

The Village glencarlyn View

Newsletter of the Glencarlyn Civic Association since October 1952

September 2022

“Missing Middle” Housing Proposal—Where We Are Now Take the Neighborhood Survey NOW



Arlington residents on both sides of the issue pack the County Board Room for a hearing on the Missing Middle housing situation.

*Photo Credit:
Gerald Martineau*

On July 12 the County Board met for a workshop to hear community feedback and to direct staff to begin writing zoning changes. Despite the fact that a large majority of Arlington residents are opposed to the proposed Missing Middle Housing changes, allowing multi-unit housing in all residential neighborhoods in Arlington, the Board directed staff to move ahead. They left all possibilities on the table, including up to 8-unit buildings in all neighborhoods.

A coalition of 15 civic association presidents have met several times with all of the board members. We have asked serious and important questions, for which we have received few answers. We dispute the analysis on which they are basing their conclusions. We have expressed real concerns about the plan as proposed and have made some sensible and reasonable suggestions such as a trial period or test area. We have suggested caps on the number of units in each neighborhood. We feel we are being ignored. The Board appears determined to move forward with this widespread and dramatic rezoning.

Special Community Meeting on Missing Middle with Board Member DeFerranti Thursday September 15 at 7:00 PM at Carlin Hall

As we continue the discussion about the Missing Middle Proposal, eliminating single family neighborhoods in all of Arlington County, Board member Matt DeFerranti has

As we continue our efforts, we are working to gather accurate information about the opinions of our community members. **You can help by completing a short neighborhood survey.** Use the QR code here to go to the survey:



Please read the enclosed information fact sheet provided before answering questions or online by clicking [here](#).

If you have additional questions, please reach out to Julie Lee at jfblee@aol.com.

Please complete the survey NOW. <https://forms.gle/4E73YRCvGsmHs5RS7>

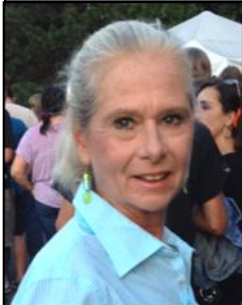
agreed to meet with us for a Special Community Meeting **Thursday Sept 15th at 7:00 pm at Carlin Hall.**

PLEASE PLAN TO ATTEND. The Board is moving quickly to make their decision.

This is our opportunity to be heard.

If you do not feel you know enough about Missing Middle, come learn more. This will affect Glencarlyn forever.

President's Corner



GCA- Off to a Busy Start This Fall

By Julie Lee, GCA President

Many meetings and activities begin our GCA year.

We start on **Monday Sept 12th at 7:30 pm at Carlin Hall** with a very exciting presentation by **neighbor and award-winning photojournalist Lloyd Wolf**. This is our first **IN-Person GCA Meeting** in over two years. There will be

visuals set up in Carlin Hall and Lloyd will present a beautiful and informative slide presentation on the **Columbia Pike Documentary Project**.

On **Thursday Sept 15th at 7:00pm at Carlin Hall** we have a **Special Neighborhood Meeting with Board Member Matt DeFerranti to discuss Missing Middle**. Matt has agreed to meet with us to hear our questions and concerns, and share his vision of how this dramatic change to Arlington zoning will look. **PLAN TO ATTEND.**

Please COMPLETE THE IMPORTANT MISSING MIDDLE NEIGHBORHOOD SURVEY NOW.

We meet at **Carlin Hall** for our **Fall Family Picnic and Cook-Out. Saturday Sept 17th**. Bring something to put on the grill and a side to share. Or bring a picnic supper, whichever you prefer. Catch up with your neighbors and exchange stories about your summer. There will be activities for the kids. And hopefully ice cream! There will be a sign-up to help coming out in the GCA Updates soon.

Upcoming GCA meeting speakers include **County Board Vice Chairman Christian Dorsey on Oct 3rd, School Board Chairman Reid Goldstein on Nov 7th** and a representative from ACPD community outreach division.

Over the next few months we will be implementing some of the ideas and suggestions that came out of the May brainstorming session. Look for the **Small Group Activities Sign-Up in your GCA Updates**. If you do not see an activity listed, let us know and we can add it to the list.

We want your ideas for new programs and activities. Most importantly, we look to you to for leadership. Be willing to take responsibility for a project that is important to you and our neighborhood.



Volunteer library garden waterers Linda and Don King doing their thing watering some of the garden's potted plants. We thank the master gardeners and the volunteers for keeping our natural oasis green during the hot summer months.

Photo Courtesy Gerald Martineau

GCA Officers

email: gcaexec@gmail.com or
president_gca@glencarlyn.org

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www.glencarlyn.org

Carlin Hall

5711 4th St. S.

Neighbor and Photojournalist Lloyd Wolf at the Sept 12 IN-PERSON GCA meeting. 7:30 pm IN CARLIN HALL

Neighbor and photojournalist Lloyd Wolf has an exciting presentation at the **Sept 12th GCA Meeting, at 7:30 pm at CARLIN HALL** on the **Columbia Pike Documentary Project**. Lloyd will speak about and present photos of his work on its current phase "The Road Ahead," which is focused on young citizens of the community. This is our first **IN PERSON MEETING** in over 2 years. There will be **visuals on display** in Carlin Hall along with the slide presentation.

Lloyd received a National Endowment for the Arts grant in 1980 to document Arlington, VA. The project was recently on exhibit in the Library of Virginia in Richmond. His other projects include "Washington's Other Monuments," documenting street shrines to victims of violence.



Status of the Former Urgent Care Site at 601 S Carlin Springs Road

By Steve Young

Work is moving forward on the former Virginia Hospital Center/ Urgent Care Site. Arlington County acquired the 11.6-acre property in 2019. The County has not yet decided what to do long-term with the site, but it determined that the existing building has too many issues to be re-purposed and must be demolished. The former hospital was physically connected to the Northern Virginia Doctors Medical Center offices, which remain open. It was necessary to "decouple" the connection between the buildings as a first phase before demolition. This required hiring a contractor to conduct partial demolition and rebuilding, plus utility work.

As of early August 2022, the "Phase 1" decoupling is almost completed and should be finished by September. Meanwhile, the County Board has approved the new Capital Improvement Plan which will provide \$7 million in funding for the demolition of the hospital building, Phase 2. An invitation for bids has been issued for that



Boarded up entryway to Urgent Care
Photo courtesy: Gerald Martineau

(Continued on page 10)

Fall Family Picnic and Potluck Set for Sept. 17

Join in the GCA Fall Family Picnic and Potluck at Carlin Hall, Saturday, Sept. 17, from 4:30 p.m. to 7:30 p.m. As we know from the Glencarlyn Days BBQ, it is great to get together, see your neighbors and share stories. Everyone is encouraged to attend.

Bring something to cook on the grill, as well as a side dish to share, or just bring a picnic supper. GCA will have the grills ready. We will provide water, lemonade, plates, cups, eating utensils and napkins. Fun family activities are planned. The association will provide a fire pit and ingredients for s'mores. We hope to have a visit from the ice cream truck. If you have outdoor games, are able to help with set-up or clean-up, or have any questions, please contact Julie Lee at jfblee@aol.com or call 808-384-4954.

GCA Small Group Sign-Ups	Upcoming Speakers at GCA Meetings Oct 3: Christian Dorsey, Arl. Cty. Board Nov. 7: APS Board Chair Reid Goldstein
<p>Interested in being part of small group activities in Glencarlyn? Book club, cards, crafts, cooking? Biking, hiking, walking, running?</p> <p>Travel, languages, wine?</p> <p>Obviously, the list is limitless.</p> <p>Look for information about the Small Group Sign-Ups in the GCA Updates, go to our website where you will find the link. Just another fun way for us to grow as a</p>	<p>We are pleased to have County Board Vice Chairman Christian Dorsey as our guest speaker at the Monday Oct 3rd GCA meeting.</p> <p>We are equally pleased to have School Board Chairman Reid Goldstein as our guest speaker at the Monday Nov. 7th GCA Meeting.</p> <p>Both meetings are at Carlin Hall at 7:30 pm</p>
Children's Events at the Glencarlyn Public Library	Arlington Central Library Events
<p>Mondays: 6 – 7 pm: Family Game Night.</p> <p>Tuesdays: 3:30 – 4:30 pm: Paper Crafts; seasonal and monthly themes.</p> <p>Wednesdays: 4 – 5:30 pm: Crazy for Cards. Parents and kids can play Uno, Crazy 8s, Old Maid, Go Fish, Solitaire, Memory and so many other relaxing card games.</p> <p>Storytimes</p> <p>Mondays @5:30 pm Storytime (All ages)</p> <p>Thursdays@ 10:30 am Storytime (0-5 ages)</p>	<p>Did you know that Arlington County Library hosts monthly "Fix Nearly Anything" events. Bring in any broken item (appliances, clothing, electronics, etc.) and the maker space volunteers will assist in the repair or advise on how to repair them. Dates are monthly, Sept 8, Oct. 13, Nov. 10th, and Dec 8. Visit arlingtonva.libcal.com/event/9244530 for more information.</p> <p>In September, Glencarlyn resident Robin Renner is displaying twenty <i>Book Nooks</i> she designed and created. (examples of two pictured below.) These book nooks are hidden throughout the Central Library. The Library is encouraging patrons to come into the library to hunt for <i>Book Nooks</i> hidden in the stacks. Patrons will have the opportunity to engage with us via social media to win prizes. Visit arlingtonva.libcal.com/event/9254591 for more information.</p>



Examples of the hidden Book Nooks created by Glencarlyn resident Robin Renner. These and 18 others will be on display at Arlington Central Library



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Arlington Neighborhoods (AN) Program Update

By Kathy Reeder, Arlington Neighborhoods Program Advisory Committee (ArNAC) Delegate

Renaming announced in June

Arlington Neighborhoods Advisory Committee (ArNAC) is the new name approved by the Neighborhood Conservation Advisory Committee (NCAC) at its June meeting. The new name aligns with the Arlington Neighborhoods Program (formerly Neighborhood Conservation Program) renaming, which was announced in June by Arlington County.

In May 2019, the County initiated a review of the Neighborhood Conservation Program—the first program review in its 58-year history—and a final report was issued in February 2021. The Neighborhood Conservation Program Review (NCPR) Final Report recommended changing the program name because the word “conservation” often evokes a negative connotation and suggests exclusivity.

In June 2021, the CPHD Neighborhood Services Division created an implementation framework to guide changes to the program using NCPR recommendations and the County’s equity objectives.

“The name change is an important first step in the program’s implementation framework,” Community Planning, Housing, and Development Director Claude Williamson said. “Arlington Neighborhoods Program is broad and inclusive—reflecting both those it serves, and the types of projects the program offers.”

Neighbors celebrate completion of 4th St. S. (S. Kensington to S. Illinois) AN street improvement project

Neighbors on the 5500 and 5600 blocks of 4th St. S. and celebrated the project’s completion with an outdoor potluck party on June 25. A number of Arlington County contributors to the project were also in attendance. Thank you to everyone who planned, contributed to, and attended the celebration. Your support throughout the project is greatly appreciated!

Replacement plants and street trees will be installed in the fall planting season. Jill Yutan, AN Program Landscape Architect, has been working with property owners over the summer to finalize their plant selections to let them know if street trees are planned for installation in the grass strip in front of their properties. For any questions on replacement plants or street trees, please contact Jill at jyutan@arlingtonva.us



For any remaining questions or concerns regarding construction, please reach out to the County’s Construction Manager, Jasneet K. Singh, at 703-228-3661 or jsingh@arlingtonva.us. If you are not able to reach Ms. Singh, please

(Continued on page 8)

Glencarlyn's Coyotes

By Sheridan Swope

Coyotes have been in Glencarlyn park for several years and in Arlington for many more. As coyotes are secretive, shy, and nocturnal, we cannot pinpoint exactly when they appeared. But now, we have regular reports.

Generally, coyotes are solitary when food is limited. The size of Glencarlyn plus nearby parks would only support a few. A young coyote was road killed near Arlington Cemetery a few years ago, indicating they are breeding here.

Coyotes are opportunistic feeders. They prefer meat but are

Based on pictures and reports, the melanistic (black) coyote has been in the park for 1-2 years. The black color is due to a mutation that occurred thousands of years ago and has been distributed among dogs, wolves, and coyotes by interbreeding. Maxine Backus has seen the black coyote in her front yard, including carrying off a rabbit!

Regarding safety, coyotes are very shy. They tend to run, often before you're aware of them. If one is not shy or running away, even if you clap or yell, it should be reported to Animal Control. People should not feed them but, even then, they are not aggressive. Being opportunistic feeders, coyotes may prey on outdoor or feral cats and, on occasion, small dogs. They are unlikely to go into fenced yards or near dogs on a leash. To date, there have been no reported problems with coyotes in Arlington regarding attacks on people or pets.

The following helps identify a local animal as an Eastern coyote or a fox. Coyotes are about the size of the Border Collie, have long legs, are usually grayish/brownish with a white chin and a dark-tipped tail. In contrast, red foxes are about the size of a large house cat, have short legs, tend to have a white-tipped bushy tail, a white chest, and dark, 'stockinged' feet.

Hope you enjoy sighting our local wildlife!

Thanks to Alonso Abugattas for providing much of this information.



Black coyote seen on 5th Street in July 2021
Photo Credit: Brandon Hemel

known to feed on fruits and vegetables. They are a higher predator, helping to maintain the balance of wildlife, especially rodents and rabbits, as well as raccoons and non-native red foxes. This diet is an advantage to the neighborhood and may keep tick numbers down. Coyotes do not affect deer numbers as they rarely go after healthy, adult deer.

Our local coyotes are 'Eastern coyotes', larger than the older strain found in the US west. Historically, their travels east resulted in this larger strain. That is, our Eastern Coyotes are a mix of three species: approximately 60% western coyote that have expanded their range, about 30% Algonquian wolf picked up on the way here from up north, and the remainder dog. This 3-way mix is what makes up our larger Eastern coyote. Some people call them coy-dogs or coy-wolves, but this is not the case in the East. The mix of all three makes up our Eastern coyote.

Gray coyote hides behind Long Branch Nature Center
January 2022
Photo Credit: Brandon Hemel



View from the Garden

New Shade Garden Plants

by Elaine Mills, Extension Master Gardener

Photos by Elaine Mills

Last fall, the Glencarlyn Library Garden coordinators redesigned a major section of the Native Plant Garden near the 3rd Street entrance, introducing many new species that homeowners may want to add to moist, shady areas of their yards. Three of the most striking are Gray's sedge, Jacob's ladder, and royal fern.

Gray's sedge (*Carex grayi*) is a two- to three-foot-tall perennial sedge that forms slowly spreading clumps. It's shiny, lime-green, grass-like, pleated leaves measure 1/2 inch wide by 14 inches long and are semi-evergreen in our climate. The plant's most noteworthy characteristic is its greenish-yellow seedheads that resemble medieval spiked clubs.



Grass-like foliage and mace-like seedheads of Gray's sedge

These transition to a warm brown as seeds form and can be attractive in dried flower arrangements. This sedge prefers moist soil and light shade to part-sun, although it can tolerate drier conditions. It is equally attractive as an accent plant or massed near pools or in a rain garden.



Ladder-like foliage and lavender flowers of Jacob's ladder

Jacob's ladder (*Polemonium reptans*) is noted for its delicate, fern-like foliage with oval leaflets arranged like the rungs of a ladder on compound leaves measuring eight to nine inches in length. This perennial grows as a 12- to 18-inch mound with light green to reddish-green stems that tend to bow over and trail along the ground, making it suitable for use as a ground cover in partial to full shade and moist, humus-rich soil. The plant has showy clusters

of small, lavender, bell-shaped flowers for a two- to three-week period in April to May, which attract native bees, butterflies, and moths for nectar and pollen.

Royal fern (*Osmunda spectabilis*) is one of North America's largest native ferns, reaching up to six feet in height. It grows in tall, erect clumps that can provide cover for wildlife. Woolly, hair-covered fiddleheads emerge in the spring developing into thin, translucent, light green foliage with rounded, well-separated leaflets on sterile fronds. Spores are borne in bead-like structures and are released in the wind when the fertile clusters mature from green to bronze in April and May. This fern adds a graceful accent to partially to fully shaded landscapes with moist to wet conditions such as rain gardens and pond edges.



Tall sterile fronds and spore-bearing structures of royal fern

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contact the County's AN Program Planner, Laura Simpson, at lsimpson@arlingtonva.us. If you are unable to reach either of these contacts, please email Kathy Reeder at kathleenreeder@comcast.net

Analysis continues on AN Project for Kenmore wooded area and nearby locations

This project is to improve the wooded area at the west end of the Kenmore Middle School property (from the dead end to the edge of the ball field), as well as the S. Manchester St. entrance and frontage, the 2nd St. S. dead end, and the east side of S. Manchester St.

IPC, the invasive control contractor hired by Arlington County, has completed the summer 2022 course of treatment of the wooded area. Remaining treatments are scheduled for fall of 2022, summer and fall of 2023, and summer of 2024. Wetland Studies and Solutions, a consulting firm hired by the county, has completed a tree survey which includes a plan and a spreadsheet with the tree inventory data. Trees larger than a four-inch caliper measurement have been marked with tags.

County engineers and Jill Yutan, AN Program Landscape Architect, are still reviewing information provided by the surveyor reports (documentation of the site for grading, trees, etc.). Engineers are working with the County's stormwater group, analyzing water coming into the existing storm pipe system and viable new storm pipe designs for the project.

Once all information has been reviewed, there will be refinement of the draft plan, as was anticipated when the project was approved and funded. Some items that GCA proposed may need to go into a future AN project or be pursued by collaboration between APS and GCA. As the plan is refined, more information will be provided about the scope of work.

Please send any questions on this project to Kathy Reeder at kathleenreeder@comcast.net.

For a detailed description of the proposed project, including project history and photos, go to Glencarlyn.org under the AN Activities tab.

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The Glencarlyn Facebook group is not affiliated with the Glencarlyn Civic Association



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work. A guesstimate is that demolition will take place in the 2023-4 period.

Our understanding is that the building will be carefully demolished with protection of the adjacent Moses Ball Spring, stream, pond, and parkland and measures against releases of mold or other hazardous materials. Following demolition, the building footprint will be regraded and temporarily vegetated. The existing parking lot areas will remain. The GCA has written to the County to express our concerns and ask for interaction with our neighborhood and a “no surprises” policy that we be kept well-informed. Arlington’s citizen body, the Joint Facilities Advisory Commission, will be involved in the long-term planning for the site. Photos below show decoupled building (courtesy Steve Young) and Parking Lot (courtesy Gerald Martineau)



In inflationary times, it's especially important to invest your money in an asset that traditionally holds or grows in value. The graph below shows how home price appreciation outperformed inflation in most decades going all the way back to the seventies – making homeownership a historically strong hedge against inflation. Inflation rate is on the left, price appreciation is on the right.

Homeownership: a Hedge Against Inflation

Home Price Appreciation vs. Consumer Price Increases over the Decades



Source: NAR, CoreLogic, Consumer Price Index

If you're ready to buy your first home, or a replacement home, it may make sense to move forward with your plans despite rising inflation. If you want expert advice on your specific situation and how to time your purchase or sale, let's connect. **Put my 37 years of local Arlington market expertise to work for you and your largest financial investment!**



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Members of the Arlington County police department take part in a "Preschool Police Storytime" at the Glencarlyn Branch Library



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Glencarlyn Kids for Hire

Mandy Boiani, 10 – mother's helper. – 703-635-6762

Aoife Cahill, 13—parent's helper, pet sitter, dog walker, tutor for kids. – 703 772-2982 (Fiona)

Darragh Cahill, 14 - soccer coach for kids, mother's helper, yard work & plant sitting – 703 772-2982 (Fiona), davejcahill@hotmail.com

Lucy Drake, 14 - dog walking, plant and pet sitting, babysitter/parent's helper - 571-373-2750 (Lucy), 571-723-8950 (Heidi, Mother)

Stella Derks, 10 - pet sitting for cats and small animals; no dogs, please - 240-330-2589 (Robin), robin.elaine@gmail.com

Elise Eclarinal, 14 – mother's helper, 703-772-4429.

Caroline Grotos. 17- babysitter, dog walking, pet & plant sitting.- 703 998-0114, egrotos@msn.com

Lydia Grotos, 12—babysitter, parent helper, dog walking, plant & pet sitting. - 703 998-0114, egrotos@msn.com

Sam Hemel, 14 – pet sitting, dog walking & plant watering. – 703 629-8004 (Tracy) tscoles@aol.com

Marin Hecht, 12 – parent's helper, pet sitting, dog walking, soccer & basketball training for kids, yard work . (Mom's email) ayenyo@gmail.com; (cell) 832-971-3202

John Hougen, 14 – parent's helper, babysitting, dog walking, pet & plant sitting. – 703 867-2933 (Eric), 703 867-2934 (Kate)

Will Jamieson, 16 - babysitting/mother's helper, pet care & yard work.- 703 819-3074 (Missy).

Caleb Job, 14 - kids chess tutoring, plant/house sitting, dog walking.- 202-630-7067 (Rona)

Maggie Kingston, 15 – babysitting, mother's helper. 703 933-1080 csc.coyne@gmail.com.

Brady Krohl, 16 – lawn mowing/yard work, pet sitting & babysitting.- 703 347-3026 (Brady), 703 862-4938 (Chandi), chandikrohl@hotmail.com

Logan Krohl, 14 – mother's helper, lawn mowing, pet sitting, plant sitting & yard work.- 703 862-4938 (Chandi) chandikrohl@hotmail.com

Aniya Matadial, 12 - babysitting/parents helper. (Red Cross certified), dog walking, pet & plant sitting & lawn maintenance. 703-850-8343

Aniyalator09@gmail.com, Stephanie Matadial (mother) 703-731-3714 Smsmoemaker1@gmail.com

Simon Oliver, 14- babysitting (Red Cross certified), sports classes, plant watering, basic bike repair - 702-401-1260, theminigobert@gmail.com

Jack Oliver, 12 – basic bike repair and maintenance, dog walking - 703-220-0951 , luanncoliver@gmail.com (LuAnn)

Lily Pina, 17—babysitting, dog/pet sitting & mother's helper. Cell: 703-867-8587 (mom's cell), 703-832-7781 (Lily's cell)

Luke Quattlebaum, 11— parent's helper, babysitting, dog walking, pet sitting. 703- 725-1826 (Mary)

Harley Seidel, 12— babysitting, dog walking, pet sitting, plant sitting, parent's helper. 917-213-8540, amberskellion@yahoo.com (Amber)

Grace Sinkins, 15—babysitting (Red Cross certified), . 571-271-4006, 703-963-6048 (Kate—mother)

Ellie Trumpfeller, 15—babysitting (Red Cross certified) with references, Dog walking/sitting 571 214-2019 or 571-379-6070

Ellie.trumpfeller@icloud.com or lynne.trumpfeller@gmail.com

If you are Glencarlyn resident, high school age or younger and would like to be listed as available for neighborhood jobs, please send your name, age, phone number, and job(s) you would like to perform to The Village View at gcaeditorial@gmail.com.

Parents, please provide your contact information to the same e-mail address.



Please Pay Your 2022 - 2023 GCA Dues-\$15

Your dues to the Glencarlyn Citizens' Association help fund the Glencarlyn Day events, holiday parties, picnics, *Village View* newsletter, the *glencarlyn.org* website, our neighborhood directory and much more. Dues are for July 2022 through June 2023.

Name _____

Phone _____

Address _____ email _____

Please add me on Glencarlyn Updates since I am not currently getting them _____ (Yes or leave blank)

I would like to volunteer for one of the upcoming Glencarlyn events _____ (Option to add event name)

Make checks payable to **GCA** — send to — Tim Aiken, Treasurer, 111 S. Kensington St., Arlington, VA 22204.

Or visit glencarlyn.org to pay online. If you aren't sure if you paid, contact Tim at 703-820-0084.



Use your smart phone's QR reader to scan & go directly to

