worth reaching. We might start by deciding

where lawn has a use for socializing and for a play area for children and pets. Many of us use the backyard for these activities, so the frontyard is a good place to eliminate some grass and put in a native plant garden. On a recent visit to Minneapolis, I was pleasantly surprised to see how many frontyards in my sister's neighborhood were native plant gardens. Monarch butterflies fluttered around the abundant milkweeds, hummingbirds were seen daily, and bees were busy everywhere. Even the traffic circles were dominated by beautiful native plants!

The best way to increase the chances that our conservation efforts here in the Forest will succeed is to increase the area being conserved. Planting natives along the W&OD bike trail and in areas such as Lubber Run Park is necessary but not enough. We must network with our neighbors to encourage more and more people to establish pockets of native prairie plants and woodland species while shrinking our lawns.

AFCA September 2022 Meeting

...continued

AFCA Treasurer Jeff Horwitz summarized the AFCA budget for 2022-23 and noted a modest projected deficit. He said that AFCA has enough reserves to cover the deficit but offered some suggestions, such as increasing revenue through a small AFCA dues increase in the future. A proposal was discussed to pay \$2,000 in lawyer's fees for legal advice on the validity of the restrictive

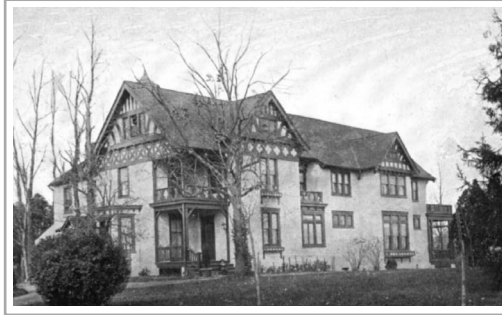
covenants that apply to most homes in Arlington Forest. The item was dropped from the budget to allow more time to gather information. With this change, the budget was unanimously approved. You can hear the Zoom recording for the entire meeting at <https://tinyurl.com/2wy89rny>, passcode ZM9P9%j1.

The Henderson House

By Hutch Brown

Brendan Meyer of Southside found a rare photo of the Henderson House, Arlington's first community center, in a 1904 publication of the Washington Architectural Club. Accompanying the photo (shown here, improved from the original by Larry Bowring of Northside) is the story of the Henderson House, based on an article by Donald A. Wise in John Naland's 2015 edition of *History of the Arlington Forest Community* (pages 16-17) on the AFCA website.

The Henderson House, located on the same site in Arlington Forest as the Lubber Run Community Center now, took its name from Senator John B. Henderson (R-MO), who served in the Senate from 1862 to 1868, and his son John B. Henderson, Jr., a State Department official in the 1890s. In 1893-94, father and son bought up farmland in Alexandria (now Arlington) County, acquiring 234 acres in the Ballston area, including what is now Northside. In 1894, John Junior had a two-story home built with timbers and stucco in the Tudor style on what is now the corner of N. Park Dr. and 3rd St. N. Dubbed Glenwold, the country estate supplemented Henderson Castle, the family mansion on 16th St. NW in Washington, DC. (Henderson Castle was razed in 1949.)



After Junior died, the family sold the entire property in 1925. Herbert H. Porter, a patent lawyer, acquired the house and about 7 acres, where he raised exotic herbs as a hobby, irrigating his gardens from a pond behind a dam he built across Lubber Run (dam remnants are still visible below 3rd St. N.). In the 1930s, the remaining property (but not

Henderson House) passed through various developers to Meadowbrook, Inc., which began constructing Arlington Forest in 1939. From 1941 to 1951, Henderson House served as a club for U.S. Army officers assigned to Arlington Hall, a former girls' school that headquartered U.S. Army cryptography during World War II and now houses the National Foreign Affairs Training Center on Arlington Boulevard.

Arlington County bought Henderson House in 1951 as its first permanent recreation center. In 1954, Hurricane Hazel caused a fire from an electrical malfunction, and much of Henderson House burned down. After razing the entire structure, Arlington County built a new recreation center in 1955. Obsolete by the 2000s, the old community center was replaced by the current facility in 2020.



*Your home, your investment.
Rely on a professional to help you.*

OMAR SHERZAI

703-474-1145

Omar@LNF.com

LONG & FOSTER
REAL ESTATE

CHRISTIE'S
INTERNATIONAL REAL ESTATE

4600 Lee Hwy
Arlington, VA 22207
703-522-0500

AFCA Discusses Missing Middle With County Board Members

By Joel S. Yudken, AFCA Northside Vice President

The September AFCA meeting featured a discussion with Arlington County Board members Christian Dorsey and Takis Karantonis about the county's Missing Middle Housing Study (MMHS) and its phase 2 proposal to allow multifamily housing with up to eight units in single-family neighborhoods like ours. We started by asking the board members two prepared questions.

AFCA's first question was this: Housing choice for whom? Some board members and Arlington residents have claimed that the proposed changes would let more middle-income families move into areas currently zoned for single-family homes, but there is no evidence for it. The county's own MMHS materials admit that more middle housing in neighborhoods like ours will not create more affordable and equitable housing opportunities, so we asked the board members who would be the real beneficiaries. The members confirmed that the MMHS is not designed for more affordable housing. They primarily see it as a tool for managing Arlington's housing supply by making the housing market more efficient, not transforming it. Both board members acknowledged that well-paid professionals are the most likely to benefit from more middle housing, but they claimed that it would also allow people at the lower end of the income scale in our area to "climb the ladder" from rentals to

homeownership—yet they did not say how. Dorsey argued that, although multifamily housing types "might not provide cheap housing, they may be more attainable because they are at a lower price point than what prevails on the ownership market." However, he conceded that this would not happen without "other layers of support," which the MMHS phase 2 proposal never mentions.

AFCA's second question focused on how the MMHS phase 2 proposal would produce attainable housing choices for first-time home buyers and middle-income residents in neighborhoods like ours. Over Arlington Forest's 83-year history, there have been only a couple of home teardowns, and our neighborhood remains a moderately priced community. Housing opportunities for young families, middle-class households, and seniors aging in place already exist. How would the county's proposal encourage more housing diversity and better price points when the average price of new middle housing would likely be much higher than home prices today? Dorsey stated that he is against disrupting communities like ours that don't have teardown and redevelopment issues. He claimed to want communities like Arlington Forest to stay as they are but offered no suggestions for accomplishing this.

...continued on page 9



Paul Cachion, MBA

571-216-6802

CachionHomes@gmail.com

We Are Now Empty-Nesters!

My wife Sylvie and I just dropped our two daughters off at college (Zoe at San Diego State University and Mia at UVA) and are now empty-nesters. It's exciting, poignant, scary, weird and awesome all at the same time. It is most certainly a big change for us.

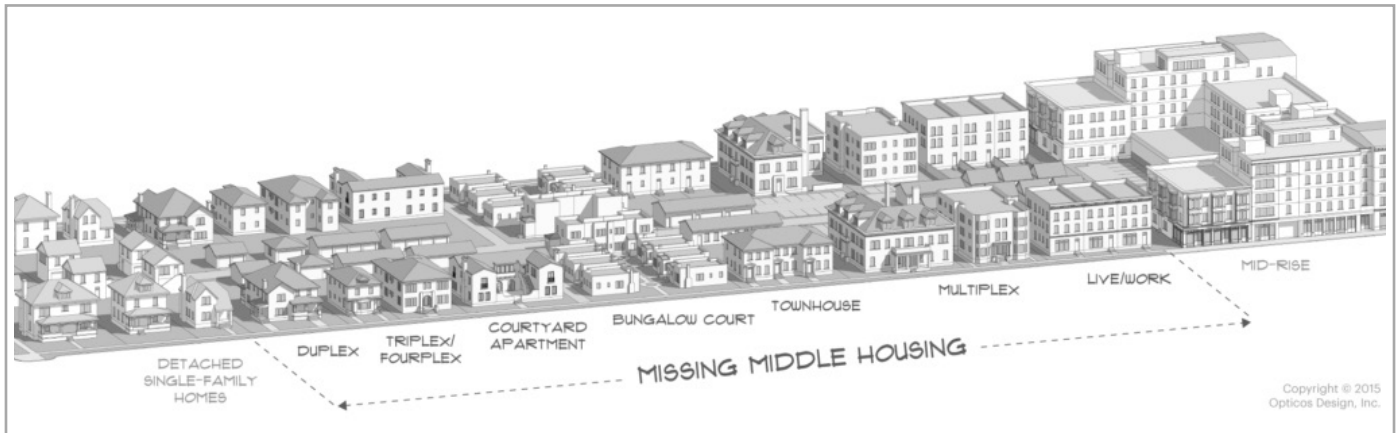


For any of you going through big life changes, that also entail buying or selling your home, please give Cachion Homes a call, and we'll make sure to eliminate the scary part, and dial up the awesome part. With experience in down-sizing, transfers, and investments, we will make sure the process is as easy as possible.



“Missing Middle” and Land Use Planning in Arlington

By Hutch Brown



In 2019, Arlington County launched its Missing Middle Housing Study (MMHS) against a 90-year backdrop of county land use planning. Until about 1900, Arlington supplied Washington, DC, with food from more than 300 farms. Beginning in the 1900s, government growth turned Arlington from farms into bedroom communities for federal workers who used trains and streetcars to commute to work. In 1930, the county began land use planning to smooth the way for new housing, new modes of transportation, and new stores, schools, healthcare facilities, and more. Early housing policy included the prohibition of low-cost rowhouses, part of a shameful national legacy of racial segregation ranging from restrictive local covenants to federal redlining for homeownership loans. Yet multifamily housing grew, taking such forms as garden apartments along travel corridors, especially in south-central Arlington.

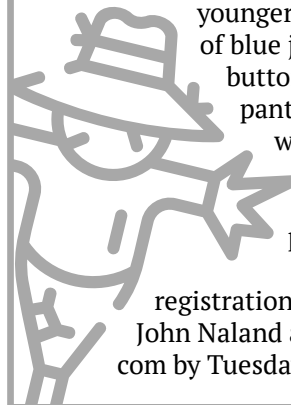
In 1961, the county launched its first general land use plan (GLUP). A GLUP states the broad planning principles that shape zoning ordinances. According to a 1989 county report, two principles went into developing the Rosslyn-Ballston Metro corridor: (1) preserving “established single family and apartment neighborhoods;” and (2) concentrating high-density development in “bulls eyes” around Metro stations. The bullseye concept, according to a 2019 study by Virginia Tech, went into every GLUP since 1973; it called for high-density development near Metro stations, “with building heights tapering to meet surrounding single-family neighborhoods.” Likewise, the current GLUP “tapers densities, heights, and uses [near Metro stops] down to the existing single-family residential neighborhoods,” with townhouses, low-rise apartment buildings, and other kinds of middle housing in between. In effect, Arlington has spent the last 50 years pursuing the missing middle housing model shown in the diagram, which a stroll to the Ballston Metro shows firmly in place. According to figures cited by the Davey Tree Expert Company, all single-family residential neighborhoods together now occupy about 47 percent of Arlington’s land area; public lands occupy another 31 percent; and

multifamily neighborhoods, along with commercial/mixed-use areas, make up the rest, often in buffer zones between high-density development and single-family neighborhoods.

In April 2022, Arlington released its MMHS phase 2 report overturning 50 years of public policy: all single-family neighborhoods would be rezoned to include multifamily housing with up to eight units. Ironically, the MMHS policy would thereby undermine its own rationale by canceling one side of the missing middle model, and the county would have to rewrite its GLUP to eliminate its longstanding commitment to tapering densities down to single-family neighborhoods that would no longer exist. If Arlington has a compelling reason for all this, “missing middle” isn’t it—and the county has yet to give another one.

Scarecrow Making

Bring your preteen child to the Arlington Forest Shopping Center on Saturday, October 22, between 1 and 3 PM to make a front-yard Halloween strawman. Children of any age may participate, but parents/guardians will need to assist younger children. Bring a pair of blue jeans, a long-sleeve button-up shirt, and a pair of panty hose or tights. AFCA will provide the straw to stuff inside and safety pins to connect the pants and shirt. Cost \$5 per scarecrow. Advance registration is required by e-mailing John Naland at nalandfamily@yahoo.com by Tuesday, October 18.



Is Arlington's Suburban Model Outdated?

By Hutch Brown

Though skeptical about the Missing Middle Housing Study, I believe that a good case can be made for housing densification in Arlington (though not the case the county makes). Population growth is inevitable, and urban planners generally agree that growth increases social vibrancy and economic prosperity. To support it, the Washington Metropolitan Council of Governments called in 2019 for building 320,000 new housing units from 2020 to 2030. According to the council, new housing starts have not kept pace with growth, so jurisdictions in the region have launched initiatives like Arlington's Missing Middle Housing Study. The study found a shortage in particular of three-bedroom units.

In Arlington, new housing means building either up or out on our relatively small land base (26 square miles), which is already fully developed. The only realistic alternative is redevelopment for more housing units per acre. Neighborhoods with low-density housing offer the most opportunities for more three-bedroom housing units per acre, despite such tradeoffs as more impervious surfaces and less tree cover. Neighborhoods in Georgetown and Alexandria that grew organically with rowhouses are now considered attractive and livable. Arlington might have grown in the same way but for a 20th-century ban on rowhouse construction, along with federal redlining and restrictive covenants in the new

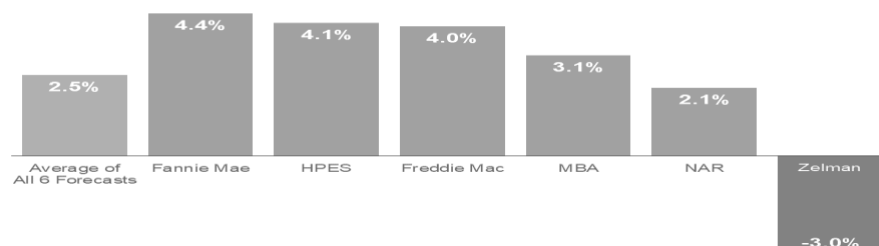
bedroom communities. The racism dovetailed with the 20th-century rise of the suburban model of single-family detached homes with yards.

Though no longer racist, the suburban model makes profligate use of what has become urban land at the core of the Washington metropolitan area. The alternative to densification in the metropolitan urban core is more urban sprawl and environmental degradation on the periphery, including forest and habitat loss; stream degradation and pollution of Chesapeake Bay; and longer commutes at higher costs, with more roads and greenhouse gas emissions. Such impacts should be part of any tradeoff analysis for densification in Arlington. Sustainable development for livable communities calls for smart growth in Arlington, including the well-planned placement of multifamily housing in low-density, land-rich neighborhoods now zoned for single-family detached homes. Incremental changes based on broad community consensus seem more likely to succeed than proposals for sweeping new rules that lack sound rationales and take most residents by surprise. Starting in "walkable" neighborhoods near transit corridors and working outward might make the most sense, perhaps by testing in select neighborhoods to see what kind of densification works best.

Experts are starting to make their 2023 home price forecasts and most agree homes will continue to gain value, just at a slower pace. Over the past few years, home prices have risen at an unsustainable rate, leaving many to wonder how long it would last. Historically, home prices have appreciated at a rate near 4%. For 2023, the average of six major forecasters noted below is 2.5%. While one, *Zelman & Associates*, is calling for depreciation, the other five are calling for appreciation. The graph below outlines each expert forecast to show where they project home prices are going next year. Diminished home affordability due to rising mortgage rates is also a factor.

Home Price Forecasts for 2023

Latest Forecasts from Each Entity



If you want expert advice on whether it's the right time to buy or sell, let's connect. Put my 37 years of local Arlington market expertise to work for your largest financial investment! Contact me for a confidential strategy meeting.



Casey O'Neal
Associate Broker
703-217-9090

casey@caseyoneal.com
www.caseyoneal.com
Compass Real Estate

FREE Notary Service
for Arlington Forest
Residents!

With me as your advisor and project manager, I can help you sell your home faster and at a higher price. **Compass fronts the cost of the services** to enhance your home's value. Visit our web site for details on the Compass Concierge program.

How Might Upzoning Affect Arlington Forest?

By Hutch Brown

Arlington County is considering recommendations by the Missing Middle Housing Study (MMHS) (online at Arlington Missing Middle Phase 2) to rezone all single-family residential neighborhoods (zoning districts R-5 to R-20) to permit multifamily housing with up to eight units. Many Arlington Forest lots have room for larger housing: the R-6 zoning designation requires a minimum lot size of 6,000 square feet, but more than a fifth of Arlington Forest's 852 lots are much larger—up to 12,000 square feet or more in size. One enterprising Forester has used real estate data and county maps to estimate the feasible multifamily housing types on all lots in Arlington Forest (see ARPEX, online at <https://tinyurl.com/mr4r3dvy>). He concluded that most lots could have a duplex, triplex, fourplex, or sixplex—even an eightplex—and still meet zoning and other county requirements. A standard 6,000-square-foot lot, for example, has 1,800 square feet of buildable space and 600 square feet of space for parking, patios, and so on. That's enough space for three-story housing ranging from a duplex with 2,700-square-foot units to an eightplex with 540-square-foot units, along with up to four offstreet parking spaces.

But having such options does not necessarily mean that a homeowner would actually use them. The Arlington Zoning Ordinance already permits multifamily housing in R-6 neighborhoods: in addition to a single-family home, all property owners in Arlington Forest can build an accessory dwelling unit by right; and, on properties with a lot size of at least 8,700 square feet and a lot width of at least 70 feet, they can build a duplex by special permit. Relatively few homeowners have done either, suggesting that neither option is very attractive in neighborhoods like ours. Moreover, developers would seek to maximize profit, and the economic analysis for the MMHS suggests that returns would be highest in R-6 from a duplex, triplex, or single-family home—except for the very largest properties, where a sixplex or eightplex would be more lucrative. In Arlington Forest, the largest properties tend to be long and narrow; because lot width is measured as lot area divided by lot depth,

such properties might not have the minimum width necessary for multifamily housing. They also tend to have limited street frontage and street parking, raising practical questions about their feasibility for multiplexes with parking needs for up to 16 cars. Finally, most lots in Arlington Forest are subject to restrictive covenants according to which “[n]o structures shall be erected, altered, placed, or permitted to remain ... other than one detached single family dwelling.” We don't know whether the covenants (ignored for decades) trump the Arlington Zoning Ordinance, but they might.

In short, many unanswered questions remain about the MMHS and its implications for Arlington Forest, including uncertainties in Arlington County's own analysis. According to the MMHS economic analysis, for example, redevelopment for middle housing would be limited to about 20 lots per year countywide, for about 100 additional units per year. Across the metropolitan area, according to the Metropolitan Washington Council of Governments, about 29,000 new units are needed every year, so the MMHS would do almost nothing to meet regional needs for more housing. Yet its express purpose is to “increase housing supply” and “expand housing choice”—so what would be the point? Or is the county's analysis flat out wrong? Given such uncertainties, we don't really know how upzoning might affect Arlington Forest.


Repair
Posts



Ray's Welding
(703) 960-1571

Remount
Rails



www.BenRayWelding.com
Rails Installed New

**EnviroHomeDesign**
Design. Build. Remodeling



ONE OF THE 2013 TOP 100 GREEN LEADERS BY PODER MAGAZINE

**Over 20 years of experience
delivering beautiful, healthy and
energy efficient homes**

4822 3rd Street North | Arlington Forest
(703) 812-9370 | www.envirohomedesign.com

Stream Cleanup



On September 17, as they have done at least annually since 2008, neighbors from the 100 block of N. Granada St. beautified the section of Four Mile Run just north and south of the Arlington Blvd. overpass. Pictured are some of the volunteers. They filled a dozen bags with trash from the stream banks, the W&OD trail, and adjacent parkland. Afterwards, the county's park maintenance manager emailed the coordinator saying, "Thanks to you and your volunteers for the cleanup effort."



DA Studio Salon

Your local family beauty salon dedicated to making the whole family feel and look great. Let us give you a trim, touch up or add some color to your hair.

Stop in and also look at the artwork on display by local artist **Angela Caron.**

(Artwork is available for purchase)

Life isn't perfect but your hair can be.

Arlington Forest Shopping Center
703.525.6828

DAstudiosalon.com
DAstudiosalon@gmail.com

AFCA Meeting with County Board Members ...continued from page 5

Although many meeting participants appreciated the board members' willingness to answer our questions, several raised questions about affordability and diversity in our neighborhood. One cited a Northern Virginia Association of Realtors letter to the board stating that "a zoning change of this magnitude should deliver significant results for housing supply and affordability, but this plan will not." Another neighbor discussed a software tool (the Arlington Residential Property Explorer (ARPEX), online at <https://tinyurl.com/mr4r3dvy>) showing that sixplexes and eighplexes are possible on most Arlington Forest lots. Takeaways from our long discussion include the board members agreeing that they don't see votes on a proposal before the end of the year and that they might support "guardrails" for the project, such as caps on the annual number of lots redeveloped for middle housing and a mechanism to ensure that re-development for middle housing would be geographically dispersed rather than concentrated in a few areas.

LONG & FOSTER®
— REAL ESTATE —

SELLING VIRGINIA
ONE HOME AT A TIME!

**YOUR HOME,
YOUR INVESTMENT.
LET MY EXPERTISE
HELP YOU!**

202.256.7039

SAMUEL DAVIS

2300 CALVERT STREET • WASHINGTON, DC 20008
O: 202.483.6300 | E: SAMUEL@LNF.COM
W: SAMSELLSDCVAMD.COM



Plant Nova Natives: Easy Plant Combinations for Your Yard



Fall is a good time for garden plantings. Are you ready to brighten up your yard but not to spend hours researching plant choices? You might be a candidate for a native plant “package” of plants that thrive in similar landscape conditions. You can find combinations for nine common situations on the Plant NOVA Trees website (www.plantnovatrees.org/easy-tree-shrub-combos). If, for example, the ground in your yard gets soggy at times, you might choose a Wet Areas package with a sweetgum tree for shade, American hornbeam in the understory, and a couple of smooth hydrangea shrubs. If you underplant them with golden ragwort, you will have an evergreen groundcover with bright yellow flowers in spring. If you don’t have room for a canopy tree, choose the Small Space Combo instead: pair the common witch hazel shrub, with its November blooms, with the shorter spring-flowering Virginia sweetspire.

When practical, there is a great deal to be said for planting each member of a grouping at more or less the same time, minimizing root disturbance by installing the specimens when small. Whether planting all at once or in stages, the healthiest landscape is densely planted with native species, healing the soil and providing food and shelter from the ground to the canopy for our local birds, fireflies, butterflies, and other residents. If you have a flower garden in your yard, you can choose combinations that will result in blooms over the course of the season. In a sunny areas, if you are guided by the spring, summer, and fall packages on the Plant NOVA Natives website, the result will be a stunning combination of well-behaved plants that will attract butterflies throughout the growing season. Suggestions for shady or wet areas are included, as are ornamental grasses. You can also find locations of garden centers that stock native plants.

Got an Idea for a Project?

The Sierra Club’s Potomac River Group is looking for proposals for new projects that will further the Sierra Club’s mission of environmental sustainability and climate health. Each year, the group offers one to two minigrants of up to \$500 for projects to be completed within 1 year. The group is especially interested in ideas for environmental advocacy or education projects that will engage members of the larger community and lead to significant new programs or policies

benefiting the group’s service area (Arlington, Alexandria, and Falls Church). Local residency is not a requirement, and applications can be submitted at any time. Grants cannot be used to advocate for or against any candidate for elective office. To apply, fill out the application at <https://www.sierraclub.org/virginia/potomac-river> and email it to John Bloom at Johnlbloom@gmail.com. Email any questions to the same address

County News

Missing Middle Housing Study

In September and October, the Arlington County Board is hosting 3 information sessions and 11 community conversations on its plans for changing single-family residential districts like ours to allow for multifamily housing with from two to eight units. The sessions are both in person and virtual, with registration required (and now closed). The Missing Middle Housing Study is now in its third and final phase, with the board scheduled to release proposed changes to the Arlington Zoning Ordinance in November and to vote on them in December. Find out more online at Missing Middle Housing Study.

Stormwater Utility Fee Coming?

Arlington County is considering a shift from funding its stormwater management program through a sanitary district tax based on a property's real estate assessment to a stormwater utility fee based on the amount of impervious surfaces (like roofs and driveways) on a property. Properties with more surfaces that contribute more stormwater runoff would pay a higher rate. Find out more online at Arlington Stormwater Utility Feasibility Study and Arlington Stormwater Utility Fee Estimator.

Ranked-Choice Voting Being Considered for Arlington

Arlington County is asking for public feedback on a proposal to adopt ranked-choice voting for county elections. Under ranked-choice voting, if a candidate receives more than half of the first choices, the candidate would win. If no candidate receives a vote majority, then the candidate with the fewest votes is eliminated and that candidate's votes go to their next choice. The process continues until a remaining candidate gets more than half of the vote. Find out more online at Arlington County Ranked-Choice Voting.

Zero-Emissions Buses Being Tested

Arlington Transit (ART), the county's public bus network, is partnering with manufacturers on a Zero Emission Bus pilot project lasting into early 2023. The pilot will allow ART to collect data and assess vehicle performance during operation in the county. The buses are testing battery performance; driving range; and response to Arlington's geographic features, including steep hills. The test buses are running on select ART routes at designated times.

Still the #1 Remodeling Contractor in Arlington

Pulling more permits in Arlington than any other contractor



Specializing in Arlington Homes

GET A FREE QUOTE TODAY

703-536-0900 | CookBros.org

Coffee Shop

Reopening at Shopping Center

Sense of Place, the coffee shop at the Arlington Forest Shopping Center, closed some time ago—but it will soon be replaced, if all goes according to plan. In 2022-23, the La Coop Coffee Company plans to reopen the same shop using some of the same equipment. Stay tuned!

Southside Path and Bridge

In May, a storm knocked a large tree over an asphalt path connecting Southside (between 63 and 101 S. Aberdeen St.) to Barcroft (between 416 and 500 S. Abingdon St.). The tree destroyed a bridge that crosses the brook that feeds Sparrow Pond in Glencarlyn Park along the W&OD trail. Thanks to Arlington Forest residents, AFCA joined the Barcroft Civic Association to work with the county to repair the path and replace the bridge. Hopefully, a progress report is coming soon.

Lubber Run Park Trail Work Planned

Arlington County is planning to repave the trail from the footbridge over Lubber Run below 3rd St. N. to the Lubber Run Amphitheater. No schedule yet exists, but county staff will post notices in the park in advance.

Lubber Run Trail Erosion

The unpaved trail along Lubber Run on the Greenbrier side of the creek, badly damaged by flooding caused by an epic storm in July 2019, continues to erode. In several places, the trail is now only a foot wide, with a dropoff to the creek; footing is so tricky in places that neighbors have dubbed it “the billy goat trail.” Repair options are few, other than moving the trail uphill at considerable expense.

How Might Upzoning Affect Your Property?

Arlington County is considering a proposal to allow multifamily housing on all Arlington Forest lots. A neighbor has used county data to map every lot in Arlington Forest for the types of middle housing that might be built, up to an eightplex. If you’re wondering what might be possible on your own property, check it out at <https://tinyurl.com/mr4r3dvv>.

Volunteers Needed

Our long-time newsletter volunteer who picks up *The Arlington Forester* from the printer and coordinates delivery needs help. We need two volunteers, each responsible for three newsletter issues per year. Your time commitment would be 4 to 5 hours per issue. To volunteer, please contact Joan Blake at joanblake43@gmail.com.

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, October 19, 7 p.m.

Lubber Run Farmers’ Market:

Saturday mornings at the Barrett Elementary School parking lot.

Scarecrow Making:

Saturday, October 22 (register with John Naland at nalandfamily@yahoo.com)

Midterm Election:

November 8 (you can request a ballot to vote by mail at <https://bit.ly/VoteArlington>). On the ballot will be the offices of U.S. House of Representatives, Arlington County Board (1 seat), Arlington School Board (1 seat), and six bond questions related to the latest 10-year Capital Improvement Programs for Arlington County and Arlington Public Schools.

Holiday Party:

Friday, December 2, at the Lubber Run Community Center (tentative)

Neighborhood Spring Cleanup:

Saturday, April 22, 2023 (tentative)

Home and Garden Tour:

Saturday, May 6, 2023 (tentative)

Annual AFCA Picnic:

Wednesday, May 17, 2023

Annual Yard Sale:

Saturday, May 22, 2023 (tentative)

AFCA Meetings

October 19, 2022:

County initiatives update

November 16, 2022:

Southside issues (buffer strip, damaged bridge, and more)

January 18, 2023:

School issues

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

Barcroft School News

By Samantha Bell

We had several events this month, including a Back to School Picnic for families, our annual Chalk for Peace and Garden Workday, Restaurant Night at Lebanese Taverna, and a catered lunch for the teachers and staff during parent-teacher conferences. Thanks to the Washington Nationals, Barcroft students and their families were able to receive up to three free tickets to a Nationals baseball game on either September 16 or September 18. New shade structures were installed at the school in mid-October to enhance our outdoor learning space.



Upcoming events planned are an Outdoor Movie Night on October 28 and our annual Halloween parade around the school. Follow us on Twitter and Instagram at @BarcroftEagles and on Facebook at Barcroft Elementary School PTA.

Scenes from the September Back to School Picnic at Barcroft.



Tracy C. Taylor, Author

W-L High School Graduate

George Mason University Graduate

DeVry University Graduate

United States Army Veteran

Writer of Adventure Books, Children's Books,

Christian Books, Dental Fiction,

Poetry, and Young Adult Fiction.

Longtime resident of Arlington

Summer's Coming, Get your Books today.



Prince of Pages, Inc.

www.princeofpages.com

Adventure: The Journey

Children's: Small Fry Tales

Christian: 60 Christian Traits

Dental: Toothache at Big Mouth Bend

Poetry: Wondering Ardor

Christian: Parody of Parables

Dental: Cavities of the Caribbean

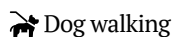
Dental: Something Wicked in the Land of

Ahhhs

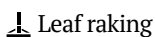
Financial: Good Habits to Have (Financial Help Book)

Kids for Hire

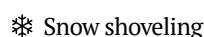
These Arlington Forest youths are ready to help. To be added or deleted, email newsletter@arlingtonforestva.org.



Pet sitting



Plant watering



Mother's helper



Mail collection

★
Special
Certification

Southside

Name	Email	Phone									Other
Dylan Heinrich		831-620-9742	✓	✓			✓	✓		✓	Odd jobs
Ethan Heinrich		831-238-8475		✓		✓*	✓	✓	✓	✓	
Emilie Kluge	emiliekluge@yahoo.com	571-457-1983	✓	✓		✓		✓	✓	✓	Tutoring
Amy Mashkuri		571-643-5883	✓	✓							
Sabrina Saunders	sabrina_saunders@icloud.com	202-531-2247	✓	✓		✓*			✓	✓	Tutoring
Evan Dempsey	Evan.cw.dempsey@gmail.com	703-559-9690	✓	✓	✓	✓	✓	✓		✓	
Anna D'Itri		703-346-3467	✓	✓		✓*		✓	✓	✓	
Gabriel D'Itri		703-346-3467			✓		✓				Lawn mowing
Julia Green	joangreen32@gmail.com	703-785-4293	✓	✓				✓		✓	
Gavin Kraft	kenneth.d.kraft@gmail.com	314-775-7008	✓	✓						✓	
Madeline Lund	madelinelund11@gmail.com	571-447-6968	✓	✓		✓			✓		
Avery McGrann	snooz_ette@yahoo.com	571-225-2484	✓	✓					✓	✓	Weekends only
Anna McLaughlin	annamc1012@yahoo.com	571-550-1680	✓	✓		✓*		✓		✓	
Ciara McLaughlin	ciarahmclaughlin@gmail.com	703-712-9215				✓*			✓	✓	
Reid Messman		703-469-1988	✓	✓							
Shea Messman		703-469-1988				✓*					
Jacob Nadherny	jacob@nadherny.com		✓	✓						✓	
Matthew Petruccelli	tony.petruccelli@gmail.com	703-629-0425					✓				
Nicky Petruccelli	tony.petruccelli@gmail.com	703-629-0425		✓			✓				Cats only
Caulder Pickard	katiepickard@gmail.com	571-244-6870	✓	✓	✓		✓	✓	✓	✓	
Elle Pickard	katiepickard@gmail.com	571-244-6870	✓	✓		✓*		✓	✓	✓	
Emma Weaver		703-875-8185				✓*					
Anelia Werner	aneliaw09@gmail.com	703-975-4573	✓			✓*		✓	✓	✓	Odd jobs
Natalie Bryant	sarakatherine75@hotmail.com		✓	✓	✓				✓	✓	
Niittisha Choudhary	Niittisha@gmail.com	703-981-1229	✓			✓		✓			Tutoring
Tyler Dinan	chrisbettdinan@aol.com	703-525-5763	✓		✓	✓	✓				College breaks only
Annie Madden	Lacrosse.donuts@gmail.com	703-220-3357		✓		✓*					
Cory Pearl	cory.pearl99@gmail.com	571-447-0852	✓	✓	✓	✓*	✓	✓		✓	
Evie Price		240-665-8139	✓	✓		✓*		✓	✓	✓	
Sophie Stewart	sophiestewart4@gmail.com	703-713-5902	✓	✓		✓*		✓	✓		
Name	Email	Phone									Other

Northside



CRYSTAL THAI
Distinctive & Aroma Thai Cuisine

4819 1st Street North
Arlington, VA 22203
(Arlington Forest Shopping Center)

Tel: 703-522-1311

www.crystalThai.com

Dine-in Pick-Up Delivery

**Fine Food
Fine Service
Fine Neighbors**

Buy One Get One \$7 Off!

Get \$7 off one Lunch or Dinner
Entree when purchasing a
Second Lunch or Dinner Entree
Of Equal or Greater Value

**Good Daily for
Arlington Foresters
With This Coupon
For Dine-in Only**

One Coupon per Party
Not Valid with Luncheon Specials,
Soft Shell Crab and Crispy Flounder
Menu, any Special of
Maximum Discount \$7

Coupon expires November 15, 2022
We honor all Major Credit Cards

R & M CLEANING SERVICES

Reliable - Experienced - Good References
Flexible Scheduling - Reasonable Rates
We Bring Our Own Equipment

Call MARYEN or RAUL

703-321-5335

Free-in-home
Estimate --
Weekly/Bi-weekly/
Monthly or Occasionally --
Move-in or Move-out Office



Help Neighborhood Schools

Link your **Harris Teeter VIC cards** to help your neighborhood and local schools that many of our children attend!
Choose up to five different schools to link to, then hand this page to the customer service desk during your next visit to Harris Teeter.

Barrett: 3906	Barcroft: 4238	ATS: 4378	Key: 5109	H-B Woodlawn: 4490	Thomas Jefferson: 3905
Kenmore: 3954	Washington-Liberty: 3917	Wakefield: 4566	St. Thomas More: 2069	Our Savior Lutheran: 5529	

DAVEN! NOSH! DO A MITZVAH!

at Congregation Etz Hayim in Arlington, Virginia

Our Weekly & Holiday Services Are Open to All

Shabbat Services	Weekly Minyanim
Fridays, 6:15 pm	Thursdays, 7:00 am
Saturdays, 10:00 am	Sundays, 9:30 am (on religious school days only)

We offer a vibrant Religious School, a Preschool with part- and full-day options, social action activities, Israeli Folk Dancing, adult education classes, a Jewish-interest library, and much more!

Congregation Etz Hayim is a warm, inclusive, Conservative congregation that reveres and embraces the rich heritage of our Jewish traditions and teachings. As a modern, egalitarian community, we encourage diversity and freedom of expression, recognizing that each of us chooses our own path in Judaism.



*Welcome home to Congregation
Etz Hayim—you belong here.*

www.etzhayim.net

703.979.4466

2920 Arlington Boulevard, Arlington, VA 22204

Advertise Here!

Eight times a year,
this newsletter is
hand-delivered to 852
homes in Arlington
Forest. Rates start at \$25
per issue for an ad this
size. For more info, email
Hutch Brown at
newsletter@
arlingtonforestva.org

New Forest Valet

Quality Cleaning Since 1967

Drycleaning - Laundry - Shoe Repair

Alterations - Draperies - Quilts

Specializing in Delicate
and Fancy Items

Arlington Forest Shopping Center

703-525-4354

7 to 7 Mon-Fri, 9-3 Sat

"Fussy Cleaning for
Nice People"

Brick's Pizza

16 Years of Great Pizza

703-243-6600

Cheese 12" - \$14, \$0.99/topping

Cheese 14" - \$17, \$1.49/topping

Cheese 16" - \$19, \$1.99/topping

On Tuesdays:

Buy one pizza,
get one free

Arlington Forest Shopping Center

Hours: 10 am - 11pm Sun - Thurs

10 am - 12 am Fri - Sat

ARLINGTON



TREE CARE

*Maintaining the natural
health of your trees*

Tree Removal * Pruning
Storm Damage

Licensed & Insured

703-524-0888

Call to schedule a free evaluation
or estimate for your trees.

www.ArlingtonTreeCare.com

BROOKE RENTAL center®

We Rent the Things You Need!

Arlington, VA • 703.243.2122

Javikan

(Yes We Can!)

Yard Care * Powerwashing

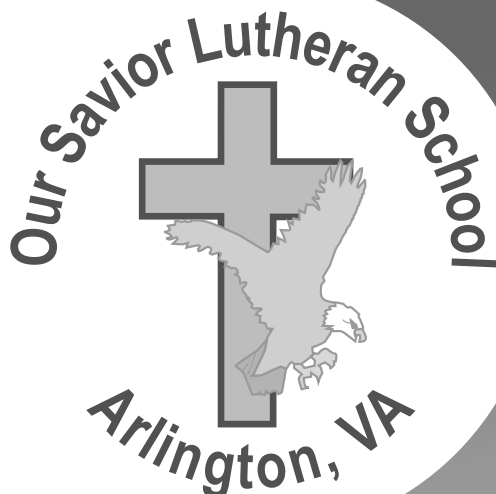
Glass Recycling * Odd jobs



Staffed with
Young Adults
with Disabilities

703-585-4946

Javikan123@gmail.com



Pre-K (Age 4 by Sept.30)
through 8th grade

Affordable Tuition

Before and After School Program

Small Class Sizes

Many Extracurricular Activities

825 SOUTH TAYLOR STREET

ARLINGTON, VA 22204

703-892-4846

WWW.OSVA.ORG