



# Ashton Heights News

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

October 2023

## Share your thoughts and ideas about the Ashton Heights newsletter!

The Ashton Heights Civic Association needs your input to help us keep our monthly newsletter relevant, accessible and useful to you.

Please take a few minutes to answer the survey online or on paper. The survey is included as an insert to this newsletter, you can access it online at:

<https://www.surveymonkey.com/r/FC6QLPB> or use the QR code to the right.



### AHCA Monthly Meeting Wed., Oct. 18th, 7 – 9 p.m.

**Clarendon United  
Methodist Church**  
606 N. Irving St.

- 7:00 p.m.** Mingle and chair setup
- 7:30 p.m.** Scott Sklar, President and Committee reports
- 8:00 p.m.** Chris Lewicki, Margaret Beach, and Brooke Alexander of the Ashton Heights Stormwater Committee will:
  - Highlight the importance of the Chesapeake Bay;
  - Demonstrate how stormwater pollution reaches the Chesapeake Bay, with the aid of a 3D model and
  - Develop a peer-to-peer organization for stormwater management in AH
- 9:00 p.m.** Adjourn

### The Small Stuff Matters By Scott Sklar, President, AHCA

The last few months have been interesting and somewhat out of the mainstream.

Peter Lynch and Kevin Sweeney gave AHCA September meeting attendees an update on traffic issues. Saying it's "a long and winding road" is an understatement. Ironically, after the meeting, a truck sped over another traffic circle on N. Jackson St. where Arlington County just put-up new signs after the last truck event. AHCA's Transportation Chair, Patrick Lueb is working on a response from AHCA -- please contact him at [jiffy64@me.com](mailto:jiffy64@me.com) to contribute.

While The Washington Post in September covered the rat problem in the District, I am glad to say our effort near North 10th Street with Arlington County to reduce our rat population, appears to be working. Dunkin' Donuts and All Plumbing are taking preventive actions more seriously -- but if you see their trash bins open, please complain to them or to the county.

I have gotten some complaints that residents in corner lots have let some of their bushes or lower-level trees block the intersection views of traffic. And I just noticed my sidewalk trees and bushes are drooping low over the front sidewalk and need to be trimmed (which I will trim before you receive this newsletter).

*Continued on page 4*



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# 18TH ANNUAL Arlington Turkey Trot 5K Fun Run & Walk

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## Join or Renew your AHCA Membership!

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/>

## Advertise with us!

The Ashton Heights newsletter is distributed to 1,200+ households 8 months of the year. Our readers enjoy supporting local businesses. If you know of a local business that would benefit from advertising in the Ashton Heights newsletter, please email: [newsletterads@ashton-heights.org](mailto:newsletterads@ashton-heights.org).

Business card: \$60  
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One page insert: \$325

## 2023– 2024 AHCA Volunteers

### President

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## President's Column -- continued from page 1

Reminder: it's just the time to trim trees and bushes, and make all our sidewalks and intersection views safer.

Under leadership of our newsletter editor, Amy Miller, supported by a great committee, you will be getting a survey in this newsletter and is also available online. Please fill it out. We're trying to see if we keep the status quo, move our newsletter to our website to access electronically or do a smaller hard-copy version and have the full version on the website. We will also survey our advertisers before the AHCA Executive Committee deliberates on options. [Please share your feedback.](#)

The October AHCA meeting will try to demystify Arlington County's stormwater utility program. Chris Lewicki, Brooke Alexander and Margaret Beach have put in some time to review the county's revamped residential stormwater fees and credit program to lower fees. Please come and ask your questions at our next AHCA meeting on October 18th.

Finally, the educational effort we put in last year to leave some leaves along the fence line so lightning bugs can lay their eggs, had some beneficial impact. As autumn approaches, please support native ground covers, leave some mulch and leaves – support our wildlife, along with our trees which makes Ashton Heights so special.

Happy Autumn to everyone and thank you for making Ashton Heights such a great place to live.



ASHTON HEIGHTS'  
NEIGHBORHOOD  
**Farmers Market**

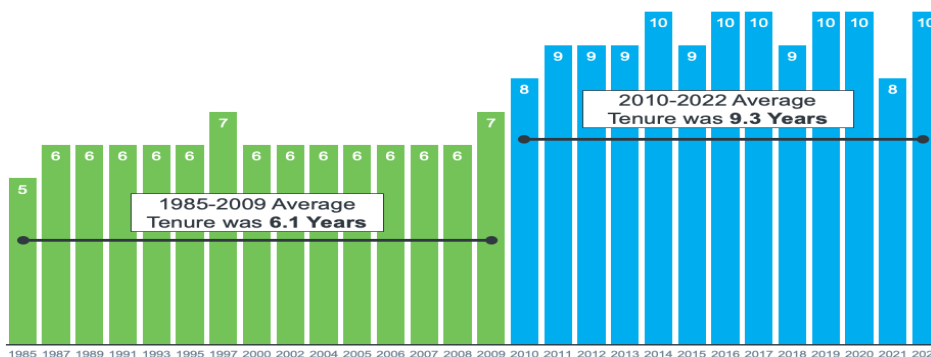
**Barrett Elementary**  
**4401 N Henderson Road**  
**Saturdays 8 am – 12 noon**  
**April – November**

For updates and market offerings, follow us:

[@lubberrunfm](#) [fLubberRunFM](#)  
[www.lubberrunfarmersmarket.org](http://www.lubberrunfarmersmarket.org)

Housing inventory is low right now, and the tenure that people stay in their home has increased. Compared to the same time last year, supply is down roughly 10% - and it was already considered low at that time. Supply is almost 50% lower than 2019. Wondering if it still makes sense to sell your house? Yes, although circumstances apply!

### Today's Homeowners Are Staying in Their Houses for an Average of 9+ Years



If you have questions about the market and when might be the best time to plan for a move, let's connect so you have a professional's advice. Put my 38 years of local market expertise to work for you and those you care about!

**Casey O'Neal, Compass Real Estate -- 703-217-9090 (cell)**



Casey O'Neal  
Associate Broker  
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## How Dick and Bob Saved an Ashton Heights Model-T

By David Summers

Change is constant in Ashton Heights. Sometimes it is obvious, like the sight of a Model-T Ford rolling down the street or the sound of a landmark tree being removed. In other ways it is subtle, like the gradual loss of tree canopy, or how building styles from East to West shift from bungalow to brick.

The story of how Arlington neighbor Dick Sullivan restored a 1925 Model-T Ford that had been sitting in a garage on Norwood Street since 1943 is most recently the saga of Dick, who taught himself to be a mechanic, an electrician, a wheelwright, and a carpenter skilled in restoring the car's rotted wood framing before he first drove it in the 2020 Lyon Village Fourth of July parade.

The history of Ashton Heights is also reflected in the Model-T, thanks to background provided by Janet Morgan, who sold Dick the car in 2014, and to "A History of Ashton Heights," which outlines the evolution of our neighborhood. (<https://web.archive.org/web/20170106234931/http://ashtonheights.org/wp-content/uploads/2012/11/AH-History-Report-1994.pdf>)

Janet's grandfather, DC Deputy Police Chief Lloyd Kelly, commissioned a new house for his family in 1934. He was a pioneer in the second wave of Ashton Heights development. When the Depression stalled housing construction in 1929, Pershing Drive was still a dirt road, and Ashton Heights streets were paved only as far west as Monroe Street. A

stream meandered along the path of today's Nelson Street, and west of that were meadows dotted with isolated houses. The housing stock was mostly frame bungalows occupied by tradespeople who worked in the small communities of Ballston and Clarendon. After the stream on Nelson Street was paved over and construction picked up again, two-story colonial brick homes became the standard. They were occupied by professional and government workers who used automobiles to commute to Washington.

Janet's father, Bob Kelly, was also an exemplar of the new role of the automobile. He drove his Model-T to Washington-Liberty High School (formerly, Washington-Lee), where he apparently cut quite a figure. He was featured in a newspaper article which gave him the nickname "Mayor" and described his 16-year old car as "ancient" and "considered by some to be falling apart." Bob joined the Army after high school and served in Normandy. His 2010 obituary notes that he returned to Arlington and "operated an Amoco service station where he pursued his interest in repairing automobiles."

Without Bob's and Dick's interest in old cars, it is unthinkable that the Model T would be running today. There is another contributing factor to its survival: the habit formed early in the history of Ashton Heights for families to move here when they are young, and to stay for the rest of their lives. That fits our family's experience: when we moved to Lincoln Street in 1983, we were the youngest people on our block. Our neighbor Bernard Allison mustered out of World War I and became a house painter. He told stories about the original owner of our house, "Old Man Floyd," who drove a horse-drawn fire wagon.



L to R: Bob Kelly and his Model-T c. 1943; Dick Sullivan and his Model-T in 2023

## Celebrating Longtime Neighbors -- Miriam Balutis and Alicia Shepard

By Betsey Lyon

Ashton Heights continues to honor our long-time residents who relocate or pass away. This month we recognize two neighbors who have died this year.

### Miriam Balutis

Recruiting poll greeters for Election Day every year can be challenging, but Pershing Drive resident Miriam Balutis made it easy for team organizers.

An early riser, she and longtime Ashton Heights activist Jim Feaster teamed up for many years for the 5:30 a.m. shift, awake and energetic, coffee in hand, in all kinds of weather.



If it's true that early risers accomplish a lot, that applied to Miriam. She played a pivotal role with a team of neighbors in securing the 25-mph speed limit on Pershing Drive. Her patient demeanor and logic contributed to the initiative's success, which took years to achieve. She said the change improved her regular walks through the neighborhood, making it less treacherous to cross the street where she lived for 46 years.

Miriam applied her organizational skills to developing and administering the volunteer training program for Arlington Neighborhood Villages. She also volunteered for Matthew 25, a social justice ministry, as well as for Arlington Democrats and the Democratic Party nationwide. When not volunteering or working, she planted and maintained her beautiful garden, a setting for many gatherings.

Professionally, Miriam devoted 25 years of her career to public service with the US Census Bureau, where she worked on the 1990, 2000, and 2010 Censuses and was recognized for her outstanding contributions. There she developed Census training materials in plain English for thousands of volunteers, and assumed additional management roles as her career progressed.

Miriam died of metastatic breast cancer on her 78th birthday, August 22, several years after her diagnosis. She leaves her adult children Adam and Julie, both raised in Arlington and graduates of Arlington Public Schools, as well as her partner of many years, Jan Jaworski. A New York State native, Miriam earned degrees from Utica College and SUNY Buffalo.

### Alicia Shepard

Adventure, travel and professional challenges appealed to Ashton Heights resident Alicia Shepard throughout her life. She interrupted her early journalism pursuit to sail to the South Pacific for three years with then-husband Robert and their nine-month-old son Cutter.



Alicia then built a wide-ranging and accomplished career. She worked as a reporter, a university professor, and authored a book about Watergate journalists Bob Woodward and Carl Bernstein. Although many have written about the famed pair, it was Alicia who gained access to their reporters' notebooks and papers for insight. She served as National Public Radio's ombudsman for four years, the role designed to be the listeners' representative for transparency in news reporting. A USA Today columnist since 2016, Alicia was a senior writer at the American Journalism Review for 10 years and contributed regularly to many media outlets, including The New York Times, Washington Post, Los Angeles Times, Washingtonian, People and the Chicago Tribune.

In a controversial stance as NPR ombudsman, Alicia held to the principle of journalistic objectivity taught in most U.S. journalism schools when discussing U.S. waterboarding. The New York Times said, "She suggested that rather than labeling enhanced measures as torture, reporters should simply describe the tactics" the military used in handling prisoners so that listeners could decide for themselves. That action was both criticized and widely praised. She later commented in an interview that doing her job as a journalist precluded voicing her personal objection to water torture.

At her Ashton Heights home of 30 years, Alicia was a brilliant conversationalist about political and social issues, widely read, a lifetime traveler, and an ardent family person. She died of lung cancer in April, shortly before her 70th birthday, leaving her husband David Marsden, adult son Cutter Hodierne who graduated from Arlington Public Schools, and several beloved family members. Alicia Shepard grew up in Montclair, New Jersey and graduated from George Washington University.



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## Save the Date

We have lots of events coming up in our area -- here are just a few to put on your calendar. If you're reading this newsletter issue online, all of the underlined text below are hyperlinks that will take you to the website with more details on each of these events.

- The [Columbia Pike Wellness Festival](#) will take place on October 14th from noon to 4 p.m. at the Penrose Square Outdoor Plaza.
- Check out [Festival Lantinoamericano](#) will be held on October 15th from 1 to 5 p.m. at the Arlington Mill Community Center.
- The [Alexandria Oktoberfest](#) will be held October 21st from 11 a.m. to 5 p.m. at the John Carlyle Square. Free admission, rain or shine.
- The [Friends of the Arlington Library \(FOAL\) fall book sale](#) will be held October 26-29, 2023. Special events include -- Thursday, October 26th is members night (5 to 8:30 p.m.) and Sunday, October 29th is 1/2 price day from 11 a.m. to 5 p.m. Teachers and librarians with school ID's receive 50% off book purchases on Friday and Saturday.
- **Lyon Park Annual Yard Sale and Parade of Costumes** will take place on October 28th and the annual **Lyon Park Halloween Bonfire** on October 29th.
- The **Fall E-Care** event will take place on Saturday, November 4th from 8:30 a.m. to 3 p.m. (rain or shine) at Wakefield High School. Learn more at [arlingtonva.us/E-CARE](https://arlingtonva.us/E-CARE) or call 703-228-5000.
- Don't miss out on viewing [Zaq Landsberg: Reclining Liberty](#) now on exhibit at the Museum of Contemporary Art on the front lawn!

## Stormwater 1: What's the Big Deal?

By Chris Lewicki, AHCA Watershed Coordinator

Did you know the excess rainwater from our residential properties runs downhill into storm drains at the streets' edges, into Arlington County's underground network of pipes that transport the untreated, pollutant-laden stormwater from our driveways, patios, roofs, sidewalks, and streets into local streams like Long Branch and Four Mile Run? Our local streams carry the stormwater into the Potomac River and the Chesapeake Bay, the largest estuary in North America. Estuaries are rich environments, providing diverse habitat for aquatic life and wildlife and important recreational value such as fishing, sailing, kayaking, swimming, and bird watching.

The stormwater from Arlington's properties contributes excess nitrogen, phosphorus, and sediment, the top pollutants impairing the Potomac River and the Chesapeake Bay. It also contributes warmer water. Much of the pollution is from fertilizers and pesticides applied to landscapes, pet waste, and erosion. These excess pollutants create turbidity that block sunlight, reducing submerged aquatic vegetation needed for fish habitat and fuel algal blooms on the Potomac and the Bay.

These large algal mats create oxygen-depleted "dead zones" where fish can't live. Some algae species produce toxins that cause breathing difficulties, nausea, and skin irritation in humans. Algae love warmer temperatures. If we don't reduce nutrients entering the Bay, as temperatures rise, we will see more frequent algal blooms and low oxygen zones.

Arlington's stormwater pipes were installed in the mid-20th century and designed for a 12 to 15-year storm. With climate change, we can expect more frequent intense local flooding, like after the historic storms in the summers of 2018 and 2019. The County made 38 water rescues of people who could not escape the rising waters of the 2019 storm and received 150 calls regarding indoor flooding, property damage, storm drain backups, and roadway flooding.

Because of space constraints, there are few options for expanding the capacity of the stormwater management system. There are several practices property owners can adopt to reduce the amount of stormwater and pollutants entering our overburdened stormwater system. The same practices that reduce residential stormwater and associated neighborhood flooding also support the health of our waterways. I encourage you to read Brooke's article on how you can reduce stormwater.

## Stormwater 2: Credit Program Aims to Promote Mitigation Efforts

By Margaret Beach

Arlington County projects it will need to invest \$331 million in stormwater capital projects over the next ten years to meet state and federal Chesapeake Bay protection mandates. Prior to 2024, the County funded stormwater management projects through a Sanitary District Tax that was based on property assessments. The County Board resolved in April of this year to replace the Sanitary District Tax with a Stormwater Utility to be able to charge residents user fees that the County believes employ a more equitable formula for this assessment, based on the estimated amount of rainwater a property contributes to the County's stormwater management system (also known as a storm sewer).

The County uses the amount of impervious surfaces on a parcel to estimate the amount of stormwater the parcel conveys to the storm sewer. Impervious surfaces are hard surfaces like roofs and driveways that do not let rain runoff soak into the ground. This new user fee will replace the old tax, and there will be a credit program for projects undertaken by homeowners to reduce their stormwater runoff.

The new user fees based on impermeable square footage and credits available are as follows.

Impermeable square feet	Max annual fee	Max annual credit at 35%
<1,600	\$150	\$52.50
<2,600	\$250	\$87.50
<4,800	\$425	\$148.75

Credits against these fees are available, calculated as a percentage of the annual fee. Amounts paid by the homeowner do not enter into the calculation.

- **Voluntary Actions with 5% credits each, including:**

- Conservation landscaping - minimum 150 sq. ft. New only. On-going credit.
- Tree Planting - 2-tree minimum. New only. One-time credit only.
- Rainwater collection - 100 gallon minimum. New and existing. On-going credit.

*Continued on page 9*



## Stormwater 2 -- continued from page 8

- **Voluntary Actions with 10% credits each, including:**

- Rain Garden - minimum 100 sq. ft. Existing and new projects. On-going credit.
- Permeable Parking Lot/ Driveway - 150 sq. ft. minimum. Existing and new. On-going credit.

Thus, using a property with a median sized impervious surface area between 1600 sq. ft. up to 2600 sq.ft. as an example, credits available for each project as described above are as follows: 5%: \$12.50; 10%: \$25.00. Thus, a homeowner who did all of these projects would max out the annual allowable credit and receive \$87.50. The county has issued a very informative document available at: [https://arlington.granicus.com/MetaViewer.php?view\\_id=2&clip\\_id=4231&meta\\_id=218174](https://arlington.granicus.com/MetaViewer.php?view_id=2&clip_id=4231&meta_id=218174)

It explains the county's reasoning behind this program and offers examples of the substantial documentation required to apply for the credits.

### Stormwater 3: What Can be Done?

**By Brooke Alexander, Native Plant and Tree Canopy Coordinator**

Before I get into that, I'd like to commend our Ashton Heights stormwater mitigation pioneers. Our Pioneers have already taken actions on their own properties to voluntarily reduce stormwater runoff. Most of you will not get credit or acknowledgment from the county, but we would like to celebrate our AH stormwater pioneers. I know there are lots of you out there but will highlight 3.

Amy Miller has removed her front lawn and planted (mostly) native perennials. She also has a 14-inch caliper pin oak tree on the south side of her property which she has been caring for. And her front garden supports the 45-inch southern red oak next door. *Note that the amount of water a tree can intercept in its crown ranges from 760-4000 gallons per year, depending on size and species.*

John Ruml and Pam Weeks have planted 8 additional native trees on their property in the last 12 years. One of their inherited large trees is a Blackjack Oak which is a county Notable tree. They have a virtual forest on their lot! *For a 1-inch storm, an acre of forest produces 750 gallons of runoff; and in contrast, an acre of paved parking lot produces a massive 27,000 gallons.*

Scott Sklar has installed rain barrels from which he waters his garden. He traded out lawn for ground covers and contoured his property so that water doesn't run into the street or the basement. And he's planted nine trees. *Tree canopy can intercept 20% of annual rainfall, and delay runoff 3.7 hours.*

Have you also already undertaken stormwater control measures on your property? Thank you! Please email the committee about your efforts, we'd like to document your projects in subsequent newsletters.

Calling all Pioneers - Please share your expertise! These are the stormwater mitigation measures we want to increase in Ashton Heights. Would you be willing to participate as a mentor?

- Plant the right size tree
- Install rain gardens
- Install rain barrels
- Install hardscapes: permeable driveways, and drywells
- Native plant landscaping

Would you like to reduce stormwater on your property but are not sure how to do that? Our new stormwater committee would like to facilitate a peer-to-peer mentorship utilizing what others have learned.

Help the Bay and all the waterways from here to there -- and help yourself. Join us! Come to the October civic association meeting to learn more.



Top to bottom: Amy Miller in her native front yard, featuring asters, John and Pam in front of their Blackjack Oak and Scott Sklar with one of his rain barrels.

# Fall Family Celebration

**Saturday, October 21 | Noon to 3:00 pm**  
**Columbia Gardens Cemetery Grounds**

A fun-filled celebration for children and adults:

- Paint a pumpkin
- See how honey is made from our beekeeper
- Go exploring with the Agents of Discovery App
- Learn tips for growing roses from our rosarian
- Get planting advice from the Tree Stewards of Arlington
- Enjoy delicious refreshments and more!



**All are welcome!** | 3411 Arlington Blvd. | Arlington, VA 22201 | 703.527.1235 | [columbiagardenscemetery.org](http://columbiagardenscemetery.org)



## LONG BRANCH ELEMENTARY SCHOOL

### Long Branch School News By Stacey Tuneski, PTA President 2022–2024

Arlington Public Schools are back in session and our neighborhood school, Long Branch Elementary, was excited to welcome back the teachers, staff, and students.

For those who do not know, Long Branch currently serves approximately 400 Lyon Park and Ashton Heights children in grades pre-K through 5. The neighborhood school typically has three classes per grade, boasting 100 teachers and staff.

The Long Branch PTA is committed to building a diverse and engaged community to support our students and teachers. Our PTA's mission is to make every child's potential a reality by engaging and empowering families and communities to advocate for all children.

We strive to encourage parents to be involved in the school, create community through events at the school open to all families, and inform parents about issues that may impact student outcomes. It truly takes a village to make the school year a success!

To that end, we welcome and appreciate the support of our

neighborhood to help our school community thrive. We have a listserv that keeps our community abreast of school activities.

For one of our first events of the school year, we will be hosting a book fair through READ (Read Early and Daily) October 10–13 with opportunities to shop for books before and after school. The proceeds of the book fair not only benefit the Long Branch PTA, but also support READ's efforts to provide vulnerable families an opportunity to choose and receive one new FREE book, each month, for children from birth to five years old.

To learn more about our book fair, other events, and opportunities to participate, join our listserv by emailing [president@lbpta.org](mailto:president@lbpta.org) and visit our website: [www.lbpta.org](http://www.lbpta.org).

### Lyon Park Woman's Club Update

The Woman's Club is for all residents of Lyon Park and Ashton Heights. We meet the 3rd Thursday of the month at noon at the community center for a delicious potluck lunch. We also have a great time socializing, but we also contribute to the community, such as volunteering for the Chili Dinner, the Spring Fair, the Pancake Breakfast and the Halloween Bonfire.

Please join us! For more information, contact Elizabeth Wray at [ejswray@yahoo.com](mailto:ejswray@yahoo.com).



## Meet Your Neighbor -- Karen and Perry Lange

### By Erika Derr

Bikeability, Walkability and Sociability: Meet the Langes!

Karen and Perry Lange were drawn to Ashton Heights for the same reasons that many are: the walkable neighborhood, the close proximity to restaurants and DC culture, and the unique characteristics of homes throughout the community. When they moved here in 2018, they had no idea how important their home would become to their creative endeavors over the social isolation brought on by the pandemic. From rehearsing theatrical productions to brewing beer, the Langes have made their home a center of their creative and social lives.

Karen and Perry met in college, she at Boston University and he at Tufts in Medford, Massachusetts. They had been introduced by a mutual friend, and found that they had several “small world” connections, despite growing up hundreds of miles apart (she in New Hampshire, he in Minnesota).

Like many young couples, they had few geographic constraints when graduating. Perry’s interest in working on Capitol Hill drew them to the Washington, DC area where he spent several years working for the late Senator Paul Wellstone before attending law school. For seventeen years they lived in Annandale, which offered comfortable living and lots of yard space but, ultimately, they hoped for a more walkable community and a bikeable commute. The house they found at the corner of Pershing and Lincoln Streets offered the right combination of location and space. Perry’s daily commute to Foggy Bottom can be done in under 30 minutes, and for Karen the proximity to the DC theater community and space that the new house affords were a winning combination.

Karen’s career in the theater began about 5 years after her move to the DC area. A self-described “theater kid,” she cut her teeth acting in both high school and college, but it wasn’t until after working a few different day jobs that she began to consider how to build a career out of her favorite pastime. Her quick and creative mind led her to improvisational companies like Comedy Sports and Washington

Improv Theater, where she spent ten years working with iMusical, creating musical theater - songs, storylines, dialogue - from scratch. As the co-founder of Pinky Swear Productions she collaborates with her creative partner and best friend to write, perform, and produce feminist theater that tells smart, subversive stories. Their award-winning shows often debut at the Capital Fringe Festival each July and travel to other local theaters. A potential international debut is in the works, as the award-winning 2016 production *Over Her Dead Body* may debut at the Edinburgh Fringe Festival in Scotland next year.



Closer to home, Karen is deeply connected to the local theater community and recently organized the city’s “Theatre Week” programming, including a day of Shakespeare flash mobs, choreography workshops, panel conversations and more at Arena Stage. Beyond her own creative work, she is driven to inspire broad community interest in local theater.

The Langes’ house in Ashton Heights ensures that they can keep up with one of their other priorities: entertaining. The holidays are a particularly special time; they’ve hosted Perry’s firm’s holiday party, and thrown festive fetes for friends and family at Christmas and New Years. The central kitchen island is particularly well-suited to read through rehearsals for Pinky Swear’s theater productions or an endless buffet of delicacies. The basement provides ample space, if not head room, for Perry’s brewery - industrial sinks, kegs and all. With sweet kitty Sam mewling about (missing his longtime companion Marlowe) the Lange’s home serves as both canvas and workshop.

The neighborhood offers its own enjoyment for the Langes, from the architectural diversity to the Jackson Street Halloween celebrations. “There’s so much to like about the neighborhood. It’s been nice to get to know people. It was that first block party where I landed my ‘paper route’!” recalls Karen, who now delivers the newsletter to her section of Ashton Heights. As the spirit of sociability continues to grow, Karen and Perry look forward to future gatherings with their community of friends and neighbors.



## Ashton Heights Listserv Seeks Moderators

By Betsey Lyon

The Ashton Heights listserv is expanding its Moderation Team. Our discussion list, [ashtonheights.groups.io](https://ashtonheights.groups.io) (copy in browser) shares and discusses information about our neighborhood and local government.



We also recommend business service companies and request the same. We encourage community engagement and publicize community events. Ashton Heights and Lyon Park residents may join this private list.

### Basic Moderator duties:

- Receive and respond to requests for membership
- Learn list platform logic and function to assist members with occasional semi-technical issues
- Become familiar with list platform owner and user manuals to assist users
- Read list posts at least weekly
- Respond to member inquiries about issues with their list accounts

### Skills Needed:

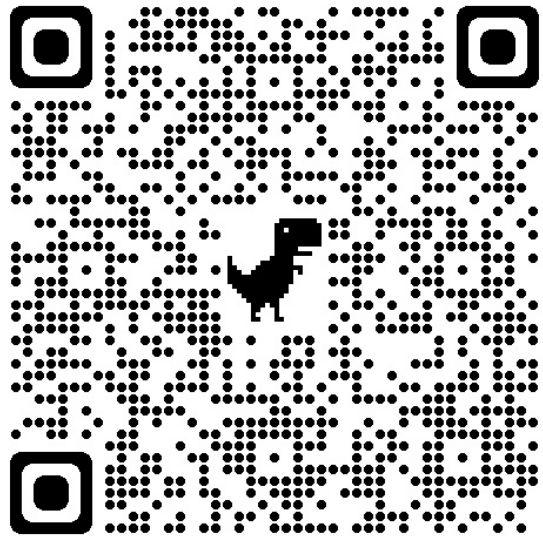
- Familiarity with online discussion list etiquette and practices.
- Good organizational skills, including regular attention to your inbox
- Ability to problem-solve list quirks and user questions
- Patience, good judgment and good communication skills

**Time commitment:** A few hours each month once you're up and running.

Interested Ashton Heights residents may contact [main+owner@ashtonheights.groups.io](mailto:main+owner@ashtonheights.groups.io) or [etlyon410@gmail.com](mailto:etlyon410@gmail.com).

## Calling for Nominations!

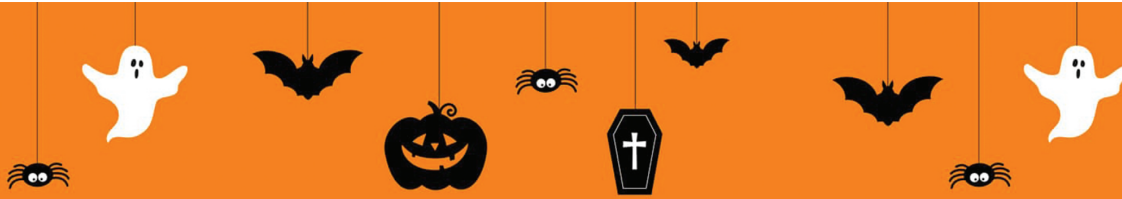
The Meet Your Neighbor column is a popular one and we need your help. Do you know someone who we should feature next month or in coming months? Nominate yourself or a neighbor! Fill out the form at this link: <https://bit.ly/3RBQjsZ> or use the QR code below.



**A big thanks to Ted Hobart for presenting at the September AH Civic Association meeting. He shared his stories and over 100 medals from his marathons.**



**Editor's Note:** View the newsletter in full color at [www.ashtonheights.org](http://www.ashtonheights.org)! Mark your Calendar - articles for the LAST ISSUE OF 2023 (our November 2023 issue) are due by **October 20th (PLEASE BE TIMELY!)** Send submissions to: [amylmiller4@gmail.com](mailto:amylmiller4@gmail.com).



# LYON PARK PARADE OF COSTUMES, SATURDAY, OCTOBER 28 11AM AT LYON PARK

GOBLINS, WITCHES, DOCTORS, NURSES, BARBI & KEN, FAIRIES,  
SUPERHEROES AND MORE SHOULD APPEAR IN THE PARK BEFORE 11AM

PARADE STARTS AT 11 AM PROMPTLY (WEATHER-PERMITTING)

UPDATED PARADE INFORMATION WILL BE AVAILABLE ON THE LYON PARK  
LISTSERVE, OUR WEBSITE [WWW.LYONPARK.ORG](http://WWW.LYONPARK.ORG) & POSTED ON NEXTDOOR

THE BONFIRE WILL BE HELD ON HALLOWEEN - OCTOBER 31 - THIS YEAR

## Development Committee Update By Jack Spilsbury and Alexander Tuneski

On September 23rd, the Arlington County Board voted to approve the redevelopment of the Silver Diner/The Lot site. The project, known as Bingham Center, will include a 229-room, 143,564-square-foot boutique hotel and a new 254,097-square-foot residential building containing 290 units. The hotel will be operated by Marriott under one of its boutique brands and will feature a ground floor restaurant and a rooftop bar. The entire development will include 16,169-square-feet of retail space, which will extend the length of Wilson Boulevard from Washington Boulevard to 10th Street North.

The AHCA actively participated in the planning process, with Alexander Tuneski representing the association on the Site Plan Review Committee (SPRC). In the course of the planning process, the developers were attentive to the community's concerns about the proposed placement of the hotel's loading dock on Irving Street, which was inconsistent with the recently-passed Clarendon Sector Plan. The developer reconfigured its plans by relocating the loading dock to the new 10th Road North.

In exchange for receiving additional density, the developer agreed to provide 15 affordable housing units, construct the new 10th Road North (which will split the two buildings and funnel most traffic related to the buildings), achieve LEED Gold certification, fund the design and construction of the

Irving Street plaza (which will comprise the portion of Irving Street closest to Clarendon circle), contribute \$224,840 for other off-site public space improvements in Clarendon (which could include the 10th Street Park or planned park space along Fairfax Drive), and improve Wilson Boulevard by adding parking lanes, trees, and a 10-foot sidewalk.



These two buildings border the previously-approved redevelopment of the Joyce Motors site. The developers for the two projects hope to coordinate construction plans to reduce the impact of construction on surrounding areas.

A third proposal to redevelop the Wells Fargo Bank site in West Clarendon (Washington Boulevard and Irving St. N) has completed the SPRC process, receiving generally positive comments from SPRC members and County staff. It proposes construction of a new 12-story building containing 238 residential units, approximately 66,000 square feet of office space, and approximately 35,000 square feet of retail, including a new Wells Fargo. As the project has not yet been presented to the Planning Commission or County Board for

*Continued on page 14*

## Development Update -- continued from page 13

approval, the developer may be contemplating additional changes to its initial plan before submitting it for approval.

### Implementation of Expanded Housing Options

The Expanded Housing Option (EHO) changes to the Arlington County zoning code (formerly known as "Missing Middle") became effective on July 1, 2023. The new zoning changes allow construction of up to six-unit multifamily dwellings in single-family residential zoning districts under certain circumstances.

As of September 15, 2023, the County has issued eight permits for EHO housing projects and is currently reviewing 19 EHO permit applications. No permits have been issued for Ashton Heights or Lyon Park, but there are EHO permits under review for three townhomes at 629 N. Monroe Street

and one duplex at 432 N. Monroe Street in Ashton Heights, as well as for a 3-unit townhouse at 2909 N. 2nd Street and for four units at 703 N. Barton Street both in Lyon Park. The County has made available a webpage of pending and issued EHO permits at <https://www.arlingtonva.us/Government/Programs/Building/Permits/EHO/Tracker>, which is updated weekly. Staff are developing an interactive residential permit dashboard for later release (more info to come).

Per the revised zoning code, property owners can develop EHO housing "by right" without needing further approval by the County Board or other County bodies. This means that as long as the project design complies with the minimum requirements specified in the zoning code, the County staff will issue EHO permits without going through a public approval process or collecting feedback from neighbors. We will continue to monitor the issuance of EHO permits in our neighborhood, as well as the impact of such developments on our community.

## October 8–14: Cooking Safety for Fire Prevention Awareness Week

### Community Safety and Security Corner

By Christina Schultz

Fire Prevention Week takes place annually throughout the United States during the second week of October. Sponsored by the National Fire Protection Association (NFPA) and entering its 101st year, it is the oldest public health observance on record in the country. This year's theme, **"Cooking safety starts with YOU. Pay attention to fire prevention,"** works to educate the public about the leading risks to home fires and simple yet important actions we can take to keep ourselves and those around us safer when cooking (see box). According to the NFPA, cooking is the leading cause of home fire injuries and the leading cause of home fires, with nearly half of all home fires involving cooking equipment. Unattended cooking is the leading cause of home cooking fires and related deaths. In addition, cooking is the only major cause of fire that resulted in more fires and fire deaths in 2014-2018 than in 1980-1984.

Fire Prevention Week began in commemoration of the Great Chicago Fire of 1871 that burned the city from October 8-10. The fire was rumored to have started when the O'Leary family's cow kicked over a lantern in their small barn. A long period of hot, dry, windy conditions, and the prevalence of wooden construction through the city contributed to the fire's rapid spread. The conflagration killed approximately 300 people, left more than 100,000 residents homeless, and destroyed roughly 3.3 square miles of the city including over 17,000 structures.

In 1925, President Calvin Coolidge proclaimed Fire Prevention Week a national observance. Since then, schools, fire departments, and various organizations

provide lifesaving education for children, teens, adults, and teachers learn on how to prevent fires and how to stay safe in case of a fire. To learn more about Fire Prevention Week and this year's theme, visit [www.fpw.org](http://www.fpw.org). Additional Fire Prevention Week resources for children, caregivers, and educators can be found at [www.sparky.org](http://www.sparky.org) and [www.sparkyschoolhouse.org](http://www.sparkyschoolhouse.org). The Arlington County Fire Department also provides important information about [community services on fire safety](#) on its web page.



### NFPA's 2023 Cooking Safety Tips

- Always keep a close eye on what you're cooking. For foods with longer cook times, such as those that are simmering or baking, set a timer to help monitor them carefully.
- Clear the cooking area of combustible items and keep anything that can burn, such as dish towels, oven mitts, food packaging, and paper towels.
- Turn pot handles toward the back of the stove. Keep a lid nearby when cooking. If a small grease fire starts, slide the lid over the pan and turn off the burner.
- Create a "kid and pet free zone" of at least three feet (one meter) around the cooking area and anywhere else hot food or drink is prepared or carried.



## KIDS, INC.

Our local youth are ready to help when the household hands are not enough.

Send updates to Ann Felker:  
[gr8est9@gmail.com](mailto:gr8est9@gmail.com)



Dog walking



Pet sitting



Babysitting



Leaf raking



Plant watering



Yard work



Snow shoveling



Parents helper



Technology



Mail collection

*Icons courtesy of flaticon.com*

For privacy reasons, find the full Kids, Inc. listings in the newsletter issue delivered to your home OR the issue posted to the Ashton Heights newsletter. Thanks!

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