

The Arlington Forester

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Arlington, Virginia

October 2020 🍁

AFCA Meeting: Libby Garvey Will Discuss the Missing Middle Housing Study

AFCA invites you to join our monthly Zoom meeting on Wednesday, October 21, at 7 p.m. Arlington County Board Chair Libby Garvey will discuss Arlington County's Missing Middle Housing Study and take questions. In connection with the issue, you can find sections of the draft revised Arlington Forest Neighborhood Conservation Plan on zoning and housing on pages 6 and 8 below. We will vote on the proposed neighborhood goals, summarized on page 3. In addition, we will discuss planned county activities in Arlington Forest Park, presented on page 5.

To join the meeting, enter the following URL into your browser between 6:50 and 7 p.m. on Wednesday, October 21: <https://tinyurl.com/y3qmzs25>. If you have

never used Zoom before, 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 859 8898 9313 and passcode 642079. 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



The AFCA's annual dues drive continues in October. 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.

Your dues help to get this newsletter delivered to your door. Dues also pay for tree grants to residents and modest donations to our neighborhood schools. Dues support the AFCA website (www.arlingtonforestva.org), which contains a detailed neighborhood map, a 150-page history of Arlington Forest, back issues of this newsletter, and more.

So please drop off your dues today. Add an optional donation if you missed paying dues last year. 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

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AFCA Virtual Meeting 7 p.m. October 21 Through 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 September Meeting—COVID Update

On September 16, AFCA President Esther Bowring hosted a remote AFCA meeting with more than 40 participants by phone and video. The meeting started with Lyndell Core and Alonso Abugattas (respectively, Parks Area Manager and Natural Resources Manager for Arlington County), who spoke about county plans for Arlington Forest Park, next to the shopping center. The article on page 5 summarizes their remarks. Meeting participants approved an AFCA budget for 2020–21 and deferred a vote on neighborhood goals in the draft revised Arlington Forest Neighborhood Conservation Plan until the October meeting.

The main topic for the meeting was COVID-19. Dr. Reuben K. Varghese, Health Director and Public Health Division Chief for Arlington County, spoke about the spread of COVID in Arlington and what can be done to control and prevent it. Among other things, the county offers COVID testing; performs positive case investigation and contact tracing; gives guidance on infection control and prevention; and supports vulnerable groups through food programs, telemedicine, and in-person health services. Since transitioning to phase 3 on July 1, the county has required face masks for indoor venues, mandated social distancing of at least 6 feet, and limited social gatherings to no more than 250 persons. Dr. Varghese also spoke about how vaccines are developed, approved, manufactured, and monitored. You can find Dr. Varghese's presentation on the AFCA website. You can also find a link to the county's Data Dashboard, with COVID case data and more. For example, the data show that the zip codes 22203 and 22204 have the highest number of COVID cases in the county.

Faces of the Forest: Tell Us About Someone You Know!

With well over 800 households, Arlington Forest has residents known for their accomplishments, whether in our neighborhood or in their careers. 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? Send an email or text/call 703-855-1732.

Young Foresters Corner: Open Forum for Youth

Many if not most Arlington Foresters are under eighteen, and they have unique ideas and stories to tell about our neighborhood. Had an interesting experience? Know of a particular problem or program that you might want to share? Tell your story in 400 words or less and send it with a photo (if you have one) to Hutch Brown at newsletter@arlingtonforestva.org. Questions? Send an email or text/call 703-855-1732.



Neighborhood Goals Summary

The Arlington County guidelines for updating a neighborhood conservation plan require a section on neighborhood goals following the introduction. At the AFCA meeting on October 21, we will vote on the substance of the draft neighborhood goals as posted on the AFCA website, summarized below.

Overarching goal: to help preserve the things that residents like most about living in Arlington Forest:

- the parklike residential atmosphere, including the trees in our neighborhood and local parks;
- the sense of community, including good neighbors and a common and inclusive residential experience, warmly welcoming to all; and
- the location, including its proximity to shops, restaurants, and opportunities for community volunteering and for enjoying culture and the arts, not least at the Lubber Run Amphitheater.

Supporting goal: to help our community overcome threats to the things that residents like most about living in Arlington Forest, including: deficient park maintenance in terms of both infrastructure (such as bridges) and ecological integrity (such as erosion and stream degradation); loss of the canopy trees that put

the “forest” in Arlington Forest; and upzoning and over-development, with homes torn down and replaced by multifamily units, leading to more traffic and noise and less parking and green space.

Plant a Tree This Fall

Help keep the “forest” in Arlington Forest! Fall is the perfect time to plant, giving your tree time to settle in before next summer’s heat. 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 2020–21 AFCA dues. For the application form, go to www.arlingtonforestva.org and click on the AFCA tab. Act now—grants are limited.

Arlington Tree Distribution Program: Arlington County is now giving away native trees. The trees, 2 to 4 feet in size, come in 2-gallon containers—and with a free redbud seedling, if you like. Register online at <https://environment.arlingtonva.us/register-for-your-free-tree/> and pick up your tree on October 24 or 27.



Nope, Not a Grapevine

By Katherine Roberts

"Oh how cute, a little grapevine ... look at those colorful, cool-looking berries." These were my first reactions to an unfamiliar plant I started noticing a few years ago. Little did I know that the plant was one of the most invasive nonnative vines now growing out of control across many parts of the eastern United States. The exotic porcelainberry (*Ampelopsis brevipedunculata*) does bear a resemblance to native grapes because it is a relative.

Porcelainberry is a deciduous perennial woody vine from Asia that can grow 10–15 feet per year. It has few pests because it did not evolve with our native plants and animals. Distinctive speckled berries appear in late summer and early fall, changing from green to turquoise blue, pink, and purple. The plant is harder to identify earlier in the season because the leaves can have varied forms, even on the same vine. Search online for color photos of porcelainberry—the berries are instantly recognizable.



You can find porcelainberry in neighborhood parks, especially along the W&OD Trail. Next time you go into your yard, look around and you are likely to find a porcelainberry vine growing somewhere. It is sneaky and can start hidden under bushes and trees. Sometimes you won't realize it is there until the vine has taken over an entire area.

Get rid of this invasive by pulling young sprouts by hand before the deep tap root gets hold. A large, established plant can be controlled by cutting it close to the ground and treating the freshly cut stem with a systemic herbicide; a large, thick mat of porcelainberry frequently has a single root. Place the plant in a plastic bag for trash disposal (not the green yardwaste bin). If you don't have time to get rid of the plant, cut off the berries and throw them in the trash so the birds don't eat

them and spread the invasive plant. Feel free to reach out to me and/or send me photos via text at 703-371-4815—I'm happy to help identify it in your yard.



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20,000 Miles!

As an avid runner, and biker, I know the neighborhoods, streets, and trails of Arlington exceptionally well. My rough calculations* tell me I have gone through the nooks and crannies of every Arlington neighborhood to the tune of well over 20,000 miles. When you see a neighborhood at around 5 mph, you get a better sense of its character than by just driving through.

Add to that touring literally thousands of homes, and you have an Arlington specialist whose knowledge of the local ins and outs is unmatched. There's a reason I was voted Arlington's Best Residential Realtor...in fact, over 20,000 of them!

*Roughly 20 miles/week x 50 weeks/year x 20 years of running/biking = 20,000 miles



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Plans for Arlington Forest Park

Ever notice that small park with the picnic tables and scattered trees between Arlington Boulevard and the Arlington Forest Shopping Center? It's only an acre in size, yet it gets special protection as a county-designated natural resource conservation area. That's because it contains Arlington's largest remnant of a rare plant community called dry gravel cap-xeric oak/poverty oat-grass glade.

The native soils, derived from ancient river sediments, are thin and sandy. They support native plants adapted to xeric (dry) habitats, including poverty oat-grass, a kind of grass no taller than a foot. County managers have also identified other rare plants, and dry-site oaks are scattered across the park, along with a few big-tooth aspens, tupelos, and other trees.

In the thin soils, the oaks are vulnerable to drought, and multiple trees have weakened and died under the unusually dry conditions in summer 2019. The dead trees are a safety hazard for park visitors, and their prominent location makes them a community eyesore. Moreover, a tall grass called broomsedge bluestem is crowding out the oatgrass and other rare plants, and young trees like Virginia pine and eastern redcedar will eventually shade them out unless removed.

Before European contact, low wildfires destroyed the competing vegetation and sustained the open oak savanna. County managers have made plans to mimic natural processes while also creating an aesthetically pleasing space. To better "frame" the space and keep vegetation from spilling over sidewalks and trails, the county will mow around the park perimeter each summer. Park staff will also hand-trim areas around desirable plants, and the rest of the park will be mowed annually after the oatgrass has flowered and released its seeds.

Where large oaks have died, the county plans to hasten natural processes of deadfall and decay by leaving the trunks standing as habitat for insects, woodpeckers, and other wildlife while scattering the upper portions around each trunk to slowly rot. Oak seedlings are already coming up, and managers will encourage their growth, fencing them off from deer if necessary. Most pines and junipers will be removed to keep the oak savanna open in perpetuity. The county also plans to install an interpretive marker for the park.

Neighbors Meet With County on Pedestrian Safety

Neighbors from Arlington Forest and Bluemont (Lora Strine, Bev Johnston, and Chris George) recently met with newly elected Arlington County Board member Takis Karantonis to discuss safety issues at the corner of North Carlin Springs Road and North Edison Street. They pointed out that the corresponding section of Wilson Boulevard has more stoplights and crosswalks. They also raised the possibility of appointing a county board member as a liaison to the affected neighborhoods, along with county staff liaisons on pedestrian safety issues; releasing promised county data on related safety issues; and returning a police liaison officer for speed limit and crossing enforcement on North Carlin Springs Road. Mr. Karantonis promised to follow up after receiving a briefing from Rene Harris, Project Manager for the North Carlin Springs Road Safety Improvements Project.

What Is "the Missing Middle"?

By Hutch Brown

When I first heard of Arlington County's Missing Middle Housing Study, I thought of a missing demographic group, such as low-income households. Turns out it's a term used in public policy to mean "the range of housing types that fit between single-family detached houses and mid-to-high-rise apartment buildings," according to the Missing Middle Housing Study Research Compendium (which you can find online). The compendium classifies multiplexes with 3 to 16 housing units as "middle housing," but they already make up 23 percent of Arlington's housing stock, so they are hardly missing. Duplexes and townhouses together make up only 6 percent, so the compendium settles on them alone as "the missing middle."

Is Missing Middle the Solution?

The following excerpt from the draft revised Arlington Forest Neighborhood Conservation Plan is based on the requirement in the guidelines to discuss housing trends. The full draft plan is posted on the AFCA website. Send edits or comments to plan coordinator Liz Kauffman at

lizkauffman@yahoo.com or editor Hutch Brown at hutchbrown41@gmail.com.

As home prices have climbed in Arlington Forest, our neighborhood has become increasingly unaffordable for middle-income households, a concern expressed in our spring 2020 neighborhood survey. Arlington County's Missing Middle Housing Study suggests a solution: re-zoning neighborhoods like Arlington Forest to allow homeowners to convert their properties into higher density housing, such as duplexes and townhouses. In theory, expanding the number of units in Arlington Forest would lower prices and create more affordable housing, for greater neighborhood diversity.

But Arlington is a prime location for home buyers and renters from across the greater metropolitan area. We see no sign of elastic demand in the Ballston area; for example, the replacement of garden apartments with higher density townhouses in Buckingham did not make housing more affordable—in fact, a three-bedroom Buckingham Commons townhouse recently listed at \$890,000 is unaffordable at the median income levels for black, Hispanic, and Asian households cited in the Missing Middle Housing Study Research Compendium. Replacing an 80-year-old original home in Arlington Forest with upscale multifamily units so conveniently close to Washington, DC, might further drive up prices. In real estate markets, location drives price, and the location of Arlington Forest is simply too good for anything but subsidized housing to attract lower income residents to our neighborhood.

August was a very strong month for sales activity, continuing the rebound that began in June. Some of that increase is attributable to ongoing, pent-up demand that has lingered since the spring buying season was derailed by COVID. But there also are indications that the local (and national) homes market has momentum of its own. Home-sales activity that was paused this spring was unleashed over the summer as buyers returned in force. But where they have returned is interesting – the Virginia market has seen stronger sales activities in rural and exurban corridors than in close-in suburbs and urban areas. The ability to work from home along with concerns about COVID-19 in dense areas, may be pushing home-buyers to seek out communities where you can get more home for the money along with space for home offices, virtual classrooms and a home gym.

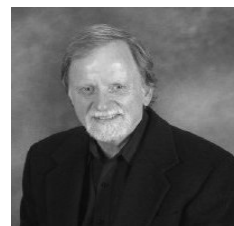
The absorption rate, a strong metric for demand, has almost always been

higher in D.C. and Arlington than in Fairfax and Loudoun Counties. An absorption rate of 1.0 equals one home under contract for every home listed for sale and greater than 1.0 means homes are going off the market faster than they're being put in the market.

In recent months there has been a dramatic increase in the absorption rate in Fairfax and Loudoun Counties since June, far outpacing the D.C. and Arlington markets.

Arlington's condo market has shifted in the last few months as historically high volumes of condos have come to market and demand has tapered off. Single family houses remain the hottest commodity of choice.

Are you living in your ideal home now? If you are thinking of a new lifestyle, I'm glad to help with some strategic planning. Contact me for a discussion.



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Historical Context of Housing in Arlington

By Hutch Brown

Arlington County's Missing Middle Housing Study draws on a Virginia Tech research paper on Arlington's housing history, summarized here (you can find it online at Missing Middle Housing Study Research Compendium). The historical context is key to understanding the housing issue in Arlington County, beginning with the farmers who once owned most of Arlington. In 1880, the county's 325 farms covered almost 80 percent of Arlington, with markets in Washington, DC.

During the Civil War, the federal government created a Freedman's Village on part of the confiscated Robert E. Lee estate. The village featured housing for former slaves, who were trained and paid for local work. Many eventually settled in black farming communities such as Hall's Hill (now High View Park), where a landowner had sold his estate to former slaves. By 1900, about a quarter of Arlington's population was black.

Civil service reform in the 1890s created a permanent federal workforce that rapidly grew through two world wars and a depression. Many federal workers found housing in Arlington, commuting to work by rail, bridge, and ferry. The construction of Arlington Boulevard in 1931 stimulated automobile use and the development of neighborhoods with paved streets for cars, including Arlington Forest (established in 1939).

The new bedroom communities adopted homeowner covenants excluding nonwhites (and non-Christians). The covenant for Arlington Forest, for example, limited residency to people of "the Caucasian Race" except for "domestic servants of a different race." Apartment complexes like Colonial Village, constructed in the 1930s, adopted similar covenants. Racial restrictions dovetailed with "redlining" rules for approving loans by the Federal Housing Administration, used by lenders to keep nonwhites from buying homes.

The upshot was segregation. As farms gave way to exclusive bedroom communities, the proportion of black residents in Arlington fell from 26 percent in 1910 to 5 percent in 1950. To keep out low-income residents, the county passed an ordinance in 1938 forbidding the construction of rowhouses. Historically black neighborhoods like High View Park remained, but they were fenced off from white communities. Legacy housing policies in Arlington County, including the proliferation of neighborhoods like Arlington Forest, were steeped in Jim Crow.

That began to change with the Civil Rights Act of 1964. Fair housing legislation in 1968 made it harder to discriminate against nonwhite home buyers and renters. Neighborhoods like ours began to diversify as blacks bought homes and as Asians and Hispanics moved into Arlington. In response to racial diversification and opportunities to buy larger homes outside Arlington, the white population fell in the 1970s–80s ("white flight") before climbing again in the 2000s. The proportion of nonwhite residents in Arlington rose from 5 percent in 1950 to 28 percent in 2010, with most of Arlington showing nonwhite residency rates of 10 percent or more.

With rising diversity, the population of Arlington steadily grew. From 1980 to 2018, Arlington grew by 50 percent, driving up home prices. In response, the county focused on building high-density housing in rapid-transit corridors by replacing existing units. From 1981 to 2018, for example, 78 garden apartment buildings were replaced by townhouses and other higher density units. High-density housing (such as "elevator apartments") rose to 52,105 units in 2018, dwarfing the number of single-family detached homes. Arlington also had 31,300 "middle housing" units (townhouses, duplexes, and multiplexes), considerably more than its 29,487 single-family detached units.

By the 1980s–90s, affordability concerns led to county programs for low-income housing, and the county now anticipates the need for more housing overall. Due to past policies, 71 percent of the housing area in Arlington is zoned for single-family detached homes, with little room for growth. Moreover, the growth of higher density housing in development corridors, along with teardowns and renovations in neighborhoods of single-family detached units, has made housing more expensive. Average rents in elevator apartments, for example, are 36 percent higher than in garden apartments. The county's focus on replacing existing housing with upscale higher density units has evidently made housing less affordable, not more so.



Neighborhood Conservation Plan Excerpts

The following excerpts from the draft revised Arlington Forest Neighborhood Conservation Plan are based on the requirement in the guidelines to discuss county policy on land use and the neighborhood's potential for development. The full draft plan is posted on the AFCA website. Send edits or comments to plan coordinator Liz Kauffman at lizkauffman@yahoo.com or editor Hutch Brown at hutchbrown41@gmail.com.

County Policy Guidance for Future Land Development

In February 2020, Arlington County adopted its most recent General Land Use Plan. A central goal is to concentrate high-density development within three major transportation corridors, including the Rosslyn–Ballston Metro line. Ballston itself is being revitalized as a new “downtown center” for Arlington, with a mix of “residential, office, hotel, and retail facilities and open space,” according to the plan. The highest density uses are to be “within walking distance of Metro stations.”

Because Arlington Forest is within walking distance of the Ballston Metro, residents are concerned that the county might plan to open up our neighborhood to higher density housing. Arlington is conducting a Missing Middle Housing Study focusing on housing types that fall between the high rises in Ballston and the single-family detached homes of Arlington Forest. The “middle housing” types range from duplexes and row-houses to multiplex buildings; prospective occupants include empty nesters, young families, and public servants such as teachers. To some, Arlington Forest might seem like a logical candidate for rezoning and redevelopment to help fill a projected “missing middle.”

In 2018, Arlington had 113,084 housing units, according to the study by Virginia Tech that underpins the Missing Middle Housing Study. The county’s 52,105 high-density housing units made up 46 percent of the total, and 31,300 “missing middle” units comprised another 28 percent, for a grand total of almost three quarters (74 percent) of Arlington’s housing stock. Arlington’s 29,487 single-family detached houses made up the remaining 26 percent. If Arlington already has more “missing middle” units than single-family detached homes, in what sense are they truly missing?

Recognizing the difficulty, the Missing Middle Housing Study Research Compendium limits “missing middle housing” to duplexes and townhouses, which together make up only 6 percent. However, the demolition of garden apartments in the Buckingham community adjoining Arlington Forest and their replacement with townhouses did not fill the “missing middle.” Real estate markets are driven by location, and the prime location of our neighborhood on or near major transportation corridors in close proximity to Washington, DC, will



inevitably attract high-income buyers. Only subsidized housing can attract lower income buyers and renters to the Ballston area; knowing this, the county required the Buckingham developer to include some.

In any case, Arlington’s General Land Use Plan promises to protect communities like Arlington Forest. Even for high-development districts like Ballston, the plan specifically “tapers densities, heights, and uses down to the existing single-family residential neighborhoods.” Although the plan encourages the construction of “townhouses, midrise, and high-rise dwelling units” near Metro stations, it also promises to “preserve and enhance existing single-family and apartment neighborhoods.” Through the Neighborhood Conservation Program, the plan would even encourage the “preservation and revitalization of neighborhood retail areas” such as the Arlington Forest Shopping Center. The plan contains a promising throughline of warmth and respect for the historic character of older neighborhoods like Arlington Forest.

Development Potential

Most residents of Arlington Forest are concerned about potential changes to the single-family character of our neighborhood, which has the development potential for higher density housing if the current R–6 zoning were replaced. In our 2020 neighborhood survey, many respondents listed the historical character of Arlington Forest as one of the things they valued most about our neighborhood, and 87 percent wanted Arlington Forest to remain primarily single-family detached homes, with only 7 percent opposed (the rest had no opinion). Our strong (12–1) opposition to any rezoning and redevelopment of Arlington Forest conforms to the county’s commitment in its General Land Use Plan to “preserve and enhance existing single-family and apartment neighborhoods.” We urge the county to stand by its commitment.

Recommendation

Arlington Forest strongly supports the current R–6 zoning designation for our residential areas, and we urge the county to keep it in place.

Parks Update

Trail Cleanup

As they have done at least once a year since 2008, on September 12 neighbors primarily from the 100 block of North Granada Street beautified the trail area leading from the foot of North Greenbrier Street to the WO&D Trail. Volunteers filled numerous bags with trash from that section of Four Mile Run and adjacent parkland. An Arlington County park maintenance supervisor emailed the coordinator saying, “The effort your group does cleaning this area helps us keep our parks clean. Thank you very much for all the work.”



Glencarlyn Park

Have you seen the information kiosk at the entrance to the park in Greenbrier, at the foot of North Greenbrier Street? It contains an excellent parks/neighborhood map by Northside’s Larry Bowring, along with occasional information on AFCA meetings and neighborhood stream cleanups. In 2012, Northside’s John Naland obtained a Park Enhancement Grant to upgrade the park trailhead with the kiosk, which has a display area behind locked glass. He has kept up the kiosk ever since. Thanks, John!

Washed-Out Bridges

Thanks in part to outreach by the AFCA Parks Committee, Arlington County approved a 1-year Capital Improvement Plan containing \$2.5 million in funding for trails and bridges in Glencarlyn and Lubber Run Parks. Some of the funds are to replace bridges washed out by floods in 2019, one in each park. The funding is part of a bond issue on the November 3 ballot—so be sure to vote!

Stream Safety

Bacteria levels can be high in our neighborhood streams. Wading is okay, but keep the water out of eyes, ears, mouth, and any open sores; and always wash your hands afterwards. Keep children too young to understand out of the water. You can find out more online at Arlington Stream Safety.



Protecting Public Spaces

Arlington County will be updating its Urban Forest Master Plan and Natural Resources Management Plan and merging them to guide its work in improving our natural environment. You can read the current plans online at Public Spaces Master Plan (of which they are component parts) and get involved in updating them.

County News

Lubber Run Community Center

In case you missed it, the outdoor facilities are now open, including the garage (with up to 4 hours of free parking). The playground, sports facilities, and grounds officially opened to public use on September 12, although the building will remain closed until next summer due to a shortfall in county funding associated with the effects of the coronavirus pandemic.

COVID Information

Wondering about the coronavirus epidemic? You can find local information, including about symptoms, testing, and safe Halloween activities, online at Arlington COVID Information.

Missing Middle Housing Study

Arlington County has launched a multiyear initiative to gain public support for building “missing middle housing”—duplexes and townhouses—in neighborhoods currently zoned for single-family detached homes.

1. Phase 1 (fall 2020–spring 2021): “Developing a common understanding of Arlington’s housing challenges and community priorities.”
2. Phase 2 (summer 2021–fall 2021): “Focused study of housing types that address the County’s housing shortage and limited range of housing options.”
3. Phase 3 (winter 2021–spring 2022): “Consideration of how to implement the conclusions of the previous phases, possibly leading to recommendations to amend the Zoning Ordinance, the Comprehensive Plan, and other policies and work programs.”

Missing Middle Housing Study Research Compendium

In March 2019, Arlington launched a study on how “missing middle” housing types—duplexes, multiplexes, and townhouses—could increase and diversify the county’s housing supply. The study’s five parts include (1) study purpose and scope; (2) housing market and costs; (3) housing inventory; (4) land use and zoning history; and (5) related policy areas, such as stormwater and trees. All five parts are now available online at Arlington Missing Middle.



Around the Forest

Scarecrow Making

Arlington Forest has traditionally featured October scarecrow making for kids, thanks to John Naland of Northside, who has generously given of his time each year. Foresters can bring their preteen children to the Arlington Forest Shopping Center to make a frontyard Halloween strawman for a small fee. Parents supply the shirt and pants, with AFCA furnishing the straw and safety pins. This year, despite the pandemic, John will again host the event. So you might see families making scarecrows at the shopping center on Saturday, October 17, between 1 and 3 p.m. Social distancing will apply, of course, with families spread out in the courtyard and wearing masks.

COVID Impact on Community Activities

This time of year, we normally prepare for our usual fall activities—scarecrow making at the shopping center, the Halloween Parade, and our annual holiday party. With the coronavirus still spreading, safety dictates calling off any events that might put people at risk. Can you think of things we might do instead that are themed for the season, with Halloween and the holidays coming up? Send your ideas to Esther Bowring at afcaprez@gmail.com. And thanks!

Newsletter Delivery Crew

Our dedicated carriers deliver this newsletter to your door eight times a year. The next time you see these young neighbors making the rounds, please thank them! Led by delivery coordinator Joan Blake, they include David Alves, June Anderson, Zack Engelken, Evan Fagen, Trevor Green, Anna and Gavin McLaughlin, Oliver Mou, Declan Roberts, Christoph Schoer, Ava Smialowicz, and Harrison Weaver.

Volunteer Auditor Found

A yearly audit of our AFCA books is required by our bylaws, and we were looking for someone to take it on. Carl Gold volunteered for the job at the September 16 AFCA meeting. Thank you, Carl!

Neighborhood Conservation Plan

Sponsored by the county, the plan is a once-in-generation opportunity for our neighborhood to take positions on issues ranging from schools, to parks, to neighborhood housing and more. You can review the draft plan on the AFCA website by clicking on Neighborhood, then going to the link. You will find email addresses for members of the writing team, who are happy to take comments and make revisions.



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AFCA Meetings

October 21: Arlington County's Missing Middle Housing Study

November 18: Racial equity issues

January 20: Carlin Springs traffic issues

February 17: School boundaries and other schools-related issues

March 17: Lubber Run Park issues

April 21: to be determined

May 19: Picnic and annual meeting (tentative—if conditions allow)

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 21, 7 p.m.

Lubber Run Farmers' Market: Saturday mornings through mid-November at the Barrett Elementary School parking lot; social distancing applies—bring your mask!

Scarecrow Making: Saturday, October 17 (register with John Naland at nalandfamily@yahoo.com)

General Election: Tuesday, November 3 (you can request a ballot to vote by mail at <https://bit.ly/VoteArlington>); President, U.S. Senate, U.S. House of Representatives (8th District), County Board (1 seat), School Board (2 seats)

Neighborhood Spring Cleanup: Saturday, April 24

Home and Garden Tour: Saturday, May 1 (tentative)

Annual AFCA Picnic: Wednesday, May 19 (tentative)

Annual Yard Sale: Saturday, May 22 (tentative)

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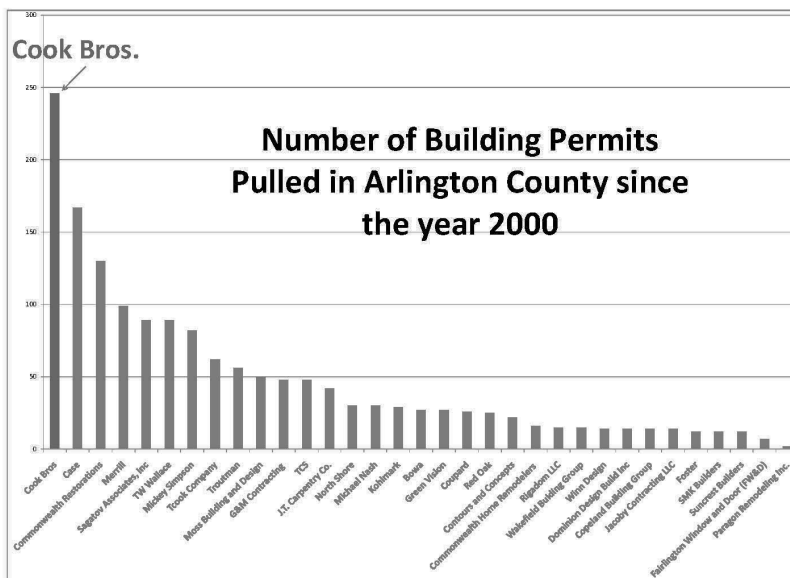
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Barcroft School News

By Samantha Bell

It's hard to believe that September is over and Barcroft students have been back at school (virtually) since September 8. In addition to distance learning, the staff have been busy the first few weeks putting together an all-school assembly, a virtual Back-to-School Night, onsite school supply distributions, student pickup of Barcroft hold books from the school library, and Funday Monday morning messages.

Except for this year (due to the pandemic), Barcroft Elementary has operated on a modified calendar since 2002, with school typically starting in early August and unique "intersession" options (or a break) in October and April. At the September 22 PTA meeting, assistant superintendents from Arlington Public Schools (APS) presented proposed changes to the Barcroft calendar year to align it with the traditional APS elementary school year calendar effective in fall 2021. According to APS, the recommendation to align the calendar is based on the neutral impact that the modified calendar has had on student achievement, the significant budgetary pressures APS is facing, and long-term countywide planning demands. The school board is expected to take action on this change at its November 17 meeting. APS is eliciting input about the calendar change from Barcroft families via a questionnaire and open office hours. You can find more online at Barcroft Elementary School Calendar Alignment.

The Barcroft PTA was recently awarded a \$5,000 grant from Safeway Nourishing Neighbors hunger relief effort. The funds will be used to continue to provide food assistance to Barcroft families. The PTA and Communities in School has banded together to start a new program, Barcroft Weekend Bags, to create grocery kits for students over the weekend. Pickup will be on Fridays at Barcroft Elementary from 11 a.m. to 1 p.m. beginning on October 2. Students need to sign up to get a bag. Families can contact Jodi Rosenbaum at jodi.rosenbaum@apsva.us or 703-829-5368 for further information.

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Washington-Liberty — Yorktown

Visit apsva.us for other
locations and more information.

Barrett School News

By Will Le


The Barrett PTA has had a busy start to the school year. On September 22, we held our first virtual PTA meeting for the 2020–21 school year. At the meeting, we approved the PTA budget for the school year, which focuses on our continuing food distribution for the Barrett community and on supporting teachers with distance (virtual) learning. We also highlighted the new PTA website (kwbarrettpta.new.memberhub.store), which describes our work (including our distribution efforts over the past 7 months). In addition, we provided information on how to link individual Harris Teeter shopping cards and Amazon purchases to fundraise for the PTA. Barrett parent Dee Schwarz also spoke about Childhood Cancer Awareness Month and her family's experience with the disease.

On September 24, the Barrett PTA held another food distribution for the Barrett community, delivering more than 150 bags of fresh produce to families. Barrett Librarian Greg D'Addario and Reading Specialist Elizabeth Rente also passed out bags of books to families, and Barrett parent Janice O'Day coordinated a clothing drive, providing bags of children's clothing for our families. Free infant and baby formula were also made available. Last but not least, there was an Ice Cream Giveaway for Barrett families supported by the PTA!


Over the past year, under the leadership of Andrea Shaw and Jennie Apter, our Special Committee on the Arlington Public Schools (APS) Elementary School Planning/Boundary Process has conducted educational and promotional activities to protect our existing neighborhood school boundary. Based on information from APS, we are hopeful that our school boundary will not change even as APS moves forward with proposed boundary changes for other school districts. Thanks to Andrea and Jennie for all their hard work!

For anyone interested in joining the Barrett PTA, please go to the new PTA website (see the URL above). If you are interested in volunteering for one of the PTA committees, please contact Erika White at kwbarrettpta@gmail.com. To link your Harris Teeter account to the Barrett PTA (so that your purchases will support our PTA), please contact Andrea Shaw at andreavishaw@gmail.com, or go to their website online at Harris Teeter Together in Education, log into your account, and select Barrett (#3906).



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Greenbrier

Northside

Name	Email	Phone										Other
Dylan Heinrich	dylanheinrich@icloud.com		✓	✓			✓	✓			✓	Odd jobs
Ethan Heinrich	ethan.heinrich27@gmail.com	703-475-8430		✓		✓*	✓	✓		✓	✓	*RC certified; Tutoring, ages 6-13
Colin Mashkuri	cjmashkuri@gmail.com	571-480-2855	✓					✓				Math tutoring
Andrew Rogers	andrewmcyt@gmail.com	703-892-0226	✓	✓					✓			
Caroline Rogers	carolinearogers@verizon.net	703-892-0226	✓	✓		✓						
Donna Corina		703-248-8885	✓	✓	✓	✓*	✓					*RC certified
Atalie Dempsey	atalie.dempsey@gmail.com	571-317-9216	✓	✓		✓		✓			✓	
Evan Dempsey	Evan.cw.dempsey@gmail.com	703-559-9690	✓	✓	✓	✓	✓	✓			✓	
Anna D'Itri		703-346-3467	✓	✓				✓		✓	✓	
Gabriel D'Itri		703-346-3467			✓		✓					Lawn mowing
Charlotte Lawson	CharlotteLawsonnn@gmail.com	703-933-8880	✓	✓								
Ciara McLaughlin	ciarahmclaughlin@gmail.com	703-712-9215				✓*				✓	✓	*Safe Sitter certified, references
Reid Messman		703-469-1988	✓*	✓								*References
Shea Messman		703-469-1988				✓*						*Safe Sitter certified, references
Alexandra Orli		703-528-5618		✓		✓*		✓		✓*		*References
Matthew Petrucci	tony.petrucci@gmail.com	703-629-0425			✓		✓					
Carsten Schoer	carstenschoer@gmail.com	703-209-0905			✓		✓					
Ava Smialowicz	ava.smialowicz@hotmail.com	703-424-0895		✓		✓*						*RC certified
Ben Sparks	benchispas@gmail.com		✓	✓								
Emma Weaver		703-875-8185				✓*						*Safe Sitter certified, references
Niittisha Choudhary	Niittisha@gmail.com	703-981-1229	✓			✓		✓				Tutoring
Riittisha Choudhary	riittishachoudhary@gmail.com					✓*			✓			Tutoring; *ages 4-12
Ely Constantine	cpconstantine@comcast.net	703-841-9229		✓	✓		✓					Lawn mowing
Casey Dinan	chrisbettdinan@aol.com	703-525-5763	✓		✓	✓	✓					Lawn mowing
Tyler Dinan	chrisbettdinan@aol.com	703-525-5763	✓		✓	✓	✓					Lawn mowing
Evan Eng	dcharveydc@yahoo.com	703-861-1890	✓	✓	✓		✓					
Jeremy Fagen	jeremy.fagen@gmail.com	571-645-3475	✓	✓				✓				
Evie Price		703-402-5138	✓	✓		✓*		✓		✓	✓	*Pediatric training
Sophie Stewart	sophiestewart4@gmail.com	703-713-5902	✓	✓		✓		✓				
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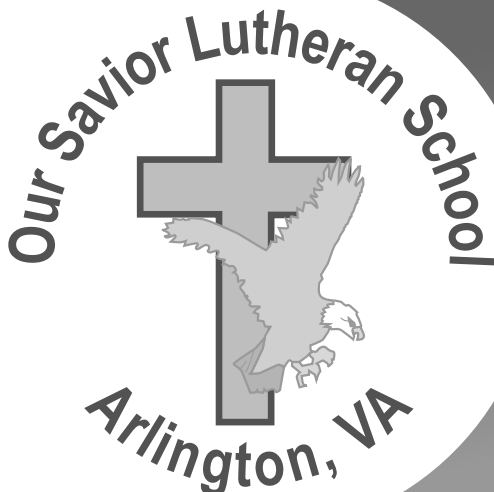
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