



Ashton Heights News

Juggling Challenges and Opportunities

By Scott Sklar, President, AHCA

We start fall coming through a summer drought and Arlington is full of beautiful flowers and wildlife. I am seeing more and more walkers, joggers, and bicyclers throughout our community. Ashton Heights residents are working in their yards and children are playing on lawns and at our many local parks. How lucky we are, living here in Ashton Heights.

This fall we have many issues we're pursuing.

Christina Schultz, chair of the AHCA Security and Safety Committee is talking with Arlington County Police on two events here in our area – an attack on a morning jogger in Columbia Gardens cemetery and a recent home break-in on N. Jackson Street. We will be reporting back on both in our newsletter and at our September AHCA meeting.

Jack Spilsbury and Alexander Tuneski, co-chairs of our AHCA Development Committee are juggling an overview of many projects – mostly zoning approvals on four large buildings on our borders with Clarendon.

Patrick Lueb, chair of the AHCA Transportation Committee always monitoring street safety, speeding issues, and County benchmarks on parking spaces in new buildings.

Brooke Alexander, the AHCA lead for tree canopy and native plants, has put messaging out for care for our trees in drought, and planting of trees.

Christine Lewicki, the AHCA water management lead has been active

in county efforts on the Spout Run watershed.

Chris Horvath, chair of the Open Spaces, Parks, Playgrounds and liaison with Arlington's Neighborhood Conservation program talks with the county about sidewalk, road and park improvements.

Our other committees are also assessing issues and inputs. Please contact any of these gracious volunteers with your ideas (contact info on page 2).

Hats off to Amy Miller, our newsletter editor, and Julie Mangis and Bea Camp our newsletter delivery coordinators on the great work they do.

Finally, I want to express my thanks to Glynis Lough, who has taken over as AHCA's listserv moderator, while our longtime moderator Betsey Lyon is taking some leave. Glynis, welcome aboard and thank you for your willingness to step in.

The listserv is the most important glue for the AHCA where residents can discuss issues, interact with each other, and build consensus. Keeping the conversation civil and appropriate within the bounds of our charter is paramount to make the listserv work.

Betsey has done an amazing and important job to keep this facet of our association functioning, even with contentious issues like the gun shop, Missing Middle and sidewalks on Oakland Street.

Our monthly AHCA meetings at

AHCA Monthly Meeting Wed., Sept. 18, 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.** Arlington Master Gardeners: You can optimize your garden! Topics may include: seed starting, tomato diseases, and native plants for attracting butterflies.
- 8:30 p.m.** Arlington 2050 Aspirations: Arlington Board chairs generally have a theme for their year in office. And for Libby Garvey, it is a new long range planning document to replace the one written in 1988. At press time we're in discussion with the County Board office about a discussion of this project and its current status. Full meeting schedule on the listserv.
- 9:00 p.m.** Adjourn

the Clarendon United Methodist Church, our committee meetings and conference calls, and our association events round out the activities.

It truly takes a village and thank you for giving time for your community while juggling work, family, errands, property upkeep, and more. Best to all of you in Ashton Heights as we enter fall 2024!



Editor's Note: View the newsletter in **full color** at www.ashtonheights.org!

Articles for the **October 2024** newsletter issue are due by **September 20th**. Send submissions to: amylmiller4@gmail.com.

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/>

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2024- 2025 AHCA Officers and Executive Committee

President

Scott Sklar
solarsklar@aol.com
703-522-3049

VP Programs

Dave Schutz
porgschu@verizon.net

VP Membership

Jim O'Brien
jjimob1@verizon.net

Treasurer

Doug Williams
treasurer@ashtonheights.org

Secretary

Chris Armstrong
carmstrong07@gmail.com

Members at Large

Margaret Beach
mbetc@aol.com

Jim Richardson
javrichardson@verizon.net

David Phillips
davidphillips1@msn.com

Committees

Arlington Neighborhood Program

Christopher Horvath
christopherhorvath@hotmail.com

Development/Zoning

Jack Spilsbury
splisburyj@gmail.com

Alexander Tuneski
atuneski@gmail.com

Historian

Jim Terpstra
terpstrajames2@gmail.com

Housing

Matthew Hall
mhall@goldsteinhall.com

Christina Schultz
cmschultz@yahoo.com

Playgrounds & Parks

Christopher Horvath
christopherhorvath@hotmail.com

Safety & Security

Christina Schultz
cmschultz@yahoo.com

Tree Canopy & Native Plants

Brooke Alexander
brooke.alexander52@gmail.com

Transportation

Patrick Lueb
jiffy64@me.com

Schools

Caroline Rogus
crogus@gmail.com

Lori Faye Fischler
lorifaye@gmail.com

Arlington School Rep

Stacy Snyder
stacyasnyder@yahoo.com

PFRC Career Center

Polly Hall
pollyhall40@gmail.com

Newsletter Editor

Amy Miller
amylmiller4@gmail.com

Distribution

Bea Camp
summercamp81@yahoo.com

Julie Mangis
jmmangis@aol.com

Advertising

Chris Armstrong
newsletterads@ashtonheights.org

Listserv Moderator

Glynis Lough
Subscribe:
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Restaurant Review – Carbonara By Karen Santoro

Website: carbonarava.com

3865 Wilson Blvd, Arlington, VA 22203
703-721-3905

We were delighted to see a new restaurant in the neighborhood, so we made a dinner reservation for two. The restaurant made a first good impression. The waiter took us to a table that was in the path of the kitchen service traffic. When we asked for a change, it was honored immediately, and we were seated in a comfortable, somewhat secluded corner.

Cocktails of interest included a Manhattan with a full cube and classy metal toothpick adorned with a cherry. The Lemon Prosecco was served in a beautifully etched coupe glass that reminded me of my grandmother's crystal.

The bread was light and chewy, ideal for dunking in the red sauce and spreading the olive tapenade served with it. The appetizer portions are exceedingly generous. The carpaccio is sliced nearly to transparency and is full of flavor. Fried calamari are cooked to perfection, but they are a bit heavy on the coating. The sauce and huge lemons are spicy and zesty complements.

Veal parmigiana is the king – an incredible sized cutlet,

perfectly breaded, is served on a large plate. Then, a totally unique maneuver occurs. A separate dish with sauce and melted mozzarella is slid on top of the cutlet. Its crowning glory!

We observed another such maneuver at a table near ours. Spaghetti carbonara is mixed in a bowl created out of a large cheese wheel and set aflame.

Other pasta choices included cavatelli, its size, shape, and texture was more like gnocchi but still tasty. The servings are so generous, we had no room for dessert.

The wait staff is most attentive, checking in at appropriate intervals and refilling waters. Frank Sinatra fans will enjoy the soundtrack because his songs are continuously played.

We recommend Carbonara for an old school Italian experience. And if you want to see some beautiful photos of their food, check out their [Instagram page](#).



Photo courtesy of Carbonara

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Why are We Getting Another Pool Hall in Clarendon?

By David Phillips

The old Silver Diner building in Clarendon has become a pool hall! The diner closed in 2022 after 26 years to make way for redevelopment. We accepted the loss of our favorite venue for birthdays, school fundraising, and swim-team pep-rallies in the interests of the redevelopment of the rundown western end of Clarendon. However, redevelopment hasn't happened so the loss is so far unrewarded. Instead we are getting a second pool hall - across from Spider Kelly's. A little further along Wilson we have a new style beer garden and then further on you can find CVS's great "Wall-on-Wilson". I have absolutely no objections to beer, pool or pharmacies, but I am concerned about how all this is supposed to fit into the smart urban model, of which Arlington is supposed to be a leader.

Several factors have delayed re-development. Firstly, the 2020-2021 "Clarendon Sector Plan Update" which was initiated by the County to include the community in decisions on the multi-project redevelopment in case it needed zoning and other concept/rule changes. However, the County's hopes for partnership ironically met community opposition, e.g. from textual originalists insisting on the rules of the 2006 sector plan, the same one that they were trying to update. The initially intended 12-month update process was as a result extended for the best part of a second year, while developers cooled their heels.

The Development Committee spoke to the developer of the largest project (the Bingham Center which included the Silver Diner site) back in mid-2019 when they already had initial plans, anticipating ground-breaking at the start of 2022. They were maybe optimistic then, but now, five years later, they no longer even have a date for breaking ground. Meanwhile the Wall-on-Wilson, which was not part of the Plan Update, moved ahead in 2022 during COVID and opened for business in 2023.

The second major delay in the transformation of west Clarendon into an attractive urban center resulted from developments in the US economy. Low interest rates during COVID rebounded in 2022 and peaked in 2024 as the Fed tried to control inflation while also guarding against recession. The developers plans were thus further set aside as borrowing costs doubled. Even with falling rates it is now unclear when or even whether they will re-start despite having county go-ahead.

In June 2021, after leaving the DevComm, I circulated a note to the community on the Sector Plan Update and commented anxiously on the risks of delaying further.

"It has taken years to combine the parcels of land needed for the projects in the '10th street triangle'. One developer has waited over 10 years for a formal review of a plan. We need to welcome creative, attractive (and profitable) efforts to bring this relatively neglected area up to par with one of the most dynamic, smart urban growth zones in the US. If we wait more years for proposals compliant with the 2006 plan we may regret it. (There are such things as recessions, competing opportunities, and fashion)."

We are now dealing with exactly some of those risks, and the possibility that redevelopment will be delayed for years. The question is, how should we handle development issues like this in the future? First, perhaps we should not treat all developers as nefarious players - some want to help our neighborhood even if they make a profit from it; second, we should work with the planners positively to arrive at solutions to key objectives (like identifying more public space) while avoiding lost causes (like the 10th street park); third, we should bring in large project developers early to explain their plans (as we did in 2019-20); and fourth, we should resume a regular dialogue with the county on new projects to ensure compliance, push to update zoning rules and avoid disasters like 'the Wall'. In the end well-informed dialogue beats confrontation or, as Churchill may have said, "jaw-jaw is better than war-war".

Columbia Gardens Updates its Space

By Betsey Lyon

If you enjoy walking through the peaceful 38 acres of Columbia Gardens Cemetery in Ashton Heights, you'll notice recent signage at the main gate describing plans to create more usable space. Project plans and a map describe making undeveloped cemetery land ready for future graves and memorials.

Plans to increase the cemetery's future capacity have been in the works for years, Columbia Gardens' Daun Frankland tells Ashton Heights News. Daun serves as the cemetery's President and Superintendent, and is a member of

the family that has owned the cemetery since its inception in 1917.

She says that the new space will accommodate more traditional burial plots, cremation columbarium niches, and a new green burial section of the cemetery. Permitting is nearly complete to re-purpose the overgrown five acres in the cemetery immediately off Arlington Blvd, and to install stormwater infrastructure that meets current Arlington County standards.

A new access road will be built through the area, connecting new and old sections of the cemetery. The brick wall facing Arlington Boulevard will be entirely replaced to support stormwater drainage.

In theory, Frankland says the work is a 90-day construction project, but she acknowledges that supply chain delays can affect completion, as has happened during the project planning and equipment acquisition phases.

Our neighborhood continues to benefit from Columbia Gardens keeping its private property open to the public. Daun said she appreciates the deference that most area residents show toward funerals in progress, and to posted cemetery rules designed to keep the cemetery clean and attractive.

See our archived Meet Your Neighbor interview with Daun at [ashtonheights.org](https://www.ashtonheights.org) in the [January 2021 Ashton Heights News](https://www.ashtonheights.org/news), p 4.]

Fall

Family Celebration

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Why a Printed, Hand-delivered Newsletter in the 21st Century? By Julie Mangis

You might think that receiving a newsletter on your doorstep is a rather antiquated form of communication. After all, you receive hundreds of emails and texts every day from just about every contact in your sphere. Just think about the trees they are saving!

The question of going electronic with the AHCA News has been under consideration for several years, but each time we have visited the issue, we have concluded that a printed version is most effective. You see, our aim is to get information in the hands of the most Ashton Heights residents as we possibly can. We do not have email addresses for the majority of residents, and some of our neighbors do not have Internet access at all. In addition, keeping up with new and departing residents would be a major record-keeping challenge. It's unlikely we would ever find a volunteer for that job.

We are deeply grateful for our advertisers, who support the cost of printing the newsletter in exchange for our promise to them that it is circulated to 1,200 Ashton Heights households. In addition, they get exposure on the [AHCA website](#) since the newsletter is posted there monthly. But the website gets far fewer visitors.

What about the Ashton Heights listserv? It also has fewer participants and some of those on the listserv live in other neighborhoods. We would never be able to reach everyone. In a strange reversal of outcomes, the hand-delivered newsletter actually drives more residents to the listserv and the website. Without the newsletter, awareness of the civic association, neighborhood issues, and dues income would likely diminish over time.

Moreover, we have a dedicated group of volunteers who enjoy helping with distributing the AHCA News. When we emerged from pandemic hibernation just a couple of years ago, we asked them if they would be comfortable resuming their routes and the over whelming response was "Yes!" Some have actually been delivering newsletters for 50 years! Next time you meet one of these neighbors at an AHCA meeting or in the street, please give them a high-five and a thank you for their service:



Jim Abramson, Deena Ackerman, Brooke Alexander, Chris Armstrong, Elaine Braverman, Mike & Margaret Brown, Nancy Carey, Phyllis Charles, Debby Chin, Jane Collins, Thane Culver, the Cummings, Randy Custer, Peter DeBoor, Jennifer DeGross, the Donoses, Jennifer Dowling, Mark Eichorn, Cathie Fagerstrom, Ann & Tim Felker, Jodie Flakowicz, Wendy Frankel, Trisha Gruesen, Nese & John Guendelsberger, Dana Halkowski, the Haltiwanger/Reilly family, Liz Harter, Nancy Hopper, Jason Horowitz, Tom Iveson, J.B. & Roger Jenkins, David Johnson, Jennifer Lane, Karen Lange, Diane Lechmanik, Paul Levett, David Lippert, Jennifer London, Betsey Lyon, Wes MacAdam, Ken Matzkin, the Mazas, Laura Mazzerella, Jean Miller, Betsy & Greg Morse, John Mueller, the Naas family, Vic Pocorobba, Jim Richardson, Carol Rosa, Jim Serfis, Lisa Shimberg, Jackie Steven, Ruth & Hank Streeter, Celeste Szweczyk, Karen Tober, Nancy Van Doren, Jan Vranich, Susan Weinbeck, Robert & Susan Williams, Mary Dunn & Fred Wojanis.

We love our volunteers! Thank you all!

Plant a Tree – Help our Tree Canopy!

By Brooke Alexander, Native Plant and Tree Canopy Committee Chair



Fifteen trees were planted with the Ashton Heights Tree Canopy Fund (TCF) program this spring and 15 are scheduled to be planted this fall. Hooray! We are losing our tree canopy in Arlington and Ashton Heights. These are our historical numbers.

- 2008:** 48% tree canopy
- 2016:** 40% tree canopy
- 2022:** 31% tree canopy

Most of Arlington’s trees are in residential neighborhoods. The Arlington County Board recently adopted an Urban Forestry Plan that aspires to a 40% average canopy for the county. The Tree Canopy study published in 2023 by the Arlington Civic Federation indicates that there is room for 2,323 more trees here in Ashton Heights. See this report, including the value of trees here: [Urban Tree Canopy Assessment of Arlington County, Virginia](#). Will you help?

There are two programs in Arlington for free trees. As I write this article on August 23 (that will be distributed to you mid-September), I have general information on the next Arlington offerings for these two programs.

1. Tree whip program: On Sept 3, the County is scheduled to open their free whip program. These whips are in 2 gallon pots and are 2-6 feet tall. Under this program, after you

register for a tree, you pick up your tree at a county facility on one of two dates and you plant the tree. Information is available [here](#).

On Sept 3, the list of free trees will be made available, as well as the application for each. These generally sell out quickly and may be sold out by the time you receive this newsletter. But worth checking! Whips will settle in more quickly than the TCF trees, and in 10 years BOTH will be the same size.

2. Tree Canopy Fund (TCF): Sometime this fall the county will probably offer another set of TCF trees. TCF trees are 1-2 inch caliper trees that are 6-10 feet tall. Under this program, the County contractor delivers the tree to your house, and plants it for no cost to you. I say the TCF will probably be offered because it is unknown at this time whether funding will be available for this program. Historically, this program is funded by developers who are unable/unwilling to plant required trees within their development. Information on the TCF program is available [online](#).

Should you wish to apply for a TCF tree, please contact me at brooke.alexander52@gmail.com, I am the TCF Coordinator for Ashton Heights. After the information on the fall program is available, I will do a free individual consult with each of you, and help you with the application. Planting would take place in the spring of 2025.

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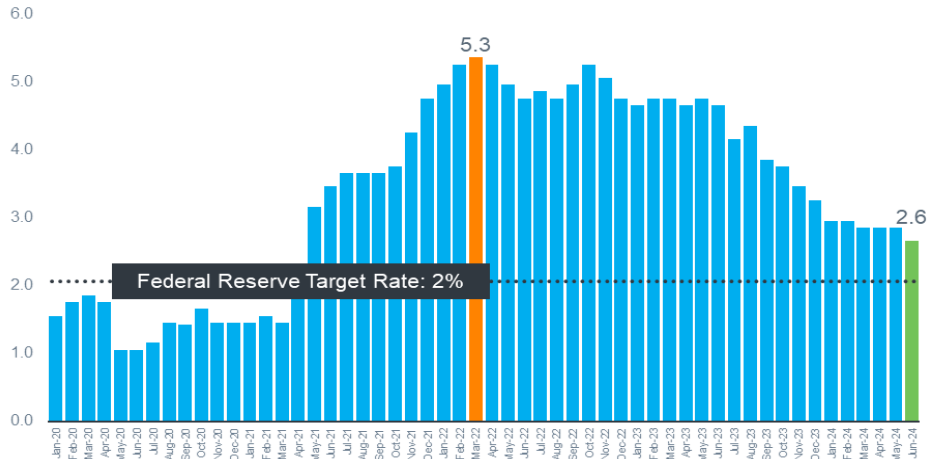
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Inflation is cooling – and that’s a good sign for mortgage rates. As the rate of inflation gets closer to the Fed’s target of 2%, they may lower the Federal Funds Rate. When they do, mortgage rates are likely to respond. But this isn’t the only factor at play. For the latest updates on what’s happening, follow me. How can I help with your unique situation? Put my 39 years of experience to work for you!

Casey O’Neal, Compass Real Estate, 703-217-9090

Inflation Is Trending Toward 2%

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A Kaleidoscope of Fun

By Sara Guerrero, 7th grader at Gunston Middle School

As Ashton Heights gets ready for the start of fall, the fun memories of the Arlington County Fair are still fresh in everyone’s mind. Countless people flocked to the Thomas Jefferson Community Center to experience the famous Arlington County Fair, which has occurred every August since the first fair in 1977. Offering activities for all ages, the fair easily attracted people from all over the county.

The main outdoor attraction was, of course, the rides and carnival games! From the fun Dragon Wagon to the nerve-wracking Brute, the fair offered rides for all ages. You could take the Ferris wheel up to the top to see the amazing view, or ride the terrifying drop ride to have the same view experience, before plummeting to the ground, that is. There were plenty of carnival games to partake in and plenty of chances to win cool prizes. After all this fun, there were loads of food stands and trucks to satisfy your hunger or thirst. You could also try some homemade lemonade from one of the Kids Market Stands! On the field, there was a small market run entirely by children and teens, with everything from donuts and drinks to hair clips and bracelets.

If the outside was too hot, you could head inside, where vendors and organizations had stands put up in a

sprawling indoor market. Many organizations had booths, such as The Outdoor Lab, the Public Library, the police, and more! Some booths offered little quizzes or games to win prizes, or to test your knowledge. Other booths belonged to vendors, selling delicious, beautiful, and interesting wares, such as jewelry, books, honey-infused tea, and more. On the other side of the gym were the competitive exhibits. These were competitions that anyone could enter in from young children to aged retirees.

They contained numerous categories, everything from tomatoes to photographs to handmade dresses. You could participate in the competition and enter something, or you could just come over and see the items on display.

All in all, the Arlington County Fair was a great time and people from all over the county and Ashton Heights enjoyed the activities, exhibits, and food this August. Whether they enjoyed the giant bubble parties on the field, or the mini petting zoo near the entrance, there was something from everyone. While the community starts getting geared up for the fall season, we’ll still remember the Arlington County Fair, and can’t wait for next year!

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Road Warriors: Keeping Our Streets in Top Shape

Community Safety and Security Corner

By Christina Schultz

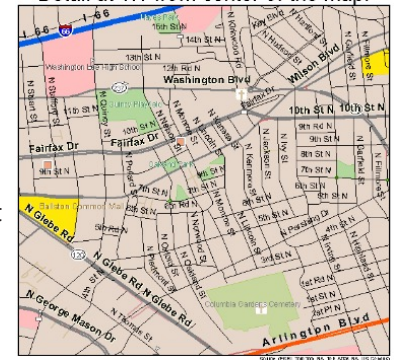
A number of government entities are responsible for ensuring the maintenance and safety of our well-ordered street system. An interesting fact about our small corner of the state – Arlington is one of only two counties in Virginia (the other being Henrico outside Richmond) that maintains its own roads except for state highways, major routes, and special designated sites. The county's Water, Sewer, Streets Bureau is responsible for the maintenance of 376 miles of roadway in Arlington.

The Virginia Department of Transportation (VDOT) maintains 40 miles of major arteries within the county, such as interstates 66 and 395, Arlington Boulevard, Washington Boulevard, Langston Boulevard, Glebe Road, and sections of Spout Run. The Federal Government also maintains roads including George Washington Memorial Parkway, sections of Spout Run, Joint Base Meyer-Henderson Hall streets (including Arlington National Cemetery), Pentagon Street, and Boundary Channel Drive. On its assigned roads, VDOT and the Federal Government are responsible for maintenance, snow/ice removal, and traffic signs. The County is responsible for all traffic signals.

Arlington's special status for road maintenance comes from the creation of county highway departments prior to the establishment of VDOT in 1927 and its assignation of local road control in 1932. One major benefit from controlling the local roads system is that it allows the county government to require developers to contribute funds for road needs serving their projects.

The Arlington County Policy Department's Special Operations Section is tasked with ensuring the safety of pedestrians, cyclists and motorists and maintaining the safe and orderly flow of traffic. It conducts enforcement in problem areas, responds to community complaints and concerns, participates in local and regional traffic safety programs, and collaborates with public and private entities to address transportation safety concerns.

Arlington County also has a practical street-naming system (see box). It was adopted in 1934 following a citizens



committee study of the hodgepodge of streets names allowed by disorganized development of many unincorporated communities. As one of our local historians noted, developers picked the names of streets, often naming them after family friends, or even themselves.

When another neighbor found old files in their attic, we learned from our neighborhood listserv that some of our streets were called Clarendon Avenue (now Irving Street), Marion Avenue (now Jackson Street), Hamilton Avenue (now Kenmore Street), and Milton Avenue (now Lincoln Street). The Arlington County Board implemented the current system that eliminated the many duplicated street names and kept some of the historic names.

Arlington Street Naming System

East–west streets are designated by an ordinal number followed by a designation as either a street, road, place, or avenue, and a north or south designation. The numbers begin on either side of Arlington Boulevard and increase moving away from it. For example, 1st Street North is immediately north of Arlington Boulevard and 1st Street South is immediately south of it.

North–south streets are named and alphabetized through first letter starting at the Potomac River in the east. Progressing westward, the alphabetizing sequence is:

- One-syllable names (Ball Street to Wayne Street)
- Two-syllable names (Adams to Woodrow)
- Three-syllable names (Abingdon to Yucatán)
- Four-syllable names (Arizona)

Major arteries or historical roads are exempt from this system and are not named streets. Examples in our neighborhood include Glebe Road and Pershing Drive.

Subscribe to the Ashton Heights Listserv!

So much happens in between issues of newsletters -- especially when we take a break in December and over the summer. Don't miss out on important information; subscribe to the Ashton Heights listserv today.

Email: main+subscribe@ashtonheights.groups.io. Always include your full name and street address and we'll get you set

up to be “in the know.” Did you know that you can set your preferences on how you receive email from the listserv? If you're worried about receiving too many emails or missing out, some options include:

- Individual messages
- Full digest (up to 12 messages grouped together in 1 email)
- Daily summary (one email each morning containing only the list of topics posted to the group the previous day)
- No email (receive no email, but view messages on the groups.io website)

Kids, Inc. – The Scoop

By Ann Felker

Kids, Inc. is like MATCH for homeowners, pet lovers, frequent travelers or busy parents. The newsletter page, Kids, Inc. lists pertinent data about our young neighbors who are interested in taking care of all those needs for the good people of Ashton Heights.

The list provides a discreet database usually on the last page of the newsletter so it can be clipped for refrigerator door posting. Parents provide their children's information, so we know that there is adult oversight from the beginning. Here are some clues for both Employers and Employees

EMPLOYERS:

1. Text, email or leave a detailed message for the kid. Many kids use their parents' communication devices. Identify yourself lest you become SPAM.
2. Have a wage in mind and include it in your message. AHCA does not give advice on this topic.

3. When you engage a kid, please set expectations in written form. Include your house address and provide an emergency contact with phone number .
4. Hand your key to the kid preferably with an interesting fob so it can be distinctive (and not misplaced)!

EMPLOYEES (KIDS):

1. Take your neighbors' job request seriously. They need your help and are ready to pay.
2. Reply to texts, emails and phone calls, even if the answer is "I am busy", because these people are depending on you.
3. Know what you charge for each of your job possibilities.
4. Keep your commitment– this is business.
5. Take super care of pets, plants, mail and KEYS. The puppies, fish, azaleas, lawns, snowflakes, leaves, packages and babies are depending on your good service.

This exchange of needs and services is a real opportunity for us to build competence and skill for the next generation while simplifying our lives.

Development Committee Update

By Jack Spiisbury and Alexander Tuneski, Co-Chairs, AHCA Development Committee

Clarendon Sector Plan Implementation: Plans for redevelopment along the western edge of Clarendon have stalled for the time being largely due to more difficult market conditions. Following the 2022 update of the Clarendon Sector Plan, developers filed site plan applications to build three residential high-rises and a hotel on sites in close proximity to Ashton Heights. In spite of the County approving two of these in 2023, construction has yet to get underway. Higher interest rates have made it more difficult to finance these large-scale development projects, delaying some of them indefinitely.

1. Joyce Motors: The Joyce Motors building is the only one of the three that appears to be making forward progress. In 2023, the County Board approved a plan to construct a 11-story, 110-foot residential building at the corner of 10th Street and N. Irving. In July 2024, the developer sought to amend its site plan to eliminate 37 on-site parking spaces and 10 residential units (down to 230 units), along with a few cosmetic changes. Despite opposition from the AHCA and other civic associations, the Board approved the site amendment.

The amendment leaves approximately one parking space for every two residential units, which the AHCA argued was inadequate. The AHCA had successfully advocated for additional on-site parking during the site plan review in 2023 and fought to keep this previously-negotiated parking in the modified site plan, arguing that the amendment amounted to a bait and switch.

However, County staff continued to advocate for lower parking ratios on this and other projects, citing proximity to the Metro. The Board echoed this and largely dismissed concerns about parking overflow into residential neighborhoods, asserting that

a reduction in parking will help reduce demand for personal vehicles. The AHCA has advocated for the County to study current automobile registrations and parking usage in existing Metro-corridor buildings to better understand existing supply and demand for parking.

As part of the amendment, the developer pledged to contribute \$86,000 to Arlington's affordable housing fund. This is in addition to dedicating nine on-site units as certified affordable housing (CAF's) and contributing \$557,000 for future park space planning in Clarendon.

2. The Bingham Center: In September 2023, the Arlington County Board approved redevelopment of the Silver Diner/ The Lot site between Washington and Wilson Boulevards, and 10th Street N. The project – to be called the Bingham Center -- included a 229 room, 143,564 square foot (sf) boutique hotel, as well as a 254,097sf building containing 290 residential units and street-level retail.

The developer, who originally hoped to break ground in 2022, has yet to begin construction. As the developer has entered into new leases for the Arlington Beer Garden (formerly known as the Lot) and for a billiards hall in the former Silver Diner building, it appears that the developer may be anticipating an extended delay before it is able to move forward with the project.

3. Wells Fargo: A third proposal to redevelop the Wells Fargo Bank site (at Washington Boulevard and Irving St) has also been put on hold. The developer proposed a 12-story building with 238 residential units, approximately 66,000sf of office space, and 35,000sf of retail, including a new Wells Fargo. The project has not yet advanced to the Planning Commission or County Board for approval. The developer may be contemplating changes to its initial plan, especially in light of deteriorating market conditions for commercial office space.

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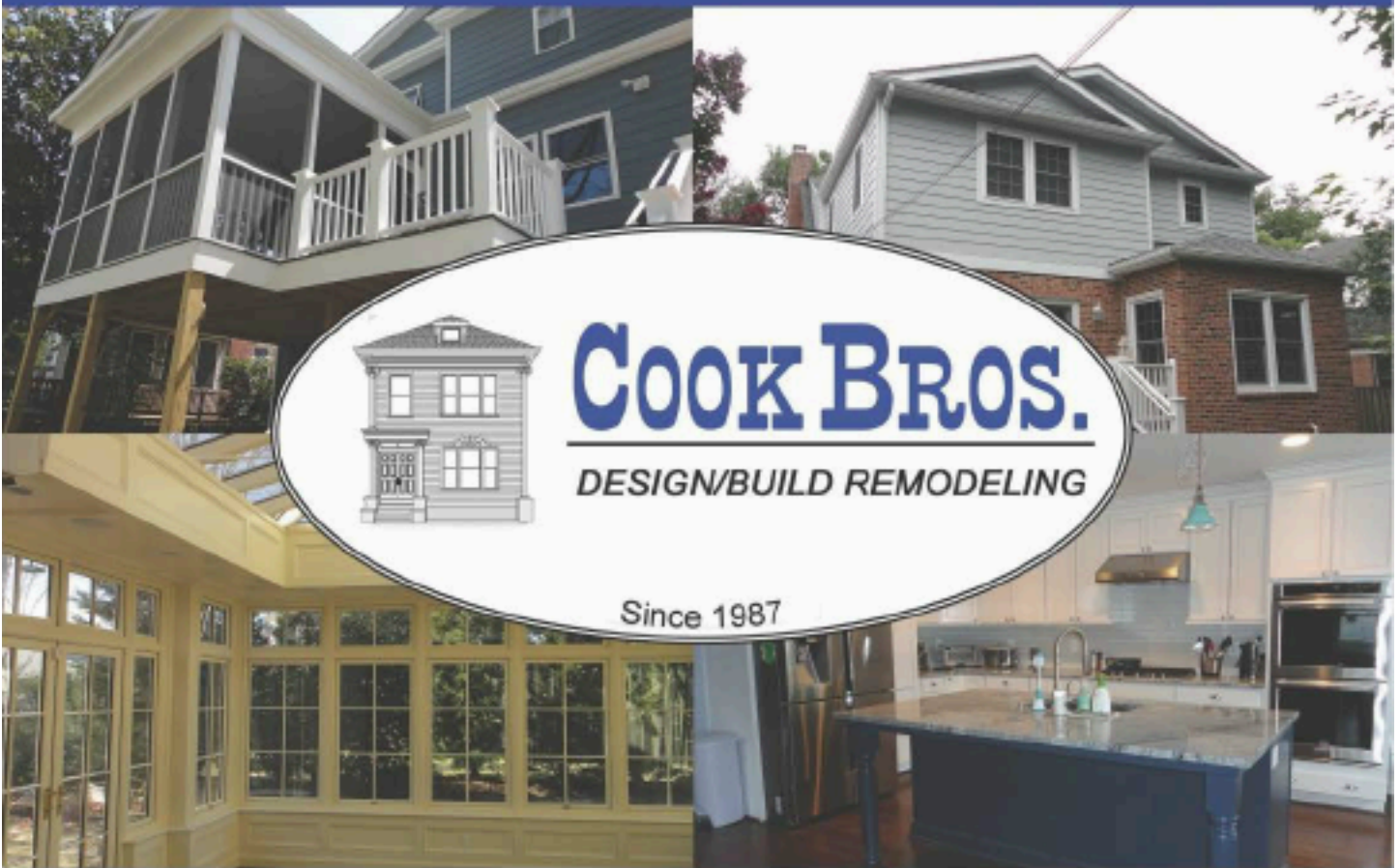
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