



Ashton Heights News

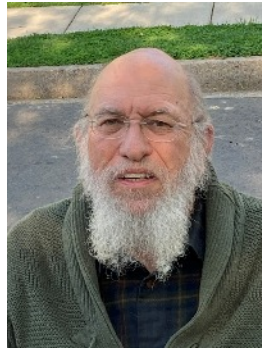
The Newsletter of the Ashton Heights Civic Association

www.AshtonHeights.org

Presidents Column

By Scott Sklar, President, AHCA

This April, I was asked by the Arlington "Committee of 100" to make a presentation on Clarendon Development with a vision from a high level. I decided to wind some other issues into that vision because several issues need to be addressed in tandem.



The Arlington Way "Adrift"

Many of our long-time AHCA members have been actively involved in Arlington planning processes such as Long Term Planning, GLUP (general end use plan), and Sector Plans, taking many months and in some cases years. We are witnessing many of these efforts substantially changed at the very end with little input. Now obviously some issues change, I ask, "Why spend years on a deliberative process if it can be "end gamed" in the last few months?"

Arlington County, to its credit, surveys resident's attitudes, but these community input surveys inadvertently limits views and expressions. As Joan Fitzgerald has highlighted to the AHCA Development Committee, polling has been changed from the affected area of the County to the entire County. County polling needs to be divided into two polls: 1) all Arlington residents, and 2) affected neighborhoods. Those areas of the County most affected by a particular plan need to have their own input.

Arlington is not Keeping up with Densification

As your Civic Association president, I get called with problems daily. Some examples follow. Clarendon businesses have approached me extremely concerned that parking between Northside Social and the Church will be removed – where are people out of Clarendon going to park?

- not everyone is going to Metro or Uber
- beyond the bar crowd, those in the suburbs or commuting thru Arlington before they go home need access to underground paid parking in EVERY building.

Good news: The Red Top construction which is building #3 of free-standing buildings with a total of 580 residential units

AHCA Monthly Meeting

Wed., May 18, 2022, 7 – 9 p.m.

Clarendon United Methodist Church
606 N. Irving St.

The May 2022 meeting will be a year end social where we will gather to meet the new ExCom members, at-large members and committee chairs.

10 minute program: *North Arlington as a sample of racism as a learned behavior, how it became part of our local institutions and how it can be eliminated* - short stories from Marty Swain, a neighbor and facilitator of interactive conversations on race.

The meeting will be outdoors if weather permits; otherwise will be inside the church.

and nearly 3,500 square feet of ground-floor retail space on the site, has 468 underground parking spaces, according to a county news release. (The Red Top Parking Lot construction now underway is the third of these three originally approved in 2015) but with another eight buildings being built, we will need more.

Rooftop restaurant and bar noise has increased from three calls per month to fifteen calls per month – residents being awakened from sleep in the middle of the night CONTINUOUSLY, where police have been responsive but are being constantly called to remediate noise – this is unsustainable. Our county manager has rebuffed the AHCA request to better empower police and code officials "on site" in evenings and hopefully issue fines – and the County is soliciting public input from all public sectors in May.

The Future of Clarendon

Nine new buildings – two are being built now and seven will be built, will totally remake Clarendon. The transformation will be huge. AHCA believes that Affordable Housing is necessary, but not in one singular building but rather within

Ashton Heights Civic Association Volunteers

AHCA's mission is to promote the welfare and interaction of Ashton Heights and Arlington. Meetings, usually held the third Wednesday from September to May, are open to all residents, although only paid members can vote. Active participation is welcome. AHCA keeps you informed through meetings, this newsletter, and the website: www.ashtonheights.org. You can volunteer by contacting the Executive Committee.

Executive Committee

President: Scott Sklar solarsklar@aol.com 703-522-3049	VP Programs: Dave Schutz porgschu@verizon.net	VP Membership: Jim O'Brien jimob1@verizon.net 703-528-0376	Treasurer: Doug Williams treasurer@ashtonheights.org	Secretary: Chris Armstrong carmstrong07@gmail.com
--	--	--	--	--

Members-at-Large

Jim Feaster Jimfeaster1@gmail.com	Jim Richardson jabrichardson@verizon.net	David Phillips davidphillips1@msn.com	Ken Matzkin kenmatz1@gmail.com
---	--	--	---

Committees

Safety & Security	Christina Schultz cmschultz@yahoo.com	Transportation	Patrick Lueb jiffy64@me.com
Development/Zoning	Jack Spilsbury spilsburyj@gmail.com	Playgrounds & Parks Subcommittee	Christopher Horvath christopherhorvath@hotmail.com
Housing	Matthew Hall mhall@goldsteinhall.com	Tree Canopy and Native Plants Subcommittee	Brooke Alexander brooke.alexander52@gmail.com
Schools	Gregory Morse gregm748@gmail.com	Historian	Jim Terpstra terpstrajames2@gmail.com
Arlington School Rep	Stacy Snyder stacyasnyder@yahoo.com	Neighborhood Conservation Rep	OPEN
(PFRC) Career Center	Polly Hall pollyhall40@gmail.com		

Newsletter

Editor/Layout	Amy Miller amylmiller4@gmail.com	Advertising	Chris Armstrong newsletterads@ashtonheights.org
Distribution	Bea Camp summercamp81@yahoo.com	Listserv Moderator	Betsey Lyon etlyon410@gmail.com

Meet Your Neighbor Request

Nominate yourself or a neighbor to be featured in the monthly spotlight. And before you think "No way, I'm too boring," remember, that's a challenge to your columnist! Your idea of "boring" is another person's "relatable." To volunteer or to nominate a neighbor, reach out to me at erikacohenderr@gmail.com or complete the form found at: bit.ly/AHMYN.



Neighbors,
**Bothered by racism,
but not sure how to
talk about it or what
to do?**

I am your neighbor and have spent years teaching people how to talk about racism, learn how it works and how to take action to end it.

For **FREE**, I will facilitate **two interactive sessions about racism: the lies, the causes and consequences for all of us**. You choose the group (6-8 people) in your space. The sessions are 2.5 hours each and should be held no less than a week apart. *Please contact Marty Swaim at mswaim111@verizon.net for an outline, details and to schedule for May or June.*



Spring FLING

Saturday, May 7 | Noon to 3:00 pm
Columbia Gardens Cemetery Grounds

Let us know if you will come. Call 703.527.1235 or email
 info@columbiagardenscemetery.org. 3411 Arlington Blvd., Arlington, VA 22201

A fun-filled celebration for children and adults:

- Paint a rock to make a special Mother's Day gift
- Go exploring with the Agents of Discovery App
- Learn about bluebirds
- See how honey is made from our beekeeper
- Enjoy delicious refreshments and more!



ESTABLISHED 1917

President's Column - Continued from page 1

EACH of these nine buildings (Note: the one being built on the corner of Washington Blvd and Kirkwood St. has some). Every new building should have a floor (or more) dedicated to making Arlington livable for a wide array of incomes.

Arlington is not keeping up with other advanced municipalities. Interlacing within the bulls eye density – open space is needed for: community (or rooftop) gardens, larger social events, picnics, and recreation and a real community center. Alternative suggestions by staff and Board that sites on North Quincy, Maury Park or Hayes Park suffice (which are 15 minutes) away is sheer nonsense and misses the point. For the first time ALL five civic associations in-and-around Clarendon have united on the Clarendon Sector Plan for a 40,000 sq ft park “on and around” the fire station on the 10th Street North block which is the epicenter of these large soon-to-be-built buildings. We need to all thank the AHCA Development Committee and especially its Chair Jack Spilsbury for enlisting our four sister civic associations.

It would be inexcusable to endorse more tons of cement within the Clarendon vortex (nine large buildings) and actually believe this is advanced development without this signature open space – it is not.

AHCA MEMBERSHIP SIGN-UP AND DUES PAYMENT FORM

Ashton Heights Civic Association annual dues are \$15/household or \$10/individual member or \$25/household for two years. Anyone residing or owning property in Ashton Heights who is at least 18 may join and then vote at AHCA meetings. Send this form and a check payable to AHCA to Jim O'Brien, 643 N. Kenmore St. Arlington, VA 22201.

Name(s): _____

Children (and ages) (optional): _____

Street address: _____

Phone: _____ Resident since: _____

E-mail: _____

Neighborhood interests: _____

PAY DUES ONLINE:

www.ashtonheights.org/join-ahca

We exist to make it **FUN**
and **EASY** to feed your
family local and
organic food.

Summer-Fall CSA Farm Shares
delivered to Ashton Heights.



Fruit – Vegetables – Eggs – Chicken – Beef – Lamb – Pork – Cheese
GroundworksFarm.com ~ 443-220-2338

Community Safety & Security Corner

Examining Food Insecurity in Ashton Heights

By Christina Schultz

In 2020, an estimated 1 in 8 people, or 38 million people, in the country were experiencing food insecurity, according to the U.S. Department of Agriculture (USDA). USDA defines food insecurity as “a lack of consistent access to enough food for every person in a household to live an active, healthy life.”



Food insecurity can be a temporary situation for a household or can last a long time. While food insecurity is closely linked to poverty, not all people living below the poverty line suffer from food insecurity, and people living above the poverty line can experience food insecurity. Food insecurity can also be caused by a lack of affordable housing, chronic or acute health problems, lack of access to healthcare, high medical costs, and socio-economic disadvantages due to structural racism. Extensive research reveals that food insecurity can result in ongoing health programs for people of all ages and can damage a child’s physical and mental development.

What does food insecurity look like in Ashton Heights? Arlington County’s Food Security Task Force, in partnership with the Urban Institute and the Arlington Food Assistance Center (AFAC), asked the same question across the county in 2019, by conducting a [survey](#) on food insecurity rates, the use and perceptions of charitable food assistance programs, and residents’ experience in accessing food. The recently published study found that, despite Arlington County being a relatively affluent area, an estimated 7.8 percent of households experienced food insecurity. These households were mainly concentrated in the south and east portions of the County, especially in the Glencarlyn, Pentagon City, Crystal City, Forest Glen/Arlington Mill, and Buckingham/Ashton Heights neighborhoods. Black and Hispanic residents reported significantly higher rates of food insecurity than white residents, while low-income Asian households had to travel farther to access food donation centers.

In general, when households had trouble covering their expenses, food was sacrificed to pay for rent and utilities. About half the respondents who were experiencing food insecurity stated that they accessed free groceries and meals. Transportation costs, pride, and the stigma of handouts prevented many from seeking this assistance. Most of the survey work was done in 2019 before the pandemic, during which time the lines for food assistance grew longer at Arlington Public Schools, AFAC, churches, and other charitable organizations. Inflation is also

affecting the most vulnerable. Although most residents had ready access to a SNAP retailer, affordability remained a major concern, especially as food prices have been rising since late 2021. In light of these findings, the report offers a number of recommendations (see box).

The study found that “Arlington County has many resources available for residents to meet their food needs but could make improvements to the retail food environment, charitable food resources, and housing and financial assistance programs to improve food security and access for all residents.” The Food Security Task Force is currently reviewing the results and recommendations from the study as it considers how to build upon and improve its approach to the food needs of its residents.

Recommendations for Arlington County Government to Address Food Insecurity

To improve the retail food environment:

- incentivizing affordable grocers that offer culturally appropriate food
- offering gas cards or subsidized public transportation
- expanding SNAP outreach
- providing grocery gift cards
- subsidizing or waiving grocery delivery fees for SNAP participants

To improve charitable food options:

- opening additional sites in the Crystal City area to meet the needs of Asian residents and children in households with low income
- increasing food delivery options for residents with mobility challenges
- removing or softening referral requirements
- expanding hours of operation to evenings and weekends
- offering protein boxes to households in need
- enhancing language access and online communication resources

To ease financial pressure on residents with few economic resources:

- offsetting or managing housing and utility costs
- taking measures to maintain, develop, and protect affordable housing throughout the county
- providing direct cash infusions to households
- implementing matching savings programs

– Urban Institute, *Improving Food Security and Access in Arlington County, Virginia, March 2022 (revised April 2022)*

Opinion Column – Arlington is a Good Place to Live, and Sometimes It is Not. Notes from the World.

By Marty Swaim

** Marty will be presenting a 10 minute discussion on social attitudes at the May AHCA meeting. **

This is a story about two Black professionals walking through their new house in North Arlington after closing. Their real estate agent was White and handled much of the interfacing with the seller.

After closing on the house, they used their key to enter and check it out before there was the formal inspection. While the wife was downstairs looking around, the seller's White real estate agent entered the house. As soon as the real estate agent saw the Black woman in the house, without pausing, the real estate agent instructed her: "to complete all housekeeping before the new owners arrive". The husband of the Black couple came down the stairs at that moment, explaining that they were the new owners of the house. The real estate agent is red with embarrassment and apologizes profusely.

Unsaid, but left hanging in the air: "Black people are servants" and 'You cannot be here as an owner'.

How and why did the White real estate agent come by her assumptions about this Black woman in the house, hundreds of years after Black people were first enslaved and 156 years after the end of slavery? Her assumption that Black = cleaning lady was not unusual. It is likely not even her conscious intent.

If the real estate agent is of a certain age and began working in Ashton Heights and Lyon Park, or most places in Arlington 40 years ago, she worked in a housing development where the usual real estate agent would not show a house to a Black person. Most deeds had covenants excluding Negroes and others because the 1920 developments in this area were advertised as White Only. While that kind of ad was made illegal in the 1968 Fair Housing Act, not showing houses here to Black people remained a common practice long past that time, and in some cases, until today. This is one part of this real estate agent's experiences that built stereotyped and racist assumptions about Black people. Many experiences built those assumptions.

Our early American history shows how we, all of us, were socialized to this idea that "Black people are likely to be cleaning ladies, uneducated, inferior." "White people are the kind of people who own an expensive house, they are superior."

I am of the view that since this is a learned behavior, we can unlearn it.

A little bit about the author: Neighbor Marty Swaim has children who went to Long Branch, TJ, W/L, HB, Gonzaga, Burke. Her credentials include: BA, Government, Oberlin College; MA, American History, Howard; Member from Ward 6, DC Board of Education, Teacher Certification, Social Studies, George Mason University; retired teacher, APS; Teacher Consultant, Northern VA Writing Project, GMU; Results Based Facilitator; Founder and retired Director, Challenging Racism.



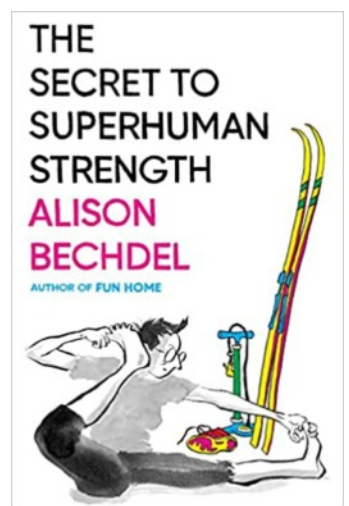
***The Secret to Superhuman Strength* by Alison Bechdel**

Book Review by Denise Cormaney, follow all her reviews at [@findyourgoldenhour](https://www.instagram.com/findyourgoldenhour) on Instagram

FIVE STARS!

Alison Bechdel is a gift to humanity. I think about The Bechdel Test in fiction all the time (yes, she is THAT Bechdel. If you don't know what the Bechdel Test is, google it and be shocked, but not surprised at how woman are portrayed in fiction, especially movies).

Anyway, back to this book. She is funny and insightful and one of the few authors/artists who draw me in enough to even consider reading a graphic memoir. It's an entire, fleshed out, thought-provoking memoir, complete with illustrations that add depth and nuance to the narrative. Highly recommend!



Audubon at Home

By Brooke Alexander, Ashton Heights Tree Canopy and Native Plant Coordinator, Arlington Regional Master Naturalist (ARMN)

Did you miss it? Ashton Heights was fortunate to have Alda Krinsman present the Audubon At Home (AAH) program at our April meeting. She is the Arlington and Alexandria coordinator for the AAH. And gave a terrific presentation on how to certify your yard as a wildlife sanctuary. Learn more here: www.audubonva.org/audubon-at-home



R & M Cleaning Services
We are licensed and insured!

- *RELIABLE
- *EXPERIENCED
- *GOOD REFERENCES
- *FLEXIBLE SCHEDULING
- *REASONABLE RATES



WE BRING OUR OWN EQUIPMENT
Free-in-home Estimate
Weekly/Bi-weekly/Monthly Or Occasional
Move-in or Move-out
Call Maryen or Raul at
703-321-5335



A-A-Acupuncture
Rebecca Reynolds MSN/L.Ac.
4141 N. Henderson Rd. (#14), Arlington
401-533-2790

Timeless medicine for modern times
 from an Ashton Heights neighbor

RGR22203@gmail.com
A-A-Acupuncture.com

It's Time to Order Kiwanis Blueberries

By Julie Mangis

The Kiwanis Club of Arlington is taking orders for 10-pound boxes of freshly-picked blueberries again this year. Healthful, nutritious and delicious, berries are trucked directly to Arlington from a family farm in New Jersey the day after they are picked. The blueberries are expected to arrive in Arlington June 23 and be available for pick up June 24 and 25 at Cherrydale Methodist Church, 3701 Lorcum Lane.

The cost for a 10-pound box is \$40, and orders may be placed online at www.arlingtonvakiwanis.com. Customers also have an option to purchase boxes of blueberries for donation to the Arlington Food Assistance Center (AFAC) for distribution to Arlington's neediest families. Please consider adding a box or two for AFAC to your order and Kiwanis will deliver the berries directly to AFAC.

This is the ninth year for Kiwanis blueberry sales, which have grown by leaps and bounds. Last year, sales increased 40% over the previous year and more than a ton of blueberries were purchased for donation to AFAC.

Proceeds from blueberry sales also benefit the Kiwanis scholarship program for Arlington high school graduates, and non-profits such as Arlington Thrive, Bridges to

Independence, The Salvation Army, National Capital Treatment & Recovery, VHC Pediatrics, Arlington YMCA, ASPIRE! After-School Learning, and many others.

"They're so good you'll think you picked them yourself!"



ARLINGTON TREE CARE

Maintaining the natural health of your trees

**Tree Removal • Pruning
Storm Damage
Licensed & Insured**

703-524-0888

Call to schedule a free evaluation or estimate for your trees.

www.ArlingtonTreeCare.com

Advertise with us!

The Ashton Heights newsletter is distributed to 1,200 households eight months of the year. Our readers enjoy supporting local businesses. Do you know of a local business that would benefit from advertising in the Ashton Heights newsletter?

Email: newsletterads@ashtonheights.org

2022 Ad Rates:

Business Card	\$60	Full Page	\$245
1/4 Page	\$85	Full Back Page	\$295
1/2 Page	\$145	One Page Insert	\$325

Save the Date!

June 4-5, 2022 is the [Armed Forces Cycling Classic](http://www.cyclingclassic.org), the region's premier cycling event. There are kids races on both Saturday and Sunday, as well as the Challenge Ride and Pro/Am races. This is a weekend of fun for all ages.

Learn more: www.cyclingclassic.org

Free Native Canopy Trees! Sign up Now!

By Brooke Alexander, Ashton Heights Tree Canopy and Native Plant Coordinator, Arlington Regional Master Naturalist (ARMN)

The Arlington County Tree Canopy Fund (TCF) program will soon release information on their next free canopy tree planting. The tree options will be known when you receive this newsletter, but is not known as I write this copy. Note however that the application period is NOW! Planting will happen in the late fall.

Contact Brooke Alexander, Ashton Heights Tree Canopy Fund coordinator, by Wednesday, May 18, in order to express your interest (brooke.alexander52@gmail.com) and find out the tree options. Send your name, street address, and phone number. We will then set up an individual appointment at your home to review the tree choices and look at location options together. These site visits will be scheduled May 30 to June 10. I will then help shepherd you through the application process, and upon acceptance, follow the trees going forward. There is a bit of bureaucracy involved.

Ashton Heights is losing our wonderful tree canopy. Our big trees are over a hundred years old. That means that each will take over one hundred years to be replaced. Ashton Heights' canopy was 48% in 2008; and was

reduced to 40% when last measured in 2016. Unfortunately, the losses have continued. Let's add to our future tree canopy by planting trees now!

The TCF plants free trees that are 1.5-2 inch caliper (diameter at chest height) and 6-10 feet tall. The program is administered thru Ashton Heights Civic Association, and Arlington EcoAction, in conjunction with Arlington County staff. The planting is funded by Arlington County.

Note: it is possible to apply on your own. But, higher priority will be given to applications coming through Ashton Heights, as you have an Arlington Regional Master Naturalist overseeing the program, PLUS, the added bonus of advice from a retired landscape designer! (To apply on your own, see

[https://www.ecoactionarlington.org/community-programs/trees/tree-canopy-fund-application-spring-2022/.](https://www.ecoactionarlington.org/community-programs/trees/tree-canopy-fund-application-spring-2022/))



Will Increasing Mortgage Rates Cause Home Prices to Fall?

While some people may believe a 1% to 2% increase in mortgage rates will impact demand so dramatically that home prices will have to fall, experts say otherwise. Doug Duncan, Senior Vice President and Chief Economist at Fannie Mae, says: "What I will caution against is making the inference that interest rates have a direct impact on house prices. That is not true."

Freddie Mac studied the impact that mortgage rates increasing by at least 1% has had on home prices in the past. Here are the results of that study (at right).

The Impact of Rising Rates on Home Prices

Changes When Mortgage Rates Increase by More Than 1%

Start Date	End Date	Months	Increase	Home Prices
Oct 1993	Dec 1994	14	2.38%	+3%
Jan 1996	Sept 1996	8	1.2%	+2%
Oct 1998	May 2000	19	1.81%	+13%
June 2003	June 2004	12	1.06%	+13%
June 2005	July 2006	13	1.18%	+7%
Nov 2012	Dec 2013	13	1.11%	+11%
Average		13	1.46%	+8%

In the coming months it's possible we will see a slower pace of sales, higher mortgage rates and continued home appreciation. **Are you considering a new lifestyle?** Put my 37 years of local Arlington market expertise to work for you and your largest financial investment!



Casey O'Neal

Associate Broker

703-217-9090

casey@caseyoneal.com

www.caseyoneal.com

Compass Real Estate

FREE Notary Service for Ashton Heights Residents.

With me as your advisor and project manager, I can help you sell your home faster and at a higher price. Compass fronts the cost of the services to enhance your home's value. Visit our website for details on the Concierge Program.

AHCA Development Committee Update - Clarendon Sector Plan

By Jack Spilsbury

On April 23, the County Board adopted the "2022 Clarendon Sector Plan – an update to the 2006 Sector Plan." The revised plan provides guidance for land use, building height and density, open space, and transportation for the Clarendon metro area.



The overarching goals, vision, and planning framework remain unchanged from the 2006 Sector Plan. In spite of our best efforts, nonetheless, the new plan raises allowable heights for building frontages from 55' to 75' along a segment of N. 10th St. between Wilson Boulevard and N. Irving St. It also decreases "step-back" requirements for reducing the dimensions of upper floors to ensure additional sunlight at the street level.

At the April Board Meeting, Ashton Heights, neighboring civic associations, and individual neighbors testified in support of plans for a park on the 10th St. block that houses the fire station and Verizon. Rather than resolving the issue, the Board insisted on retaining four different options that would permit a re-built fire

house to be co-located at this site with either a park or alternatively a residential building with affordable housing. In doing so, the Board rejected the Arlington's Planning Commission recommendation to

confirm the longstanding plans for the park, and to delete the land use option for residential development of the site. A representative of Arlington's Parks and Recreation Commission also urged the Board to prioritize planning for a park there, and to oppose residential development of this county-owned site.

In recent weeks, one developer submitted a long-anticipated site plan application to build a hotel on the Silver Diner lot, and a multi-family residential building immediately to its west on Wilson Boulevard (on "The Lot"). Two other developers plan a large residential building on the Joyce Motors site, and a mixed use, residential complex at Wells Fargo's location on Washington Boulevard.

The AHCA will continue to advocate for preserving as much active park space as possible on the 10th Street site. We will participate in the County site plan review process for these large development projects.

Kids, Inc. Entrepreneurs



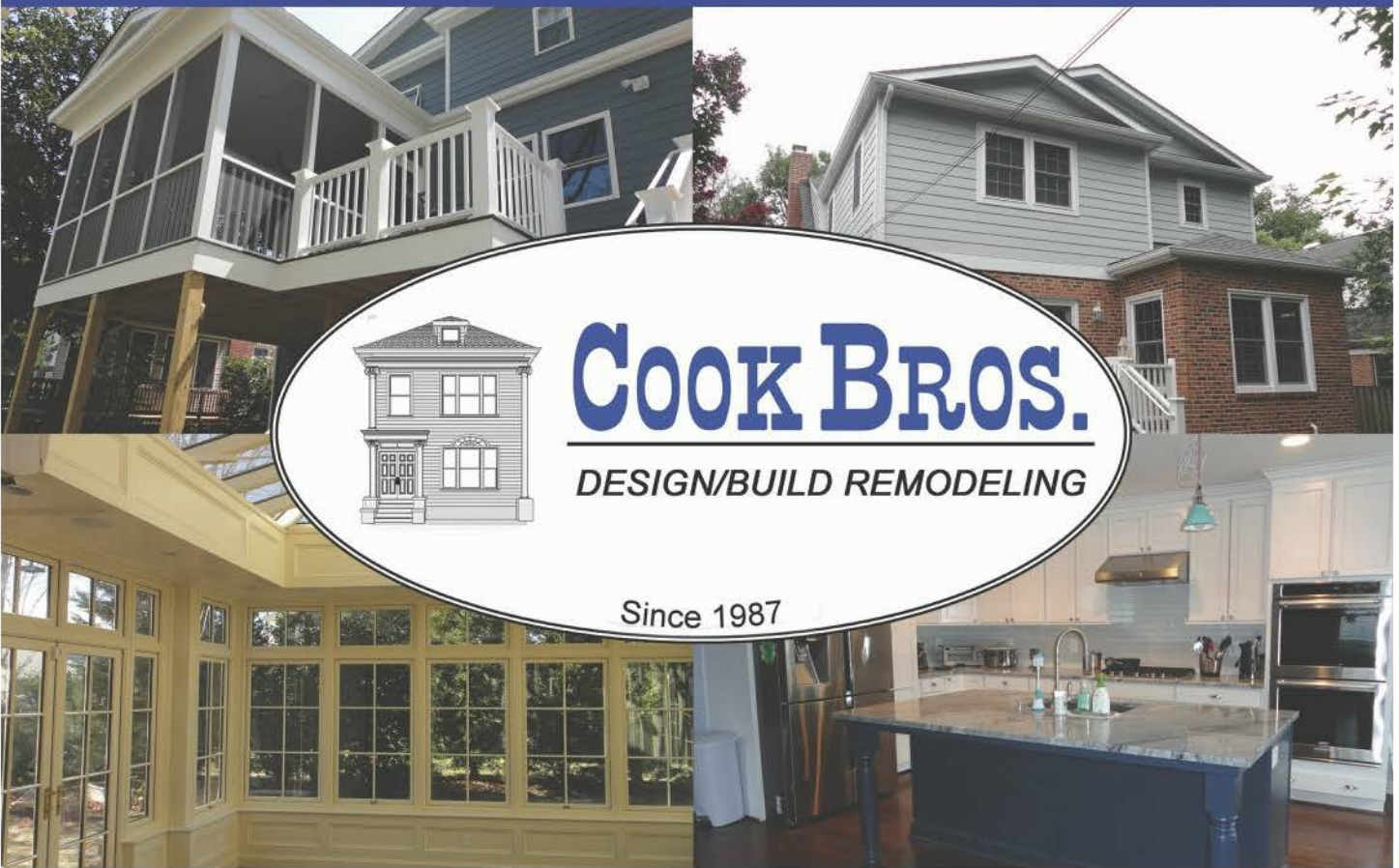
Kids, Inc. is a robust roster of willing, able local youth to help when the household hands are not enough.

Send updates to: **Ann Felker** -
gr8est9@gmail.com

Kids, Inc. Listings are not included in the online version of this newsletter for privacy reasons. Please consult your hand-delivered newsletter OR the one posted to our neighborhood listserv.

Still the #1 Remodeling Contractor in Arlington

Pulling more permits in Arlington than any other contractor



COOK BROS.

DESIGN/BUILD REMODELING

Since 1987

Specializing in Arlington Homes

GET A FREE QUOTE TODAY

703-536-0900 | CookBros.org