



THE NEWSLETTER OF THE DONALDSON RUN CIVIC ASSOCIATION

www.drca.org

Summer 2023

### PRESIDENT’S LETTER

**Bill Richardson**  
**Bill@drca.org**

I hope you all have had a restful summer, notwithstanding the repeated storms and associated damage. Lots has been going on affecting our neighborhood these days, which we’ve summarized in the following articles. You may also be interested in our correspondence with the County and others concerning residential lot coverage, pickleball at Marcey Park, bills to increase flights into Reagan National as they relate to the ongoing airport noise issue, and the County staff’s draft Forestry and Natural Resources Plan. These may be found on our website at [www.drca.org](http://www.drca.org). The website also includes prior correspondence with the County on Plan Langston Boulevard, which is the subject of a recent draft proposal by County staff discussed in this newsletter and as noted below, the principal topic for our October 4 meeting.

We hope you can join us at our second annual Labor Day ice cream social, to be held at Taylor School on **Saturday, September 2**. These events provide great opportunities for you and your entire family to meet with your neighbors and bring us up to date on your interests and concerns.

Our next meeting will again be held at Taylor School at 7:30 p.m. on Wednesday, October 4, with a social half-hour beginning at 7:00. This meeting will be devoted to a discussion of the highlights of

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### DRCA ICE CREAM SOCIAL COMING ON SEPT 2!

**Jen Mehmood**

The DRCA Ice Cream Social on Saturday, June 3rd at Taylor Elementary School was a huge success and well attended. Many attendees visited our booth to discuss neighborhood issues, membership, and engagement opportunities. Popular attractions were AT&T’s First Responder Robot, organized by board member, John Fisher, and Henna temporary tattoos, compliments of artist and neighbor, Ayla Mehmood. The day was extra sweet with complimentary freezer pops and Ben & Jerry’s ice cream. Mexican food was available for purchase from Pa’ Tortas El Papi food truck. The DRCA board looks forward to winding down summer at our next social event planned for September 2nd at Taylor Elementary School from 11am-1pm. Hope to see you there!

The next Donaldson Run Civic Association meeting is  
Wednesday, October 4 at 7:30 p.m.  
at Taylor Elementary School

# PRESIDENT'S LETTER

(continued from page 1)

the 177-page draft of the "Langston Boulevard Area Plan," released by County staff this summer. As noted in the accompanying article on page 3, this is a plan destined for County Board review that proposes some significant changes to the design of the Langston Boulevard corridor, including the Lee Heights Shops (Area 3) and the Lyon Village Shopping Center (Area 5). Because of the draft's implications for building height and layout, parking and transportation, public spaces, and infrastructure needs along this corridor important to DRCA residents, we have invited speakers with two different perspectives to address the proposal and to answer your questions: the Arlingtonians for Our Sustainable Future (ASF), which addressed this project at our October 2021 meeting, and the Langston Boulevard Alliance (LBA), a nonprofit organization funded by the County that has been active in the development of the proposal. LBA is comprised of representatives of neighborhoods and local businesses as well as other interested groups.

## DOROTHY HAMM MIDDLE SCHOOL BOUNDARY CHANGES

*John Seggerman*

Arlington Public Schools (APS) has recently announced proposed middle school boundary changes that will greatly affect public school students in Donaldson Run. Among other things APS proposes that, beginning with the 2025-2026 school year, most Donaldson Run middle schoolers will be bussed to Williamsburg Middle School rather than walking to Dorothy Hamm Middle School as they currently do. This goal of this proposal is ostensibly to "right size all middle school communities, maximize the use of all school facilities, and to be good stewards of taxpayer funds." In particular, it appears that this proposal is aimed at relieving overcrowding in other middle schools and better filling Williamsburg, which is projected to be under capacity in coming years.

APS has created a webpage with details on its proposal: <https://www.apsva.us/engage/2023-ms-boundaries/>. An opportunity for public engagement has already begun, with information sessions that took place on July 31 and August 22. One important element of public input that has been submitted is a letter from the Taylor PTA Board of Directors to the Arlington School

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	Alisa Cowen	407-5324
Director	Susan Cunningham	527-7705
Director	John Fisher	623-1111
Director	Charlie Henkin	294-4002
Editor	Mary Cooper	407-8045

Board. This letter strongly objects to the APS boundary proposal, arguing that it forces many current walkers to Hamm to take the bus instead while splitting up Taylor Elementary students into two different middle schools. APS's announced schedule calls for public engagement which has already begun, a public hearing on the boundary proposal on November 27, and a final vote by the school board on December 17.

The DRCA has created a subgroup of our neighborhood listserv so that Donaldson Run residents can share information on and discuss this proposal. If you have not yet signed up for this group, please go to: <https://drca-group.groups.io/g/HammWalkers/join>. Only members of our overall listserv are able to join the Hamm Walkers subgroup.

# ARLINGTON COUNTY TO IMPLEMENT REVISED STORMWATER MANAGEMENT FEE

*Bill Richardson*

This fall, the County Board will be implementing a new way of calculating the portion of your semiannual utility bill currently referred to as the “sanitary district tax.” (This will not affect the portion of your bill relating to water use.) The new “stormwater management fee” will first appear on bills to be sent out in May 2024. The revisions are designed to (1) calculate the fee for stormwater management based not on the assessed value of your property (now 0.017 cents per \$100) but on your relative degree of impervious surface, and (2) provide incentives for reducing this fee if you take certain steps to mitigate stormwater runoff.

According to County calculations, the median County residence now has 2,400 square feet of impervious surface. Thus, the County’s proposal is to set the fee at 1.0 units (“ERUs”) for all properties estimated to contain 1600 to 3600 square feet of impervious surface, 1.7 units for those estimated at 3600 to 4800 square feet of impervious surface, and higher for those exceeding 4800 square feet. The County’s website contains its estimate of your property’s impervious surface, based on GIS mapping. The County Board has not yet set the actual fee amount per ERU, but staff estimates it will be in the range of \$230 to \$250 per year. (For comparison, the current annual sanitary district tax would be \$136 for a median single-family home valued at \$798,500.) Under the new proposal, there will be an appeals process for the County’s calculation of your units of impervious surface. You may want to examine the GIS estimate for your property, which may not have been capable of differentiating between, for example, permeable and nonpermeable driveways.

The credit program will permit reductions in 5% to 15% of the fee (collectively capped at 35%) by taking specified documented actions such as planting native shade trees (at least 1 inch caliper), installing rain barrels (at least 100 gallon volume) or rain gardens (at least 100 square feet), landscaping with native plants (at least 150 square feet), or replacing a traditional driveway with permeable or turf block pavers (at least 150 square feet), as long as these steps comply with County established guidelines. Some such stormwater mitigation practices you have previously implemented (such as rain gardens or permeable driveways) may also entitle you to a credit.

For more information about this proposal, visit [www.arlingtonva.us/Government/Programs/Sustainability-and-Environment/Stormwater/Stormwater-Utility-Implementation](http://www.arlingtonva.us/Government/Programs/Sustainability-and-Environment/Stormwater/Stormwater-Utility-Implementation) on the County website.

## COUNTY RELEASES INITIAL DRAFT OF LANGSTON BOULEVARD AREA PLAN

*Bill Richardson*

This summer, the County sought comment on a draft proposal designed to “guide future development” along Langston Boulevard “in a positive, purposeful way.” The draft is 177 pages, and we have invited two groups with varying perspectives on it to our October 4 meeting, in order to highlight its key features and answer your questions.

We also hope at our meeting to get a more informed understanding of what DRCA residents would like to see in future development of Langston Boulevard, particularly in areas of greatest proximity to us – e.g., the Lee Heights Shops, the Lyon Village Shopping Center, and the Lee Harrison Shopping Center. The draft plan sees Lee Heights as “the heart of the corridor.”

This was one of the many topics of our 2022-23 survey, completed by over 250 DRCA residents in order to update our 2000 Neighborhood Conservation Plan. Here are the results of our survey questions relating to Langston Boulevard:

- 72.03% of DRCA residents use the local shops “all the time.”
- 27.97% walk or bike to these shops all the time; 38.31%, occasionally.
- Varying support for specific features:
  - 82.75%: street trees and improved landscaping
  - 60.78%: additional pedestrian and bike access
  - 65.49%: public open space and gathering places
  - 34.51%: multifamily housing
  - 45.88%: enhanced commercial development
- 75.00% would restrict height for new development in our area to 2-5 stories; 17.19%, to 5-7 stories; 5.86%, to 7-10 stories

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# LANGSTON BOULEVARD AREA DRAFT PLAN

(continued from page 3)

The various features proposed for Langston Boulevard have tradeoffs. A clear goal of the draft proposal is to promote improved amenities throughout the corridor by incentivizing private development to create a more attractive environment for walking, biking, and enjoying public spaces, together with an increased supply of multifamily housing and a goal of 2,500 affordable units by 2040.

Many of the features of the draft plan appear quite attractive in seeking to improve the current facilities on Langston Boulevard. At the same time, at meetings with the Langston Boulevard Alliance, we have raised some preliminary questions about certain features of the draft:

**Height and Density.** One is the 7-10-story heights proposed for Lee Heights (and other hubs). The views expressed in our NC survey, and by others during the initial “visioning study” for this project, appear to reflect the goal to retain at Lee Heights (and replicate elsewhere in the corridor) an attractive low density environment that is easily accessible to DRCA residents and others who cannot walk or bike to these shops. It also seems premature to promote such heights without integrating this plan with the Board’s existing Revitalization Plan for the adjacent Cherrydale neighborhood, which generally has buildings of no more than four stories. The Cherrydale Plan notes that new taller buildings would impact the adjacent homes and that greater densities would generate traffic and parking issues.

**Parking.** A related issue is accessibility to Lee Heights and other Langston Boulevard hubs by the many DRCA and other residents who cannot bike or walk to these locations. How the draft addresses parking by nonresidents of these proposed new residential developments will likely be an important factor in determining whether these hubs can continue to attract the public in the future.

**Infrastructure Impacts.** Increased use of the corridor will have effects on traffic, transportation, stormwater management, and school capacity. For example, if new residential development includes three bedroom or larger residences of the kind in shorter supply in Arlington (as opposed to one or two bedroom apartments), a question arises as to how to avoid overcrowding at neighborhood schools. Should these issues be studied and addressed now, in designing development in the

corridor, rather than waiting later, in longer term capital improvement plans? A similar issue is whether the state transportation authorities will provide the necessary approval for the kinds of changes to this major highway contemplated by the draft plan.

**Role of Private vs. Public Investment.** The draft plan relies heavily if not exclusively on incentivizing private developers to create public spaces (“privately owned public spaces”), rather than investing public funds in such public goods. One question is whether the plan if adopted will realize this kind of private investment. Another is what the consequences may be for privatizing this public responsibility. A third is whether greater public investment should be a budgetary priority for the County.

The draft plan submitted by the County is an ambitious and extensive one, and we do not attempt here to summarize it in greater detail. We hope you will join us to discuss these and other questions at our October 4 meeting.

# ARLINGTON NEIGHBORHOOD PROGRAM (ANP) UPDATE

*Amanda Weaver*

From June 2022 through February 2023, the Donaldson Run Civic Association solicited input on items of importance to our membership through a Neighborhoods Program Survey. The survey was distributed electronically and DRCA Board members went door-to-door to encourage participation. A total of 262 responses were returned and we thank our neighbors for taking the time to share their opinions. The survey itself covered many topics affecting our community: land use and development, safety and transportation issues, commercial development, and parks and recreation. The Board will use the results of this survey to identify and prioritize those items of importance to our membership.

The survey can also be used to update Donaldson Run’s plan under the Arlington Neighborhoods Program (ANP, formerly Neighborhood Conservation Program). Our plan was last published in 2000 so it could use an update. An updated plan helps identify priority projects to beautify and strengthen our neighborhood. The ANP has provided funding to assist every participating neighborhood with such improvements as street, gutter, and sidewalk

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## **ANP UPDATE**

**(continued from page 4)**

repairs, beautification projects, and better street lighting. If a resident in Donaldson Run is interested in spearheading development of an updated ANP plan for our civic association, please contact our ANP representative, John Seggerman, at [JohnSeggerman@DRCA.org](mailto:JohnSeggerman@DRCA.org).

## **PICKLEBALL RESTRIPING FOR MARCEY PARK**

***Bill Richardson***

The recent pickleball craze has come to Donaldson Run. The County has determined to restripe two of the three recently resurfaced tennis courts at Marcey Park for use by pickleball as well as tennis players. Following meetings DRCA had this summer with the Department of Parks and Recreation and then with the County Manager on this proposal, the Manager determined to proceed with this project as announced in April, while consulting further with County transportation staff about some ideas to improve the difficult situation with parking and traffic enforcement along Marcey Road. He will be continuing this discussion with DRCA (and affected tennis associations) later this fall.

The County staff's proposal included Marcey Park as well as three other locations in the County for restriping for joint tennis and pickleball use. DRCA expressed concern that this proposal had not been preceded by notice to DRCA and opportunity to comment on it, particularly since the recent redesign of the Marcey Park tennis courts had previously considered and rejected joint pickleball striping. While the Arlington County Tennis Association and the Glebe Ladies Tennis Club opposed the restriping, DRCA made clear it took no position on tennis vs. pickleball use at Marcey Park. Rather, it expressed concern that in selecting Marcey Park as one of these four locations, the County had failed to consider the impact of extensive additional pickleball use on the already inadequate parking facilities at Marcey Park. Following the pandemic, expanded use of Marcey Park and Potomac Overlook Regional Park for tennis, basketball, picnics, and hiking, has already led to overflow parking and traffic obstructions along Marcey Road (particularly during pool season).

The County Manager appreciated DRCA's points that staff's selection criteria (which included adequate parking, availability for nighttime play,

and permanent restroom facilities) had failed to consider either the foregoing parking and traffic challenge or the closing of Potomac Overlook's restroom facilities at night. In early August, however, after considering these points, he concluded that readjusting the approach at Marcey Park would delay progress and be unfair to the process taking place at the other locations. He asked DRCA (and the tennis groups) to give this a chance and allow the County to see how well this works out. The two courts will be available for pickleball use after acoustic fencing is installed.

## **COUNTY CONSIDERING DEER MANAGEMENT PROGRAM**

***John Seggerman***

In recent years, Donaldson Run residents have expressed interest in the County's efforts to understand deer overpopulation and assess whether a management program is warranted.

Two years ago, the County performed a Deer Population Density Report, which was based on a drone survey of deer. This report showed an unsustainable population of deer in several locations in the County, including Donaldson Run. Following that report, the County planned a deer assessment to determine if a management plan was warranted. At that time, DRCA President Bill Richardson and I weighed in with a letter to the County Board urging development of a program.

After a delay, the County's efforts have been revitalized this year. A consultant, White Buffalo, Inc., has recently published a "browse assessment," which, among other things, found that its survey of deer browsing does "not bode well for the future forest health of Arlington's parks," and "Without active deer management, ecological health of Arlington County's natural areas will likely continue to degrade." The assessment also benchmarked what other nearby jurisdictions are doing to manage deer. The County has held a public engagement process to receive input from the public. DRCA President Bill Richardson and I attended one such online session with County staff and local stakeholders.

Currently, County staff are reviewing the public input before they put together a report with additional information/recommendations. In the winter there will be additional meetings to let the public know where the County is before a course of action is decided upon. At that time, there will be an opportunity for additional comment based on what is expected to be a very detailed report.

## **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 Svihart (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-  
6000

### **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

## **DRCA DUES SALE!**

### ***Kathy Rehill***

Every September DRCA runs a membership dues sale. Being a member is voluntary but paying dues allows you to vote on civic association business and supports the printing of this newsletter, the hosting of the DRCA.org website and our ice cream socials. Pay your dues this month and you'll be in good standing for the remainder of 2023 and all of 2024. Check the mailing label on this newsletter to see if your dues are current. If you receive the newsletter electronically, email [treasurer@drca.org](mailto:treasurer@drca.org) for an update on your dues status. Renew your dues by sending a check payable to DRCA along with the form on page 7 to Kathy Rehill, DRCA Treasurer, 2701 N Wakefield St, Arlington, VA 22207. You can also pay via PayPal to @DonaldsonRunCivAssoc. Thanks for supporting this all-volunteer organization!

**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: \$15 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

**HIRE A NEIGHBOR**

Calling all neighborhood teens! Do you babysit? Mow lawns? Shovel snow? 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**

Ana Maria Corson, 15 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, 7<sup>th</sup> grade, text 571-259-9864  
Experienced in caring for cats with special needs.

**Dog Walking/Pet Sitting**

Happy Hounds Dog Walking, Hamm MS 8th grade group, happyhoundarl@gmail.com

Leila Mann, YHS senior, pet sitting and dog walking, 571-232-4655 or email: leila.n.mann@gmail.com

Ana Maria Corson, 15 y.o., 571-329-3011, ana.maria.corson@gmail.com

Maggie Buchko, 7<sup>th</sup> grade, 484-803-3189 or maggiesdogwalkingbusiness@gmail.com

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, October 4 at 7:30 p.m.  
A social half hour will begin at 7 p.m.**

**Agenda:**

Langston Boulevard Area Plan discussion with  
Arlingtonians for Our Sustainable Future  
and the Langston Boulevard Alliance.

**Taylor Elementary School**