



THE NEWSLETTER OF THE DONALDSON RUN CIVIC ASSOCIATION

[www.drca.org](http://www.drca.org)

Summer 2022

PRESIDENT'S LETTER

Bill Richardson  
[Bill@drca.org](mailto:Bill@drca.org)

Please stop by and say hello at our upcoming Labor Day weekend ice cream social on Saturday, September 3. We hope to see you at the Taylor School playground, from 11 a.m. to 2 p.m. We have also invited County Board members to drop by in hopes of giving you a chance to speak with them about any questions you may have. And we'd like to hear more from you about how we can better serve the DRCA community.

On that note, I again encourage you to take the time to complete the survey we have made available to members, so we can get your take on a variety of topics affecting the DRCA neighborhood. This will help us inform the County of your overall priorities and concerns, and serves as an important update to the similar survey we conducted over 20 years ago, which formed the basis for our 2000 Neighborhood Conservation (NC) Plan. See the article on page 3 of this newsletter about the County's recently revamped (and renamed) NC program.

Lots is going on in the County affecting our neighborhood, and I invite you to read the articles in this newsletter addressing these issues. One is the completion of the stream restoration project for Tributary B of Donaldson Run. Please be sure to take a stroll through Trib A and Trib B to see the results, beginning or ending (depending on where you

IN THIS ISSUE

President's Letter	Pages	1, 2
DRCA Membership Meeting		1, 8
Larry Finch Plaque		2
Potomac Overlook's Party Space		2
DRCA Ice Cream Social		1, 7, 8
Neighborhoods Program Survey		3
Arlington Neighborhood Prog Update		3
Member Views on Missing Middle		3, 4
Missing Middle Draft Review		4, 5
Trib B Restoration Update		5
Help Around the House		6
Membership Application		7
Hire a Neighbor		7

start) at the swamp white oak dedicated to late DRCA board member Larry Finch adjacent to Military Road in Zachary Taylor Park.

Another is the County Board's consideration of the draft framework released by County staff in April concerning proposed amendments of the Zoning Ordinance to provide for "missing middle" housing. DRCA and other civic associations have been actively engaged with the County Board in providing input on this proposal, which is now scheduled for Board consideration at the end of this year. See the articles on pages 3 and 4, including a summary of the 169 responses we have received from you on our survey of issues related to the proposal.

(continued on page 2)

Join the Donaldson Run Civic Association  
at Taylor Elementary School for an **Ice Cream Social**  
Saturday, September 3 from 11 am – 2 pm

# PRESIDENT'S LETTER

(continued from page 1)

We have also reached out to staff to renew our prior request for a site visit to discuss the design for the pilot program traffic circle at Military Road and Nelly Custis Drive, and your concerns about that proposal to address traffic and pedestrian and bicycle access to that area. We have not yet heard back from staff, and plan to follow up with them again. We expect a decision from the County shortly as to whether to make this traffic circle permanent. Again, we encourage you to share your views with County staff at: <https://www.arlingtonva.us/Government/Projects/Project-Types/Transportation-Projects/Military-Road-Safety-Improvements>.

Please drop by and say hello on September 3!



*On June 18, this plaque honoring the late Larry Finch was dedicated. For many years, Larry was DRCA's "go to" person for all issues related to our parks, and his impact can be seen throughout the neighborhood. A number of Larry's family members, neighbors, and friends attended the dedication. The plaque is located near the Military Road entrance to Zachary Taylor Park.*

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	Deirdre Dessingue	525-1351
Secretary	Charlie Henkin	294-4002
Treasurer	Kathy Rehill	403-1064
Director	Susan Cunningham	527-7705
Director	John Fisher	623-1111
Director	Amanda Weaver	202-365-3292
Director	Anne Wilson	525-0322
Editor	Mary Heston Cooper	407-8045

## POTOMAC OVERLOOK PARK PARTY SPACE

Potomac Overlook has covered shelter space for rent that can accommodate up to a maximum of 50 people. Features include picnic tables, a bench circle, and convenient restrooms adjacent to the space. If your event is outside the scope of a simple picnic (food, beverage and guests), a Special Use Permit and \$25 non-refundable processing fee are required along with your reservation. Register here:

<https://anc.apm.activecommunities.com/novaparks/reservation/landing?locale=en-US>

# DRCA WANTS YOUR OPINION

Amanda Weaver

Many thanks to neighbors for participating in the Donaldson Run Civic Association's Missing Middle survey. Want to be heard on many other issues that affect our neighborhood? As previously announced, DRCA is updating the Neighborhoods Program Survey. Now is your opportunity to share your opinion on land use and development, safety and transportation issues, commercial development, and our parks and recreation. Your assistance in updating the results of this survey to reflect current priorities and concerns is greatly appreciated.

The survey is expected to take approximately 20 minutes to complete. Only one survey should be submitted per household. The survey can be accessed using this link <https://www.surveymonkey.com/r/FJ2M7RP> or the QR code below. If you would prefer to complete and return a paper copy of the survey, email [Amanda@drca.org](mailto:Amanda@drca.org).



## UPDATE ON ARLINGTON NEIGHBORHOOD PROGRAM (ANP)

John Seggerman

In May 2019, the County began a review of the Neighborhood Conservation (NC) program, now known as the Arlington Neighborhoods Program

(ANP). This review was directed by the County Board as part of the FY 2019-28 Capital Improvement Plan (CIP). It covered several areas, such as evaluating how well the program is meeting its core mission, opportunities for improvement, the potential role of innovation and the program's civic engagement components. The review was completed last year and a detailed report was presented to the County Manager, who accepted it. The report included the following four recommendations to improve the program (as well as the name change):

1. Integrate ANP project evaluation into the County's overall vision for infrastructure;
2. Expand financial resources for the program, including partnering with non-County resources;
3. Better leverage ANP representatives' talent and experience, while expanding community outreach; and
4. Simplify the program's participation requirements and increase the relevance of the work done.

Donaldson Run currently has two sidewalk projects on ANP's County-wide project list. Our first priority project is a sidewalk on 23rd Street between the entrance to Stratford Park and Hamm Middle School. Our second priority sidewalk project falls on the curved section of 26th Street down the hill from Marymount University. Projects are funded by the County once they have accumulated enough points through a complex formula with set criteria. Donaldson Run's 23rd Street project is ranked 17th out of 28 County-wide first priority projects in terms of points accumulated. We look forward to our projects' receiving continued appropriate consideration by the newly enhanced and renamed ANP.

## SURVEY SHOWS DRCA MEMBER VIEWS ABOUT "MISSING MIDDLE" PROPOSAL

Bill Richardson

In July, DRCA put together a survey to assess members' views about the draft framework released by County staff concerning proposed changes to the Zoning Ordinance, designed to permit development of multi-family homes (from duplex up to 8-plex) on lots currently zoned only for single-family homes. Many thanks to DRCA board member Amanda Weaver for putting this

(continued on page 4)

# DRCA VIEWS ON MISSING MIDDLE

(continued from page 3)

survey together, distributing it to you, and compiling the results, which are available on our website at [www.drca.org](http://www.drca.org).

Thanks as well to the 169 of our members who responded to this survey, which we have distributed to the County Board members to inform their views as they consider the various issues raised by this proposal. Here are some of the highlights of the survey, which also includes additional individual comments that should be of interest:

- 51% did not believe that the missing middle is a problem the County should try to address.
- Of those who would consider some form of zoning change in their neighborhood under certain conditions, a large majority would approve townhouses (78%) or duplexes (77%). But only 32% would approve triplexes; only 22%, quadplexes; and only 13%, 8-plexes.
- Only 20% favored an across-the-county approach. Most favored a more tailored one. Specific responses on this issue varied, but many would confine the approach to transit-oriented areas, and some pointed to the need for more of a case-by-case approach.
- The highest ranked concerns expressed about the proposal were about parking (83%), profiteering by developers (81%), loss of mature trees (79%), lot coverage (74%), loss of green space (73%), traffic (also 73%), stormwater runoff (70%), height (69%), and crowded schools (66%).

## COUNTY BOARD CONTINUES TO REVIEW STAFF'S DRAFT FRAMEWORK ON "MISSING MIDDLE"

*Bill Richardson*

As noted in our last newsletter and discussed at our June 8 membership meeting, the County Board is now reviewing a "draft framework" prepared by staff for considering changes to the County's Zoning Ordinance affecting residential districts. This draft would permit construction of multifamily homes (from duplex up to "8-plex") in residential districts currently zoned to permit only single-family homes – such as those comprising almost all of the DRCA neighborhood. Currently,

Arlington has 64,000 multifamily homes, and only 29,000 single-family detached homes.

Of the general opinion comments received on the County's feedback form as of the end of June, 751 were negative and 295 were positive. Of those received in comment form, 162 were negative and 67 were positive. Of e-mails and letters received, the tally was reversed: only 65 were negative and 154 were positive. Of those feedback participants living in single-family detached homes, 78% supported excluding housing types; conversely, of those living in apartments, condos, and townhomes, 70% opposed excluding housing types. Similarly, 75% of those who are homeowners supported such exclusions, while 77% of renters opposed them.

The County Board's current goal is to continue to obtain more feedback from residents and others, so that they are in a position to propose some specific changes to the Zoning Ordinance at their November meeting, and vote on whether to adopt them at their December meeting. At the work session they held with staff in July, County Board members noted both the complexity of this proposal and the polarization of the community about them. Among the issues they are currently exploring are whether to limit the changes permitted to 4-plexes, to permit only smaller multifamily projects in zoning districts with smaller sized lots, to permit larger multifamily buildings only with special approval (to allow for more careful consideration of the specific situation), to make further allowance for parking needs, and to include design requirements (e.g., building orientation or location of parking/garages). Another important issue is the potential reduction of tree canopy requirements after 20 years -- from 20% of the lot in single-family districts to as little as 10% in districts zoned to permit multifamily construction.

As described in the survey of DRCA member views summarized elsewhere in this newsletter, 51% of DRCA members oppose the current proposal, and others have a range of concerns about it. In its letters to and meetings with the County Board, DRCA has stressed in particular the need to reform lot coverage (or "footprint") limits before applying those limits to any missing middle changes. The concerns here are that larger residential construction projects (whether now single-family or in the future multifamily) will continue to lead to irreparable loss of mature trees, even more serious stormwater management problems, and substantial impacts on neighbors living in much smaller adjacent homes.

(continued on page 5)

# MISSING MIDDLE DRAFT

(continued from page 4)

DRCA has been actively engaged with a group of 15 civic associations that have been and will continue to be meeting regularly with County Board members to explore these issues, as well as the reliability of estimates of the number of multifamily projects and the sales prices expected from permitting multifamily development in single-family districts. We will keep you posted on further developments, by newsletter and by e-mail, so please make sure to provide us with your e-mail address. We expect the next step will be the staff's publication of language for specific changes to the Zoning Ordinance, designed to reflect the results of further thinking on these issues.

## TRIBUTARY B PROJECT UPDATE

*Aileen Winquist*

Thank you to the neighbors and trail users who were so patient with the inconveniences of construction of the Tributary B stream project! The construction is complete, and the re-shaped stream banks and stone structures are very stable despite the thunderstorms experienced already this summer. The County is very pleased with the quality of the construction and anticipates the project will meet multiple goals, including increased resiliency to the more intense storms resulting from climate change, decreased erosion, and protection of the critical water main that runs parallel to the channel. This does not mean no erosion will occur in the channel in the future, but that future erosion should not affect the overall stability of the stream or compromise utilities.

Phased planting will continue to occur over the next five years. In fall or early spring next year, 200



*The picture above shows the new channel with step pools to manage and direct the energy of the flow.*

live stakes (cuttings that will grow into trees) and more than 1600 native perennials, including sensitive fern, Christmas fern, soft rush and rough goldenrod, will be planted. These plantings are in addition to the more than 600 native trees and shrubs and approximately 700 native perennials planted in May and June. Thanks to the frequent rains and watering provided weekly by the contractor, almost all of the spring plantings are doing well. However, plants that do not survive will be replaced under the County's five-year warranty. Next year, many species in the seed mix and many species that existed on the site and still have seed in the soil (both native and non-native) also will start to grow.

The contractor will be conducting regular maintenance of the planted area. This includes weekly watering during the first year, and invasive plant management, structural pruning (to give the trees and shrubs the strongest structure for their trunks and branches), plant replacement under the warranty, and deer protection maintenance for five years. This ongoing long-term maintenance partnership with the contractor allows the County to adaptively manage the planted area, for example adding deer protection, as the need arises. For the next year, the County will be retaining selective stretches of orange safety fence to allow new plantings to flourish.

The new stream channel and structures, storm pipes and trail have a one-year warranty. The stone dust trail surface is vulnerable to wash out until it becomes more compacted, and the trail has required some repair due to recent thunderstorms. As the trail compacts, the County expects maintenance needs to decrease. In the future, it is expected that the trail will flood during very large storm events, such as the July 2019 storm. The trail is designed to be resilient to such events; however, some trail repair may be required. Long-term maintenance for the park including the trail and the under-trail pipes is the responsibility of the County's parks department. The County's watershed and park staff will work together to manage the stream itself into the future.

The Parks department will be improving the trail north of Vermont Street later in August. They are doing some tree trimming work in preparation for the trail work (including cutting some dead trees to snags) and will be removing some bamboo near the stream as well.

More information about this project is available on the project web site:

<https://www.arlingtonva.us/Government/Projects/Project-Types/Environment-Projects/Donaldson-Run-Stream-Restoration-Tributary-B>. If you have any questions about this project, please contact Aileen Winquist at [awinquist@arlingtonva.us](mailto:awinquist@arlingtonva.us)

# 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 or  
Cameron@CameronjonesIT.com, recommended by  
Rick DeVore, (703) 528-3484

## **Gutter Installation or Cleaning and Repair**

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

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

## **Handyman Services**

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

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

## **Housecleaning**

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

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

Andrew Preziosi, (703) 525-6170, recommended by  
Leslie Curley, (703) 243-9459

## **Painting and/or Wallpapering**

Jim Gullickson, (202) 549-7528, recommended by  
several neighbors including Carol and Joe  
Macmanus, (703)-243-6736, and Susan Dubas, (703)  
732-3351

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

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

## **Pet/Dog Sitting**

Dog Gone Tired, (703) 625-9746,  
DOGGONETIRED@zoho.com, recommended by  
Cathie Roberts, (703) 527-8353

## **Plumber**

Rene Aguirre, R Plumber, & (703) 928-7082 or  
reneplumber@gmail.com, recommended by Susan  
Dubas, (703) 732-3351

## **Roof and Exterior Cleaning/Power Washing**

Wash USA, Luke DeAtley, (703) 768-WASH (9274)  
or www.washusava.com, recommended by Susan  
Dubas, (703) 732-3351

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: \$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

## HIRE A NEIGHBOR

Calling all neighborhood teens! Do you babysit? Shovel snow? Walk dogs? 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

Ella Paris, 14 y.o., 571-317-4962

Mackenzie Rau, 14 y.o., 703-655-5718,  
Mackenzie.rau21@gmail.com

## DRCA ICE CREAM SOCIAL WITH DRCA BOARD MEMBERS IS SEPT 3

DRCA is hosting an ice cream social on the playground at Taylor Elementary School from 11 a.m. to 2 p.m. on Saturday, September 3rd. Meet new neighbors, catch up with old friends, and learn more about the issues that impact your neighborhood. We will be giving away free ice cream and have invited County board members. DRCA board members will be at the social to hear what neighborhood issues are important to you. We're especially interested in opinions on the Missing Middle issue. We hope to see you there!

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

PRSRT STD  
U.S. Postage PAID  
MERRIFIELD, VA  
Permit No. 2863

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

Donaldson Run Civic Association is hosting an

*Ice Cream Social*

Saturday, September 3 from 11 a.m. to 2 p.m.

Meet with DRCA Board Members and  
County Board Members

Enjoy Neighbors and Ice Cream!

Taylor Elementary School Playground