



Ashton Heights News

www.ashtonheights.org

November 2022

President's Column

By Scott Sklar, President, AHCA

At our October AHCA monthly meeting we had a dialogue on the Arlington County Board's proposal on Missing Middle with two speakers (long-time Arlington residents) supporting and questioning the Missing Middle Housing (MMH) proposal. I was happy to see a turn out of over 60 AHCA residents at our AHCA October membership meeting on MMH.

This was a discussion and not a debate, which I moderated and this is not a Jerry Springer show - so everyone was

asked to offer up a question and all dialogue polite.

The speakers were:

- Alice Hogan who grew up in Ashton Heights and Lyon Village before that. Her mother still lives on the same street as I do, beyond the church. Alice has 50 years' experience in Arlington.
- Julie Lee has served as president of the Glencarlyn Civic Association for 6 years. She was born and raised in Arlington, in a house her parents built in Glencarlyn in the early 50's.

Continued on page 4

AHCA Missing Middle Survey

Arlington County is considering a proposal to add Missing Middle Housing to single-family neighborhoods by permitting two to eight-unit multi-family dwellings to be built in areas currently zoned for single-family housing. While the details have not been released, the current proposal is that (i) the number of units allowed will vary based on lot size, (ii) developments will require 0.5 on-site parking spaces per unit, (iii) buildings will be required to adhere to the current lot coverage maximums and height maximums for single-family housing, and (iv) per state law required tree coverage



for multi-unit developments will be 10% of lot coverage, rather than 20% of lot coverage for single-family homes.

The purpose of this survey is to better understand the views of the Ashton Heights community on this proposal.

Please submit only one survey per person. This is intended only for Ashton Heights residents. Please do not circulate outside of our community or participate if you are not a resident of Ashton Heights.

SURVEY LINK:

<https://s.surveyplanet.com/loqy8f7i>

SUBMISSIONS DUE:

Sunday, November 13, 2022

AHCA Monthly Meeting Wed., Nov. 16, 7 - 9 p.m.

Clarendon United Methodist Church 606 N. Irving St.

This month's program will cover arguments for and against ranked choice voting and the suite of changes called for by the CivFed TiGER committee for Arlington's Form of Government. This meeting is modeled on October's Missing Middle presentation and with maximum good will and presumption of good faith. One problem is that Program Chair Schutz hasn't come up with an opponent as of this writing. We are asking Ashton Heights-ers do our best to listen carefully to the best arguments of our fellow citizens on this important issue. Please submit your questions in advance to solarsklar@aol.com. If you can identify a skeptic for this presentation, please contact Dave Schutz porgschu@verizon.net. After the pre-submitted questions, audience questions will be taken.

- 7:00 p.m.** Mingle and chair setup
- 7:30 p.m.** Scott Sklar, AHCA President and Committee reports
- 7:40 p.m.** Ranked Choice/TiGER Advocate (Schutz)
- 8:00 p.m.** Ranked Choice/TiGER Skeptic (player to be named)
- 8:30 p.m.** Scott poses selected questions to the presenters
- 9:00 p.m.** Adjourn



Editor's Note: Mark your Calendar! Articles for the January 2023 Ashton Heights newsletter are due by December 16th due to the holidays. Send submissions to: amylmiller4@gmail.com.

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AHCA Membership Sign-up and dues payment form

Ashton Heights Civic Association annual dues are \$15/household or \$10/individual member. Register for two years for \$25/household.

Anyone who resides or owns property in Ashton Heights and is at least 18 years old may join and then vote at AHCA meetings.

Pay your dues online:

<https://ashtonheights.org/about-ahca/join-ahca/>

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President's Column, continued from page 1

Following are links for more information on recent MMH programs in October 2022. Please feel free to review them.

- George Mason University's Center for Regional Analysis and Center for Real Estate Entrepreneurship as they bring together experts to discuss the Arlington Missing Middle Housing. LINK: <https://www.youtube.com/watch?v=LvIBolD6ThU>
- Civic Federation: Missing Middle: <https://www.arlnow.com/2022/10/12/arlington-civfeds-missing-middle-discussion-last-night-required-rules-of-engagement/> and <https://www.facebook.com/ArlCivFed/videos/477891650938945>

AHCA has sent out a MMH survey to AHCA residents who are on our listserv and our AHCA Secretary Chris Armstrong will be sending out an e-survey after our AHCA meeting above. The survey was created by the AHCA Development

Committee CoChairs Alexander Tuneski and Jack Spilsbury, ExCom member Ken Matzkin and myself. The survey has been reviewed and approved by the AHCA ExCom.

We will also have the survey available for those not on the AHCA listserv on our website (ashtonheights.org). You will have to put in some extra info, so we can make sure we are not double counting.

I want to thank everyone in AHCA on the dialogue on MMH on our listserv. There are many views expressed, and for the most part respectful. I don't see these issues as black-and-white, so good dialogue, programming, and give-and-take discussion is most worthwhile.

Thank all of you within our community for being active on a host of issues, as AHCA tries to inform, host dialogue, and build community consensus.

Blazing a Trail for Women Firefighters

Community Safety and Security Corner

By Christina Schultz

Did you know that the first female career firefighter in the world was right here in our own backyard?

Judith Livers (later Brewer) joined the Arlington County Fire Department in 1974, assigned to Fire Station 4 in Clarendon. Inspired while helping her then-husband study for his own firefighting career, she passed the strenuous physical tests on her second try to land the job.

Although she received support from her family, particularly her four sisters, not everyone felt she was fit to do "man's work" of saving lives. Fellow firefighters believed she would compromise them in an emergency; fellow churchgoers wondered why she would "lower" herself for this job; and her colleagues' wives were upset at the idea of their husbands bunking with a woman.

Without other women to look to as role models, she had to face these stereotypes by, in her own words, "Just keep plugging at it until people can see you can do the job." After 17 years, Brewer made history again by becoming the nation's first female battalion chief with six firehouses under her command. She retired in 1999.



Despite the advances made by women like Brewer, women continue to face gender discrimination both in hiring practices and on the job. Harassment and micro-aggressions sometimes make the workplace a hostile and abusive environment for a female firefighter. The system was not created to include them. For example, few departments provide uniforms tailored specifically to women, leaving them in protective gear that fits incorrectly and exposes them to environmental hazards. Women firefighters also encounter an increased risk of miscarriage and other reproductive problems from repeated exposure to smoke and other toxins.

Today women account for over 10 percent of Arlington's 374 career uniformed firefighters, compared to the national average of less than 5 percent, according to the National Fire Protection Association. It's important for girls to have role models like Brewer and other women to know that they can do these types of jobs.

Through a summer camp (Camp Heat) set up over eight years ago, the Arlington County Fire Department hopes to encourage teenage girls to one day become female firefighters. The five-day experience teaches them lessons like fire history, CPR, nutrition, and career opportunities, but also empowers them to push limits, work as a team, and build confidence. My own daughter highly recommends the Camp Heat experience for any teen girl looking for a unique, skills-building summer challenge. Our next female firefighter might come from our own Ashton Heights.

Drive-thru Food and Toiletries Collection for Area Shelters

By Sallye Broome

As you may have heard by now, [Clarendon Presbyterian Church](#) sponsors a drive on the second Saturday of each month to help our neighbors who are experiencing homelessness or who are transitioning into permanent housing. Each month we work with [Bridges to Independence](#) and [New Hope Housing](#) to provide groceries, paper and household supplies, T-shirts and boxers in assorted sizes among other things.

We publicize the drives in a monthly email to remind the community of Clarendon's efforts. Watch your inbox early in November and December for an email via the listserv detailing some of the most-needed items.

November and December bring many holidays. I urge you to consider bringing some donations to Clarendon Presbyterian Church at 1305 N. Jackson Street.

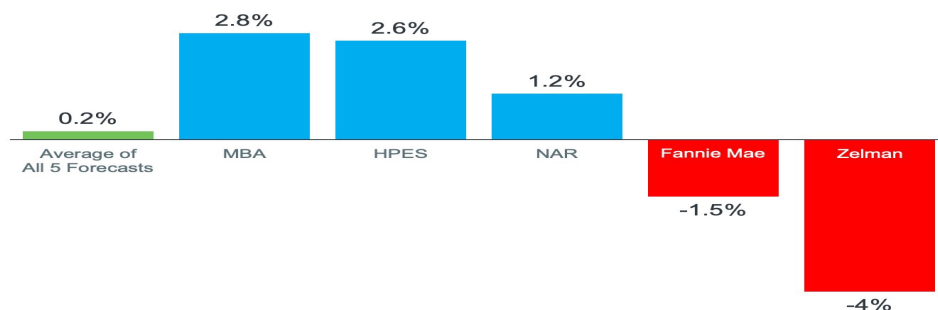
The November Drive will be held on **Saturday, November 12** and the December Drive will be held on **Saturday, December 10**. Thank you in advance for supporting the monthly food and supply drives! Every donation is appreciated and goes directly to people in need.



Experts are starting to make their 2023 home price forecasts and most agree homes will continue to gain value, just at a slower pace. Over the past few years, [home prices](#) have risen at an unsustainable rate, leaving many to wonder how long it would last. Historically, home prices have appreciated at a rate near [4%](#). For 2023, the average of five major forecasters noted below is .2%. While two, *Zelman & Associates* and *Fannie Mae* are calling for depreciation, the other three are calling for appreciation. The graph below outlines each expert's forecast where they project home prices are going next year. Diminished home affordability due to rising mortgage rates is a factor.

Home Price Forecasts for 2023

As per Latest Forecasts from Each Entity



KEEPING CURRENT MATTERS

If you want expert advice on whether it's the right time to buy or sell, let's connect. Put my [37 years of local Arlington market expertise](#) to work for your largest financial investment! Contact me for a confidential strategy meeting.



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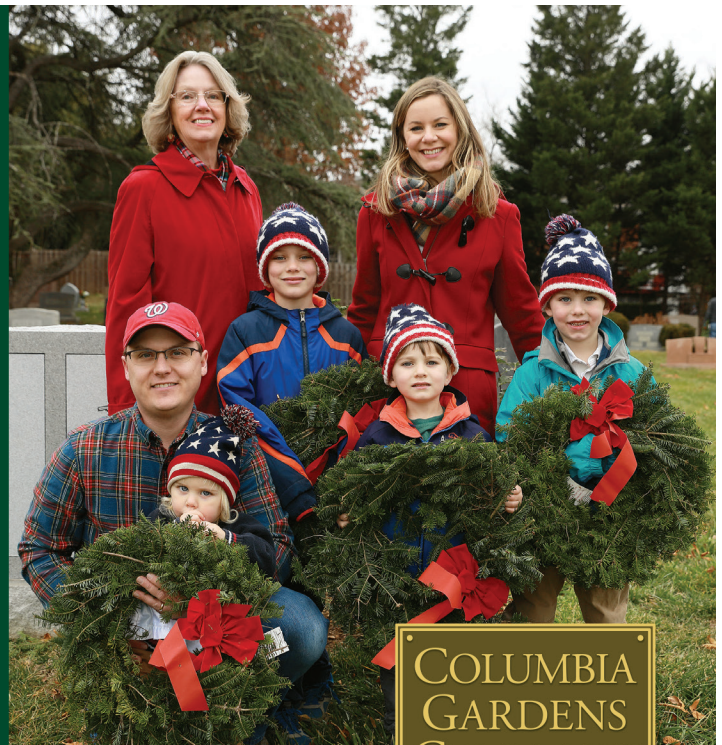
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Wreaths Across America Day

DECEMBER 17TH

Columbia Gardens Cemetery is proud to participate in our 4th Wreaths Across America Day! Last year, more than 250 volunteers from scouting troops, DAR, military members, veterans, neighbors and community members participated in our wreath-laying ceremony to honor veterans.

Please support Wreaths Across America Day. To sponsor the purchase of Remembrance wreaths, please order by November 29. We invite you to join us in placing wreaths at the gravesites of more than 750 veterans at Columbia Gardens Cemetery on December 17.



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Ashton Heights neighbors, help strengthen our community! Nominate yourself or a neighbor for the “Meet Your Neighbor” newsletter column. Nominations are welcome via email (erikacohenderr@gmail.com) or by filling out the form at the following link: bit.ly/AHMYN -- Your community looks forward to meeting you!

Run Now -- Gobble Later By Erika Howder

Looking for a way to get some movement in before that big turkey dinner? A cultural phenomenon that began more than a 100 years ago, turkey trots all over the country give runners and walkers a chance to spend time with family and wet their appetite before their meal. Residents of Ashton Heights are lucky because they don't even have to leave their own neighborhood to attend one of the most popular turkey trots in the area. The [Arlington Turkey Trot](http://arlingtonvatrkeytrot.org) (arlingtonvatrkeytrot.org) is returning at 8 a.m. on Thanksgiving Day for its 17th year, with its start near Lyon Park. Director Mark Riley plans to return to the 2019 course, which is fabulous news for this family, kid and dog friendly event. But be sure to watch for “no parking” signs on the course - towing will be enforced to make space for runners on our streets.



If you are looking for a longer race, you can always head to Alexandria for the 5 mile long [Alexandria Turkey Trot](http://alexandriaturkeytrot.com) (alexandriaturkeytrot.com) that starts at the GW Middle School at 9 a.m. This is a fast and flat certified course for those of you looking to challenge yourself a bit more. If you want to take family and friends on a course that includes some of the monuments in the nation's capital, head over to [SOME's 21st Annual Thanksgiving Day Trot for Hunger 5K](http://trotforhunger.org) (trotforhunger.org), which starts at 9:40 a.m. at Freedom Plaza and includes running past the National Mall and the U.S. Capitol.

Not able to run on Thanksgiving Day or looking for a longer challenge? Pacers Events is bringing back its [Jingle All The Way 5K and 15K](https://runsignup.com/Race/Info/DC/Washington/JingleAllTheWay5K15K) (https://runsignup.com/Race/Info/DC/Washington/JingleAllTheWay5K15K), along with the fun beanie of past years. Jingle starts and finishes on 15th Street NW, right next to the Washington Monument!

Hope to see you out on the roads this winter! *Erika Howder is a long time Ashton Heights resident and local runner. She is on the race staff for Pacers Events.*

Our Shrinking Tree Canopy: What is to be Done?

by Brooke Alexander and David Summers

Ashton Heights has been a green oasis in the center of Arlington for decades. Our oasis is disappearing!*** As the leaves fall, it is a good time to picture how our neighborhood would look without its summer canopy of trees. More imagination is required to experience how it would feel in the summer heat without our canopy. For insight, in August, we measured the temperature on concrete sidewalks: temperature registered 84°F in the shade; in the sun across the street 120°F was registered.

At our Sept AHCA meeting, we examined the available tree canopy studies of Arlington and Ashton Heights from 1973 to the most recent one in 2016***. See below for a link to these historical maps. Only the latest studies have actual Percent Tree Canopy Coverage:

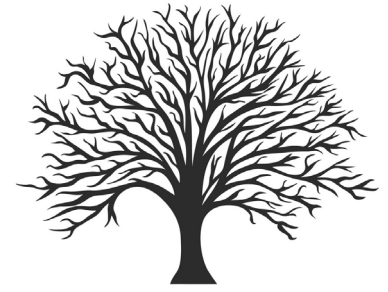
	2008	2016	2023
Ashton Heights	48%	40%	?
Lyon Park	44%	34%	?
Arlington	43%	41%	?

Twenty years ago, Arlington adopted a goal to maintain 40% average tree canopy coverage in the county. This goal is being reiterated in the Draft Forestry and Natural Resources Plan (FNRP). This plan is one of the 8 elements of the Arlington Comprehensive Plan. As such, it will help guide development in the County for the next 20 or 30 years. The Draft FNRP is currently being revised and will be available for public review before going to the County Board for adoption this winter. We urge everyone have a look, and send comments: <https://www.arlingtonva.us/Government/Projects/FNRP> and fnrp@arlingtonva.us

At the AHCA meeting we began our discussion of how to sustain our tree canopy. We talked about enlisting school children through education, encouraging new

planting with free trees, and zoning ordinances that favor trees.

Current incentives for preserving our canopy during construction activities are not up to the task. It may be time to find other methods of keeping our tree canopy which also benefits our air and water quality, surface temperatures, biodiversity, and ultimately, public health.



Join us! This winter we will convene a committee to flush out these ideas to bring back to AHCA. Let us know if you're interested in helping by emailing Brooke Alexander at brooke.alexander52@gmail.com.

Looking for other resources to learn more about trees? Check out these articles and videos:

- [Trees are Good for Your Wallet](#) (video)
- [Watering your Trees](#) (article)
- [Tree Care Tips](#) (article)
- [How to Protect your Trees when Your Neighbor is Developing their Lot](#) (article)
- [Arlington Loves Its Trees](#) (video)

*** See the historical tree canopy maps and more tree information on the Ashton Heights website: www.AshtonHeights.org/aboutAshtonHeights/TreeCanopyDeclineSince1973



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Kids, Inc. Update!

By Ann Felker

This is old news, but such good news. Seven members of the Kids, Inc. community provided the season opener for AHCA meetings. Maya Audi, Logan Fry, Chloe and James Iveson, Alex and Layla Moustafa, and Lizzie Neal each shared their varied skills and experience with the membership. One dog and one little brother came along to validate expertise. The names in the Kids, Inc. chart represent real young people who have the interest and skills to serve all of us. Check the chart whenever you need a helper.

For the parents of these young helpers: please remind them to answer texts and phone calls from interested "employers". We've had several complaints from folks that they do not get any response from the kids that they reach out to. Thanks in advance!

Good business people always get back to their customers, quickly. Be sure we have published the best contact information -- your neighbors really want to hire "Kids"!

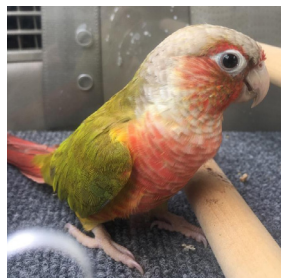


Ashton Heights Pet(s) of the Month

By Scott Sklar

Geezer (pictured on the left), in Scott Sklar's household since 2011 is a Sanjay Conure, Gilda (pictured on the right) a Peach-Cheeked Conure joined in 2019. Both fly around Scott's backyard office building during the day and are housed backed in their cages in the evening where they routinely watch either SpongeBob cartoons or during the summer the rodeo channel on cable. They are avid TV watchers.

They did not like his dogs at all when they visited and screeched their heads off. Geezer also sits on Scott's shoulder and when on conference calls pulls out his ear hairs and chuckles (a most evil bird). Scott's daughter Stella, named Geezer, because the parrot has a 65+ year lifespan, and her dad will be an "old geezer" by then.



Did you know that you can view all issues of the Ashton Heights newsletter in COLOR and with clickable links online?

**Go to:
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