



THE NEWSLETTER OF THE DONALDSON RUN CIVIC ASSOCIATION

www.drca.org

June 2024

PRESIDENT'S LETTER

Bill Richardson
Bill@drca.org

A lot has been happening affecting our neighborhood since our last meeting. Our board has been actively working with County staff and other civic associations on a wide range of issues, including staffing for a study of whether to adopt further restrictions on lot coverage (or "footprint"), height, and setbacks for residential properties (both single family and "missing middle"); addressing traffic and speeding issues on key roads in our neighborhood; completing the design of the traffic circle at Military Road and Nelly Custis Drive prior to soliciting bids for that project, which has both support and criticism from Donaldson Run Civic Association (DRCA) members; monitoring the progress of Donaldson Run stream restoration projects; supporting our congressional delegation's effort to limit additional long distance flights over our neighborhood into Reagan National Airport; and identifying ways we might be able to protect more of the diminishing tree canopy within the neighborhood.

I hope you will make a special effort to attend our last meeting before summer vacation, which will be on **Wednesday, June 12**, again at Taylor School, beginning at 7:30 p.m. with a social half hour at 7:00. We will be experimenting this time by also introducing the option of virtual participation by Zoom for those who cannot attend in person. Please see the instructions on page 2 of this newsletter for how to attend virtually.

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HELP WANTED FOR DRCA WEBSITE

Anne Wilson

The Donaldson Run Civic Association (DRCA) website contains useful information, but its appearance is starting to look outdated. We are seeking someone to assist us in refreshing the design of the site which is built on the Wix platform. The ideal person would possess both graphic design skills and experience working with Wix. The time commitment is highly flexible. It is a great opportunity to learn more about DRCA, and the county's current initiatives. If you or someone you know, age 16 and above, is interested, please contact Anne Wilson at anne@drca.org.

The next Donaldson Run Civic Association meeting is at
Taylor Elementary School or online
Wednesday, June 12 at 7:30 p.m.

PRESIDENT'S LETTER

(continued from page 1)

After conducting our biennial elections (see p. 3 for the slate proposed by our Nominating Committee), we will be hearing a report from our state delegate and senator, **Patrick Hope** and **Barbara Favola**, about this year's recently completed recent General Assembly session in Richmond. We have periodically invited our state delegation to address you, and this is the first time we have done so since a redistricting put us into Patrick's district. In light of increasing concerns about tree preservation, we will then hear from **Vincent Verweij**, the County's Urban Forest Manager.

Patrick Hope has served in the House of Delegates since 2010. He is a lawyer in the health care field, now chairs the House courts committee, and serves on the health and human services and public safety committees. This year, we and others worked with him on a number of tree preservation bills. He also introduced a bill, tabled until next year, to provide Arlington County with the authority (as in Fairfax County) to elect a County Board chair, and members from specific geographic districts in the County (rather than at large). Patrick was previously the first president of the Buckingham Community Civic Association.

Barbara Favola has been a state senator since 2012. She once served as senior advisor at the federal Department of Health and Human Services, was a County Board member for 14 years, and now is chair of the state senate's rehabilitation and social services committee. Her particular focus has included women's health and disability issues. She also serves on Senate committees with jurisdiction over conservation and natural resources, education and health, and finance and appropriations.

Vincent Verweij has responsibility for County programs governing trees on both public and private property. He supervises four urban foresters and others on his staff. Prior to his appointment as Urban Forest Manager in 2018, he worked as a County urban forester for seven years. He is a certified arborist, graduated from Ohio State University with a major in GIS mapping and a minor in natural resources management, and then received a master's degree from Virginia Tech in natural resources management and policy. Vincent's team's duties include tree care, reviewing developers' tree canopy plans, protection for trees during construction, designating heritage and specimen trees, and helping implement the lot coverage and other aspects of the Forestry and Natural Resources Plan adopted by the County Board last December.

The Current is distributed free of charge to all households in the Donaldson Run Civic Association (DRCA) area. DRCA, like all civic associations in Arlington, is a neighborhood organization, administered by elected volunteers. The DRCA promotes information sharing and discussion on neighborhood, local, and regional issues. DRCA is not affiliated with any political or religious group or with the Donaldson Run Recreation Association that operates the swimming pool on Marcey Road. Meetings are held at 7:30 p.m. at Taylor Elementary School (2600 North Stuart Street). Follow this newsletter for meeting dates. Only dues-paying DRCA residents are eligible to vote. DRCA boundaries are: Military Road on the east (including Marcey Road, North 26th Street, North 25th Place, and North Ridgeview Road); 26th/31st Street on the north; Lorcom Lane on the south (including North Randolph Street and 27th Streets south of Lorcom Lane); and Vernon Street on the west.

DRCA Board

President	Bill Richardson	525-5270
1st VP	John Seggerman	403-2844
2nd VP	Amanda Weaver	202-365-3292
Secretary	Jen Mehmood	571-259-9864
Treasurer	Kathy Rehill	403-1064
Director	Dana Miller	
Director	Alisa Cowen	407-5324
Director	John Fisher	623-1111
Director	Charlie Henkin	294-4002
Editor	Mary Cooper	407-8045

We encourage you to come to our meeting on June 12 (in person or virtually) with questions for our speakers, who will be there to address all these issues of direct interest to you.

If you can't attend the next DRCA meeting in person, please join us online!

Zoom Meeting URL
copy into your computer browser:
<https://zoom.us/j/96704646903>

Zoom app users enter the Meeting ID-
Meeting ID: 967 0464 6903

See www.drca.org for instructions.

JUNE 12 DRCA MEETING TO ELECT OFFICERS AND DIRECTORS FOR NEXT TWO-YEAR TERM

Charlie Henkin

Every two years the terms of all nine Donaldson Run Civic Association (DRCA) officers and directors expire. This year, the election for new officers and directors will be held at the civic association meeting on June 12. Consistent with Article V of the DRCA Constitution, a nominating committee consisting of Charlie Henkin, Amanda Weaver and John Fisher was established to fill these nine positions following requests for interested DRCA members.

All but two of the current DRCA board members have consented to serve an additional two-year term. The first of these two positions is for a director to replace Susan Cunningham, who resigned upon her election to the Arlington County Board (congratulations, Susan). The nominating committee's proposed candidate for this position is Laura Yoeckel-Kelly. Laura has lived in the neighborhood since 2004. She is a VP at Booz,Allen with extensive credentials in business as well as volunteer work. She has a BA from Trinity University and an MS from Virginia Tech.

The second of these two positions is Secretary, following Jen Mehmood's decision to step down. (Many thanks, Jen, for all your hard work, particularly in connection with the successful introduction of our ice cream socials.) The nominating committee's candidate for this position is Dana Miller, who has been serving in the interim position of EC Director to fill out Susan Cunningham's current term. Dana grew up in Bellevue Forest and graduated from Yorktown High School. She has a BS cum laude from the University of Tampa, where she held student leadership positions. She has consulting, HR, and administration experience as well as volunteer work following graduation in 2012. She is currently Manager and Assistant Brewer of a local brewery.

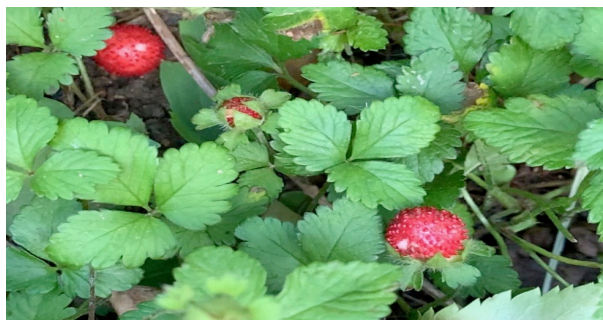
With these two candidates for the vacant slots, the nominating committee is proposing the following slate for election at the meeting in June:

President: Bill Richardson
First Vice President: John Seggerman
Second Vice President: Amanda Weaver
Secretary: Dana Miller
Treasurer: Kathy Rehill
Director: Alisa Cowen

Director: John Fisher
Director: Charlie Henkin
Director: Laura Yoeckel-Kelly

Under the DRCA Constitution, members may propose additional nominations for these positions of paid up members who consent to serve, by submitting any such names to the newsletter editor by the deadline for the June newsletter, which is May 17. This deadline has passed and no such names were received.

Members who pay their dues at least 60 days prior to the election will be eligible to vote. To join or renew your membership go to: www.drca.org and click on "Membership." If you have a question about your membership status, contact DRCA's Treasurer, Kathy Rehill (kathy@drca.org).



MISSING MIDDLE CHANGE SPARKS RESTRICTIVE COVENANT LITIGATION

The current owner of the former Broyhill property (on the hill overlooking the intersection of Vermont and 26th Streets) has indicated an interest in possibly using the property to build multifamily homes, pursuant to the missing middle amendments to the Zoning Ordinance that became effective last July. The property, however, is subject to a 1947 restrictive covenant governing a number of homes in that area, which limits use of these lots to single-family homes. The owner has filed an action against ten neighbors in Arlington Circuit Court, seeking a declaratory judgment that this restrictive covenant is not enforceable. Among other things, the owner argues that the covenant no longer runs with the land because it was breached by several prior subdivisions of the property. (The restrictive covenant among these neighboring homes also limits subdivision.) The owner argues that the single-family home restriction has been waived, abandoned, or otherwise lost through acquiescence in the separate subdivision restriction of the covenant. The case is currently scheduled to go to trial before the judge in September.

STATUS OF “MISSING MIDDLE” ZONING CHANGE

Bill Richardson

In a controversial decision effective in July 2023, the County Board amended the Zoning Ordinance to permit construction of multifamily dwellings in all single-family residential districts, including those in DRCA. These “missing middle” – or “Expanded Housing Option” (EHO) – permits are limited to 58 each calendar year, to be spread out among a maximum of 37 in districts with smaller lots and 21 in districts (like most of DRCA) with larger lots. The Board permits EHOs of up to six units per structure. Applicants must first obtain approval from staff that they have complied with the various requirements for EHOs, and then must also submit a building permit application as with other projects. For more information about Expanded Housing Options see www.arlingtonva.us/Government/Programs/Building/Permits/EHO.

As of March, according to County staff, 48 such EHO applications had been submitted, with 30 approved. Only three of these 48 applications so far are for projects in larger lot districts (R-8, R-10, and R-20, referring to the number of thousands of square feet required for the lot).

Only one EHO application has been filed in DRCA, in April 2024, for a project on Vermont Street several blocks north of Langston Boulevard. The three townhouse units proposed here would each have three stories above a garage. The project will cover 39.2 percent of the oversized (10,241 square feet) R-8 lot, making almost full use of the extra five percent lot coverage now permitted for EHO, as compared to only 35 percent permitted for single-family homes in R-8 districts. It would be 36.3 feet in height, based on County rules (1) calculating the 35-foot cap for certain roof designs by reducing the roof height by one-half, and (2) averaging elevation points (significant on such a hillside property). The plan calls for elimination of at least a dozen trees on the lot, including those of 31, 24, 18, 17, and 12 inches in diameter.

DRCA was actively involved in meetings with County Board members leading up to the adoption of the EHO zoning amendments, working together with about a dozen other civic associations. These civic associations unsuccessfully tried to persuade Board members that such substantial revision of the Zoning Ordinance should have been preceded by an analysis of such issues as (1) whether EHO units would be likely to reduce the price of homes

(or conversely to lead to teardowns of smaller homes replaced by expensive ones), (2) what their infrastructure (stormwater, schools, traffic, etc.) impacts would be and who would pay for such impacts, (3) whether state law would reduce by up to 50 percent the tree canopy requirements for EHOs otherwise applicable to single-family homes, and (4) whether EHOs should be permitted without first reforming the foregoing lot coverage and height limits (for single-family as well as EHO homes). These associations also argued that, since the County had predicted only 19 to 21 EHOs each year, it should cap them at that range for now, rather than at 58 each year.

Last year, ten Arlington residents challenged the EHO ordinance in Arlington County Circuit Court, alleging the County had violated procedural and substantive zoning requirements under state law. The County sought to dismiss their challenge on the merits, as well as their standing to bring it, seeking to avoid the need for a trial of the claims. The court has denied these efforts by the County, and trial is now scheduled to begin in July.

This lawsuit, brought against Arlington County, is different from a separate one pending between the owner of the former Broyhill property and its DRCA neighbors as described on page 3 of this newsletter.

LOT COVERAGE STUDY FUNDED IN COUNTY’S FY 2025 BUDGET

Bill Richardson

For many years, DRCA has requested that the County make good on staff’s recognition in the 2014 Stormwater Master Plan of a need to take another look at the generous lot coverage (and height and setback) limits for residential construction. Our repeated filings with the County Board, posted on our website at www.drca.org, have noted the accelerated effects of teardowns in destroying mature trees, contributing to stormwater management problems in light of the increased frequency and severity of rainstorms, and destroying the viewsheds of neighboring homes. These teardowns have also led to reduction in the number of smaller, less expensive homes to make way for larger ones. After the County proposed to extend the current lot coverage and height limits to “missing middle” homes, a number of civic associations and others urged the County not to move forward with the

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LOT COVERAGE STUDY

(continued from page 4)

missing middle proposal until first addressing this long recognized problem – posed by both single family and multifamily homes.

After the County Board declined that invitation in adopting its missing middle proposal, DRCA and twelve other civic associations continued to press for a study of these issues to determine whether to propose reforms to the Zoning Ordinance to address them. The Forestry and Natural Resources Commission did so too, in comments urging prompt implementation of the draft Forestry and Natural Resources Plan calling for such a study. The Board adopted that Plan last December. Tree advocates and two former members of the Planning Commission have also urged the County Board to consider a new framework for addressing these issues of “bulk” residential structures.

At a March budget work session with County staff, County Board members expressed disappointment with the staff’s failure to initiate such a study despite prior assurances. In adopting the budget in April, the County Board issued a directive to begin such a study, reinstating a proposed deletion of a planner position in order to provide funding to do so. In recent follow-up conversations with County Board members, DRCA and others continue to urge them to make good as soon as possible on the Forestry and Natural Resources Plan commitment to review these zoning issues. The continuing and irreparable damage suffered by our neighborhoods from neglecting them over the course of the last decade or more requires prompt action, if we are to achieve the County’s 40 percent tree canopy goal.

HIRE A NEIGHBOR

Calling all neighborhood teens! Do you mow lawns? Walk pets? Your Donaldson Run neighbors need you. Send an email to Mary@drca.org and we’ll list the service you’d like to provide.

Babysitting

- Iris Aitken, 14 y.o., 571-242-7994
or iris_aitken@icloud.com
- Sophia Aitken, 17 y.o. Call or text 571-218-8924
- Ana Maria Corson, 16 y.o., 571-329-3011,
ana.maria.corson@gmail.com
- Ella Paris, 15 y.o., 571-317-4962
- Mackenzie Rau, 14 y.o., 703-655-5718,
Mackenzie.rau21@gmail.com

Cat Sitting

- Ayla Mehmood, 7th grade, text 571-259-9864
Experienced in caring for cats with special needs.

Dog Walking/Sitting

- Sophia Aitken, 17 y.o. Call or text 571-218-8924
- Maggie Buchko, 7th grade, 484-803-3189 or
maggiesdogwalkingbusiness@gmail.com
- Maia Corson, 13 y.o., 571-329-5871,
maia.corson@gmail.com
- Ana Maria Corson, 16 y.o., 571-329-3011,
ana.maria.corson@gmail.com

Lawn and Garden Care

- Iris Aitken 14 y.o., 571-242-7994
or iris_aitken@icloud.com

THE CHERRYDALE FARMERS MARKET RETURNS TO HAMM

On Saturday, April 20, the Cherrydale Farmers Market returned for its 4th year at Dorothy Hamm Middle School! The market will be open each Saturday, 8am 'til noon, from now until Thanksgiving and it features a number of new vendors. These include:

Pleitez Produce which farms in the Northern Neck of Virginia and has been selling non-GMO vegetable products at farmers markets in the region since 2002. pleitezproducefarm.com/

District Pop, selling handcrafted, gourmet popcorn made in Washington DC. Districtpop.com

Life is Sweet LLC, featuring award-winning gluten free, dairy free, and vegan bakery products from chef Norman R. Davis and chef Zane at their custom cakery in Annandale. Thesweetlife.com

My Cravingz, Manassas-based Turkish bakery serving breakfast, flatbreads, pastries, sandwiches and more. mycravingz.com/

Olympos - a new initiative offering "the rich and diverse dessert culture of the Balkans," and more. marketspread.com/vendor/101240/olympos/

Find more information at
cherrydalefarmersmarket.org.

Please come out to savor these offerings and many other favorite delights from these new and returning vendors. Ideas and questions can be directed to market manager Stephen Cunningham, on Saturday at the market and by email at cherrydalefarmersmarket@gmail.com.

PROFESSIONAL HELP AROUND the HOUSE

Email Mary@DRCA.org with recommendations or removals.

Appliance Repair

Paul Mills, Master Appliance Service, (703) 938-6910, recommended by Maxine Nagel, (703) 524-5093

Computer Support Services

Pete Herbst, (703) 283-6595, recommended by Judy Cherrington, (703) 243-6034.

Cameron Jones (571) 217-3596, recommended by Rick DeVore (703) 528-3484 and several other neighbors

Gutter Installation or Cleaning and Repair

Auguste Remy, (703) 425-9595, recommended by Dan Sagalyn, (703) 795-5490

Metro Gutter & Home Services, Inc. (703) 354-4333
Recommended by Judy Cherrington, (703) 243-6034

Northern Virginia Gutter Cleaning (571) 352-7292,
www.NOVAGutters.com, recommended by
Maxine Nagel, (703)-524-5093

Handyman Services

Neil McDonald, 703-200-0746, recommended by
Janis Clark and Diane Gronewold, 703-516-0766

Sam Axton, (703)-569-5707 or
Sam_Axton@msn.com,
recommended by Jeanne Svikhart (703) 851-2695

Chris Lamar with Arlington Home Service, (703)
362-0930 or ahservice@verizon.net, recommended
by Martha Shmokler, mess14@juno.com

Tulio Pineda, (703) 940-4126, recommended by
Chuchi Arevalo, (703) 371-3155

Housecleaning

Nuria Cruz at 571-721-0810, recommended by
Susan Martin (susanmartin@icloud.com)

Cynthia Baldo, (703) 843-8272, recommended by
Sharon Frey, (703) 405-5674

Sonia Cerna, (571) 428-8616, recommended by
Zlatica and Werner Hahn, (703) 528 1982.

Sandra Hueco, home: (571) 277-7579 cell: (703)
338-6160, recommended by Glenn Ward, (703) 527-
7315

Jupiter's Cleaning & Services, Barhas at (703) 981-
8700 or e-mail Jupiters.2011@gmail.com,
recommended by Karen Hanneman, (703) 527-4604

Professional Housecleaning Services, managed by
Alba Isabel, (703) 928-9089 recommended by Rob
Jones, (703) 276-0545

Squeaky Cleaners, LLC,
squeakycleanersnova@gmail.com, recommended
by Shany O'Donnell, Shanybenitah@gmail.com

Interior Decorating/Home Design:

Stefani McNair at McNair Designs, (703) 868-3489.
Recommended by Alexa & James Fleming, (703)
577-3812.

Landscaping and Yardwork

Lawn and Tree Services, Tu Nguyen, (703) 622-
7988, recommended by Barbara and Dan Taft (703)
276-1987

Painting and/or Wallpapering

Ed Wilkerson of C. W. Wilkerson & Sons, (703)
524-1019, recommended by Liz Hayes, (202) 320-
0500

Roof and Exterior Cleaning

Smart Wash, (703) 595-4000, recommended by Dug
and Judy Gillies, (703) 528-3437

Window Cleaning

Old Dominion Cleaning Co. (703) 569-2000,
recommended by Liz Hayes (703) 528-4119.

Virginia Window Cleaners, Inc. (703) 442-3950,
recommended by Judy Cherrington, (703) 243-6034



MEMBERSHIP APPLICATION FOR DONALDSON RUN CIVIC ASSOCIATION

Please check your mailing label on page 8 to see how many residents in your home are members and the latest year for which dues have been paid. Dues cover a calendar year. Contributions are not tax deductible. Note that only members whose dues have been paid 60 days in advance are allowed to vote on civic association business.

Dues: \$20 per household per calendar year. Payment for 1, 2, 3, 4, 5 years (circle one)

Total dues: \$_____ Newsletter contribution: \$_____ Total enclosed: \$_____

New resident: Yes _____ No _____ Email only copy of newsletter Yes _____ No _____

Name(s): _____

Phone: _____ email address: _____

Address: _____

Are you already on the DRCA email list?_____ If you are not on the DRCA listserv, we recommend that you sign up for it so that you will be notified of issues in a timely way. Would you like to be added to this listserv?_____

Special Interests/Volunteer Areas/Comment

Please make check payable to Donaldson Run Civic Association.

Mail to: Kathy Rehill, Treasurer, 2701 N. Wakefield Street, Arlington, VA 22207 or if you prefer to pay electronically, pay via PayPal @DonaldsonRunCivAssoc

Membership Dues

Kathy Rehill

Did you know that the Donaldson Run Civic Association is able to print this newsletter, maintain a webpage, and email community updates thanks to voluntary membership dues and donations? Paying dues enables you to be a member and vote on civic association business. In the past few years, dues have also been paying for our ice cream socials! Dues are \$20/household.

Check the mailing label on page 8 of this newsletter to see if your dues are current. If you receive the newsletter electronically, email treasurer@drca.org for an update on your dues status. You can renew your dues by sending a check payable to DRCA along with the form above to Kathy Rehill, DRCA Treasurer, 2701 North

Wakefield Street, Arlington, VA 22207. You can also pay via PayPal to @DonaldsonRunCivAssoc or by pointing your phone's camera to this QR code. Thanks for supporting this all-volunteer organization!



Donaldson Run Civic Association
c/o Kathy Rehill, Treasurer
2701 N. Wakefield Street
Arlington, VA 22207

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This is your neighborhood newsletter.
See page 2 for Civic Association information.

**The next Donaldson Run Civic Association Meeting
is on Wednesday, June 12 at 7:30 p.m.**

at Taylor Elementary School

A social half hour will begin at 7 p.m.

Agenda:

DRCA Board Elections

Delegate Patrick Hope

Senator Barbara Favola

County Urban Forest Manager Vincent Verweij

Join us online:

Zoom Meeting URL for computer browser:

<https://zoom.us/j/96704646903>

Zoom app users enter the Meeting ID-

Meeting ID: 967 0464 6903