

# The Current



THE NEWSLETTER OF THE DONALDSON RUN CIVIC ASSOCIATION

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

Winter 2023

## PRESIDENT'S LETTER

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

We are delighted to have **Arlington County Board Chairman Christian Dorsey** as our principal speaker at the next DRCA membership meeting on **March 1**, which will be held as usual at **Taylor Elementary School, at 7:30 p.m.**, with a social half-hour beginning at 7:00. We hope you can make a special effort to attend to alert Christian to the issues of particular interest to the DRCA neighborhood. Staff from the **Northern Virginia Conservation Trust** also have asked to make a brief presentation about their conservation easement program, featured most recently on one of the properties in our neighborhood.

We will be devoting a portion of Christian's time to your questions about the "missing middle" proposal advanced in January for a Board vote at its March meeting. This proposal would eliminate the requirement for single-family homes in the so-called "R" districts (e.g., R-5, R-6, R-8, and R-10) throughout most of the County. There are very strong views on both sides of this question, and there are a multiplicity of options on the table, which Charlie Henkin has summarized in an article on page 4 of this newsletter. Among the issues addressed by these options are:

- whether to permit up to six units in a multifamily development,
- how to handle parking obligations for multifamily developers,

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- whether and how to encourage multifamily development closer to Metro or other transit routes,
- whether and at what level to "cap" the total number of multifamily developments in any given year and whether to sunset that cap,
- how to address concerns about tree canopy and lot coverage on such developments,
- whether to require minimum area or maximum floor space for them,
- whether to couple such developments with accessory dwelling unit options, and

(continued on page 2)

The next Donaldson Run Civic Association meeting is at  
Taylor Elementary School  
Wednesday, March 1 at 7:30 p.m.

# PRESIDENT'S LETTER

(continued from page 1)

- what, if any, design criteria are appropriate for them.

We will also make time so that you may ask Christian about any other issues of interest, including the upcoming budget, Plan Langston Boulevard, the Nelly Custis-Military Road traffic circle, other traffic issues, plans for the mulch pile site, enforcement of the Chesapeake Bay Preservation Act, Gulf Branch Nature Center, airplane noise (see the article in this newsletter), and the Donaldson Run stream restoration project.

Finally, I was glad to have the chance to meet some of you on our trips around the neighborhood in the last couple of months distributing our **Neighborhood Conservation survey**, prepared by DRCA Board Member Amanda Weaver. We urge you to complete that survey online or return the completed form to any of the DRCA board members listed on the survey (or to me at 2674 Marcey Road). It will help us update our Neighborhood Conservation Plan from 2000 to ensure that we can be better informed in telling the County what improvements we would like to see in our area.

I look forward to seeing you on March 1.

## WHY PAY DRCA DUES?

*Kathy Rehill*

The Donaldson Run Civic Association (DRCA) is a volunteer run organization that uses dues to produce and to mail our newsletter to every home in the Donaldson Run neighborhood, pay for the costs associated with owning a website and email distribution system, and maintain or replace the kiosks where we post newsletters and the signs that announce the Donaldson Run neighborhood.

Dues may be paid by check or via PayPal, (@DonaldsonRunCivAssoc). While dues are not mandatory, they enable DRCA to distribute neighborhood information. Paying your annual dues means you are a member in good standing and can vote on DRCA business. If you'd like to check on your membership, send an email to [treasurer@drca.org](mailto:treasurer@drca.org) and I will reply with your dues status.

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     |

## SAVE THE DATE: SATURDAY, MAY 13 WILL BE DRCA SOCIAL AT TAYLOR ELEMENTARY SCHOOL

Following the great success of our First Annual Ice Cream Social last September, the DRCA will be hosting a Spring social event at Taylor Elementary on Saturday, May 13 from 11 a.m. to 2 p.m. Details will be announced in the coming weeks so please be on the lookout in the io group email, our Facebook page, and on Nextdoor for what we hope will be another enjoyable community get-together.

# NEIGHBORHOODS PROGRAM SURVEY UPDATE

Amanda Weaver

Over the last several months, the Donaldson Run Civic Association has been conducting a Neighborhoods Program Survey to solicit input on those items of importance to our membership. The survey has been distributed electronically and DRCA Board members engaged in a door-to-door solicitation to encourage participation. To date, 215 responses have been returned. This neighborhood survey is used to advocate for funding and benefits with Arlington County.

Results of the 1999 survey proved useful and persuasive, resulting in neighborhood funding for pedestrian safety, streetlights, and other enhancements. Additionally, the Board will utilize the results of this survey to identify and prioritize those items of importance to our membership. If you haven't yet responded to the survey, please consider doing so as soon as possible. This is your opportunity to share your opinion on land use and development, safety and transportation issues, commercial development and our parks and recreation.

Only one survey should be submitted per household. The survey can be accessed using the link or QR code below. If you would prefer to return your paper copy or have any questions, please contact [Amanda@drca.org](mailto:Amanda@drca.org).

<https://www.surveymonkey.com/r/FJ2M7RP>



# DCA AIRPLANE NOISE RECOMMENDATION BROUGHT TO KEY METROPOLITAN WASHINGTON AIRPORT AUTHORITY (WMAA)

Charlie Henkin

As anticipated in previous newsletters (see page 4 of February 2022 newsletter for last newsletter report at [www.drca.org](http://www.drca.org) or email [Mary@drca.org](mailto:Mary@drca.org) for more information on this and previous newsletter reports), the proposal for a revised profile on flights approaching from the north into Reagan National Airport was on the January 26 Metropolitan Washington Airport Authority (MWAA) agenda. The revised profile would reduce noise over DRCA neighborhoods by positioning flights over the center of the Potomac River, i.e. further from our land area, as well as at higher altitudes.

This is the first time this recommendation for the northern approach noise issue was brought to the MWAA. The flight profile was developed by a consultant study in 2021, but further action was delayed by Covid-19. MWAA consideration was in turn delayed by myriad airline industry issues in 2021 and 2022.

Feedback from a participant in the WMAA meeting was as follows:

The Federal Aviation Administration (FAA) has indicated that it will sign off on the recommended profile, but is waiting for final approval from the MWAA (which MWAA says is in process at this writing). Once that approval is received, the FAA will begin to conduct the mandatory environmental review. There is no timeline for finishing this review, but our representatives will keep pushing them to get it done.

In sum, progress, but the timelines for implementation of the new flight profile remain unclear.

**THANK YOU TO  
ANDY'S LAWN AND LANDSCAPE  
FOR THEIR CARE OF THE  
LANDSCAPING AROUND OUR  
NEIGHBORHOOD SIGNS.**

# REVISED MISSING MIDDLE HOUSING/ EXPANDED HOUSING OPTIONS UP FOR VOTE

Charlie Henkin

As we have noted in previous DRCA newsletters, Arlington County is proposing to change all single family zoning to multi-family zoning at their March 2023 board meeting. This policy change has been referred to as “missing middle,” but the County’s proposal is now being referred to as Expanded Housing Options (EHOs). Arlington County’s website and local media have covered this debate extensively so the intent of this article is to summarize the EHO options for changes to the Zoning Ordinance and General Land Use Plan (GLUP) that are officially on the table for Board consideration between now and mid March 2023. The intent of the EHO policy is to increase allowable density in “single family” neighborhoods by allowing different types of housing: single family, duplexes, townhouses and 4-, 5-, and 6-plexes. Some zoning amendments in the staff paper were removed and some changed, and the remaining options are now advertised for further Board and community review prior to a March 21 final Board vote. See <https://www.arlingtonva.us/Government/Programs/Housing/Housing-Arlington/Tools/Missing-Middle> for more information. A summary of the final January 25 options that the Board voted to advertise is as follows:

## **6-Plexes are the New Maximum**

The Board approved a Matt de Ferranti motion to remove 7- and 8-plexes from the mix of options under consideration. This motion elicited strong criticism from Katie Cristol and Christian Dorsey. De Ferranti said that 7- and 8-plexes will mostly be one and two bedrooms units, and these should be focused in the transportation corridors, not county wide and 7- and 8-plexes don’t create the three bedroom housing that is lacking. Libby Garvey also urged dropping these larger units since they engender particularly heated reactions from the proposal opponents, won’t be approved regardless, and detract from meaningful consideration of 5- and 6-plex EHO units.

## **New Option to Allow Max Density Units (5-6 units) Close to Transit**

The Board also approved, for further consideration, a De Ferranti proposal of a new option 2E that would incentivize transit adjacent construction. It would reduce parking requirements (0.5 parking places per unit versus 1.0 places) for 5- or 6-unit dwellings if they are

within a half mile of metro or quarter mile of the premium transit network (currently Columbia Pike and Crystal City). The rest of his amendment incorporates elements of other options in item 2 of the county staff paper, also promoting location of 5- and 6-unit buildings closer to transit or putting them only on very large lots if they are not near transit.

## **Possibly More Trees?**

The board approved a Garvey amendment that owners provide a “range” of up to four shade trees for 2- to 4-unit complexes and up to eight trees for 5-8 units.

## **Trees, Part II**

The Board struck line 276 of the proposed code, which was an option for more restrictive tree canopy. This aligns with the amendment above.

## **Expanded Caps on Number of New EHOs Allowed Each Year and 5-Year Sunset for Caps**

Since the initial study projected only 19 to 21 EHO developments per year, there has been discussion of putting a cap on the number permitted each year. The Board approved two amendments, with the upshot being an option for a sunset clause for caps, if caps are approved, and that the sunset period would last five years. The second part of the amendment would expand the caps from 42 to 58 new EHO permits per year. The legal counsel advised that the cap could be reduced by the Board in enacting the proposal, but not increased.

## **Opening the Door to Even Larger Parcel EHO Development**

Option 3B was removed. Had it been retained, the option would have required all EHO redevelopment of sites greater than one acre to go through a special exception process which requires a Board vote and neighborhood comments.

## **Lot Coverage**

The Board originally had proposed to limit footprints of EHO development to those now permitted for single-family homes. However, it approved further consideration on Option 4B, the effect of which would be to reallocate an additional five percent for EHO footprints (beyond those permitted for single-family homes), instead of allowing that increase in footprint only for developments with rear-detached garages.

## **Removing Caps on Gross Floor Area**

The Board voted to remove an option (11C) to limit maximum gross floor area for new EHO units; for example, the staff had proposed a cap of 2,400 square feet floor area on each of two duplexes, and

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# MM/EHO VOTE AT MARCH 21 MEETING

(continued from page 4)

a maximum of 8,000 square feet for the largest EHO unit. This was an effort to dial back on incentivizing the construction of luxury duplex units that would be out of many homebuyers' purchase points. The Planning Commission had recommended removing these caps as they thought these would incentivize single-family home construction versus EHO.

## Geographic Distribution of Caps

The Legal Counsel told the Board that they could apply a cap with different geographic distribution but that differentiation could not be made WITHIN zones. The Board could, conversely, do a distribution "according to a defensible methodology that is permissible" in Dorsey's words. Thus it appears, for example, that any cap for an R-6 in one area would have to apply to R-6s in other areas.

## Summations

Summary statements are worth watching. They touch on elements of the "social contract," changes to overall county planning parameters, claims of opening the housing market after a history of exclusionary actions, and references to extensive community inputs. They begin with Mr. de Ferranti at 2:31 in the recording of the January 25 County Board carryover meeting which you can find by searching for "Arlington County YouTube channel" and once there, search for "County Board Meetings."

**Next steps:** EHO/MM will be discussed at our next DRCA meeting with County Board Chair Christian Dorsey and there is extensive information on the Arlington County website, as well as several advocacy groups that are for and against this controversial proposal. ArlNow and the Sun Gazette have covered the issue extensively. The County board is receiving more public input between now and when it makes a final vote. If you have questions about these various options, email MM@DRCA.org.

## LORCOM LANE SAFETY PROJECT

*Zuhra Malik*

As the Project Manager for the Lorcom Lane Safety Project, I want to thank everyone who came out to the Public Engagement Open House on November 29th and completed the online feedback form. I

appreciate your time and your feedback is valuable!

To make the roadway safer for all, the project would provide improvements on Lorcom Lane between N. Quebec Street and Nelly Custis Drive. These improvements include constructing a sidewalk along the existing Pilot Safety Project, adding curb extensions at the intersections, and widening existing sidewalks. We're also examining the intersections at N. Quebec Street and Nelly Custis Drive; the intersection of Lorcom Lane and Nelly Custis Drive meets the warrants for a traffic signal.

At the open house, we heard from you about pedestrian and cyclist safety. Right now, my team and I are going through your comments and thoughts to help us develop a conceptual plan. We anticipate the next public outreach in late summer. To stay up-to-date on the project, visit the project's website: [tinyurl.com/2j4km7fc](http://tinyurl.com/2j4km7fc). You can also search for "Lorcom Lane Safety Project" at [www.arlingtonva.us](http://www.arlingtonva.us).

Please feel free to contact me at 703-228-5167 or [zmalik@arlingtonva.us](mailto:zmalik@arlingtonva.us) if you have any questions about the project.

## HOLIDAY LIGHTS CONTEST WINNERS

*Amanda Weaver*

In December, DRCA hosted the third annual Holiday Decorating Contest. As you undoubtedly noticed while driving and walking in the neighborhood, our residents exhibited their holiday spirit with some creative, festive displays. A three-person DRCA team had a difficult job in judging the neighborhood's inspired candidates in seven categories plus Judges' Choice. Our congratulations to the winners listed below and thanks to everyone for brightening our neighborhood! We are already looking forward to next year, so get your lights, wreaths and inflatables ready as it's never too early to start planning!

Best Lights - 4141 N. 26th Road  
Best Inflatable Display - 2611 N. Upland Street  
Best Doorway - 2527 N. Upland Street  
Best "Griswold" - 2541 N. Vermont Street  
Best Traditional - 3134 N. Thomas Street  
Best Block/Cul de sac/Intersection or Street - N. Utah Street cul de sac by trailhead  
Best Tree - 2251 N. Vernon Street  
Judges' Choice - 4112 N. 26th Road

# 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 Rose Bannigan, (703) 524-6722 and several other neighbors

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

Auguste Remy, The Gutterworks Company (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**

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, also painting and  
landscaping / yardwork, 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  
Zlática 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

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

## **Painting and/or Wallpapering**

Jim Gullickson, (202) 549-7528, recommended by  
Mary and Mark Connelly, (703) 527-6382 and  
several other neighbors

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

## **Pet/Dog Sitting**

Leila Mann, (571) 232-4655,  
Leila.n.mann@gmail.com, recommended by  
Chuchi Arevalo, (703) 371-3155

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

## **Tommy's Little Pet Service**

Website: www.tommyslittlepetservice.com, (202)-  
714-2819, recommended by Nan Helm, (703) 203-  
2894

## **Roof and Exterior Cleaning**

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

## **Window Cleaning**

Old Dominion Cleaning Co. (ask for Teri for easy  
to do estimate) (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 or if you prefer to pay electronically, pay via PayPal @DonaldsonRunCivAssoc

## 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

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

### Dog Walking/Sitting

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 maggiedogwalkingbusiness@gmail.com

### Cat Sitting

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

## STAYING IN TOUCH

*Kathy Rehill*

Did you miss information about Donaldson Run Civic Association's First Annual Labor Day Ice Cream Social? Do you want to keep abreast of issues affecting our neighborhood in between the quarterly newsletters?

To stay in touch with the civic association in between mailings, subscribe to the DRCA email distribution. It is the best way to stay up-to-date on what is going on in the neighborhood.

To be added to the list, please send an email with your name and street address to: drca-group+subscribe@groups.io.

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, March 1 at 7:30 p.m.  
A social half hour will begin at 7 p.m.

Agenda:

Arlington County Board Chair Christian Dorsey  
&  
Northern Virginia Conservation Trust Presentation

Taylor Elementary School