



# The Lyon Village Bulletin

SEPTEMBER 2021

Lyon Village Citizens' Association (LVCA)  
Arlington, VA

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

Adam Kernan-Schloss, Editor  
[adam@ksaplus.com](mailto:adam@ksaplus.com)

## Calendar

Sept. 13. LVCA Meeting, 8pm  
Oct. 11. Candidates Night, County Board  
Oct. 18. Candidates Night, School Board

### National Night Out, August 3

We had a good turnout at the Lyon Village Park for the National Night Out on August 3, which was sponsored by the Arlington County Police Department. National Night Out is an annual community-building campaign that promotes police-community partnerships and neighborhood camaraderie to make our communities safer and improve quality of life. We enjoyed some cool refreshments on a warm night as we met with the police and fire departments.

We had good discussions with Police Chief Andy Penn, Deputy Chief Adrienne Quigley, members of the Community Policing Team and two medics from Fire Department Station 4. Thanks to everyone who turned out for this special event.

### County Tree Distribution Program, Sept. 7

The county's Department of Parks and Recreation is providing 500 young native trees to Arlington residents at no cost this fall. The mission is to expand and enhance Arlington's urban tree canopy. The available trees are generally termed "whips" and are in two-gallon containers ranging from 2-4 feet in size. This annual program is very popular and has yielded many beautiful trees and benefited our community.

You can register online starting Sept. 7 at <https://environment.arlingtonva.us/register-for-your-free-tree/>

The tree pick-up days are Saturday, October 23, at the Barcroft Baseball Field and Tuesday, October 26, at the Bon Air Memorial Rose Garden parking lot. County landscape staff and members of the Arlington/Alexandria Tree Stewards organization will be on site to help you select your tree, answer questions, and share tips about caring for your tree.

### Alert: Kirkwood Road Speed Limit Reduced

Note that the speed limit has been changed from 30mph to 25mph.

## September LVCA Meeting: Monday, September 13, 8:00pm via Zoom

The September meeting will feature updates on potential future development projects in and around Lyon Village. There will be time for questions and answers at the end of each presentation.

**Plan Langston Blvd. Plan.** Loria Porcaro will provide an update on the Plan Langston Blvd. (formerly Plan Lee Highway) Project, which is described in more detail on page 2.

**Clarendon Sector Plan.** Bill Gearhart will provide an update on possible changes to the Clarendon Sector Plan. Bill represents Lyon Village on this process and he served on the committee that developed the original plan.

**Court House West.** Bill Gearhart will provide an overview of a request for the properties located on the block bounded by North Danville Street, Clarendon Boulevard, North Cleveland Street and Wilson Boulevard, which was submitted to amend the GLUP from "Service Commercial" (Personal and business services, generally one to four stories, with special provisions within the Columbia Pike Special Revitalization District) to "High" Office-Apartment-Hotel" (office density up to 3.8 FAR, apartment density up to 4.8 FAR and hotel density up to 3.8 FAR).

**Red Top Cab Site, Phase II.** The first phase of this project was completed in the spring. John Carten will describe the second phase, which is called the Alexan Clarendon. It is a 267-unit apartment community located at the corner of Washington Blvd. and N. 13th Street. More below.

**St. Charles Church Redevelopment.** Bill Gearhart will provide an overview of the current plans for this project.

Just like other recent meetings, this will be a virtual meeting. You can use the following Zoom link to join: Meeting ID: 863 3160 0412 Passcode: 548683. Please plan to join the meeting by 7:55pm so we can start on time.

## October: Candidates Nights

We will host candidates for local offices on two different nights in October. On October 11, we will feature the four County Board candidates. On October 18, we will host the two School Board candidates. We have scheduled two meetings so that we can have a longer time for the audience to ask questions. The meetings will again be held via Zoom. The LVCA website, listserv, and October newsletter will have details.

## Update: Red Top II Site

The old Red Top Cab site development is a two-phase project. The first phase (known as The Earl) was completed this spring and is now occupied by residents. The second phase (Alexan Clarendon) is scheduled to begin construction in October. It is a 267-unit apartment community located at the corner of Washington Blvd. and N. 13th Street. The site is being developed by Trammell Crowe Residential, a national multi-family real estate company based in Dallas with an office here in Arlington. The current construction hours are weekdays, 7:00am to 6:30pm, and weekends and holidays, 10:00am to 6:30pm.

## Update: Key Blvd. Water Main Replacement Project

County staff reports that the project finally began the week of August 23, starting at the corner of Key Blvd. and Jackson Street and moving east. Starting on September 6, the team is scheduled to begin work on Herndon St. between Jackson and Key. This project will replace the main water main along Key Blvd. from Jackson St. to Danville St. The existing and aging water main was built in 1927. The proposed water main will improve fire flow capacity and support the future demand in the neighborhood. The project had been on hold since early May due to late arrival of project materials.

## Village Market

No ads this month.

Lyon Village residents are invited to send their notices of garage sales, nanny searches, and more to the Village Market by the end of the 3rd week of the month.

### UPDATE: Langston Blvd./Lee Highway Plan for LV

**Board member meetings.** Since the Zoom session in June between Lyon Village and the Plan Langston Blvd. (PLB) team (formerly Plan Lee Highway) and county staff, the LVCA Board has held online meetings with County Board members Matt de Ferranti (Chair) and Libby Garvey, and held a walking tour of the affected area with Takis Karantonis and several neighbors. Although the County Board members listened to our concerns, they did not take a position on the PLB concepts. These County Board members have received many letters from residents and have met with some neighbors from the affected areas. The LVCA Board will try to schedule meetings with Katie Cristol (Vice-Chair) and Christian Dorsey now that the County Board has returned from its August break.

**Broad pushback.** The LVCA Board also met with the Langston Blvd. Alliance (LBA) (formerly Lee Hwy Alliance) and the PLB team (not including the consultants or county staff). We learned the concepts released in the spring were developed by the consultants (AECOM) and county staff, and that none of the neighborhoods included in Study Areas 1-5 were happy with the drafts. As a result, we understand that the consultants and staff have restarted the process and are developing new concepts that should be presented to the neighborhoods soon.

**Timeline.** Because the process was restarted, the timeline for presenting the concepts to the County Board will be pushed back. We do not have a final timeline yet, because it first requires the new concepts to be completed, then the PLB team will have to schedule presentations and walking tours with all the neighborhoods along Langston Blvd., and then provide a comment period on the new concepts before going to the County Board. (Note: If this second round of concepts is also poorly received, then the process may start over again.)

**Stay out of LV.** Also, the LBA and PLB told us they had informed the consultants and county staff that going beyond the edge of Langston Blvd. into the single-family, R-6 portion of Lyon Village was unrealistic and that the concepts for Lyon Village should be updated to stick to the edge of Langston Blvd. However, they have no control over the consultants or the county staff.

Lastly, the LBA and PLB told us they also informed the consultants and county staff that any reference to the Missing Middle should be removed from all the concepts because the county is still creating its position on the Missing Middle and referencing it in the PLB concepts is premature and holding up the completion of the Langston Blvd. plan. Again, they have no control over the consultants or the county staff.

**Keep informed.** The LVCA Executive Committee will alert the neighborhood throughout the process. In order to receive more timely updates, please sign-up for Lyon Village listserv, if you do not receive it already.

### Update: Construction on Washington Blvd. & 13th St. Improvements

This project is now underway and will convert Washington Blvd. between Clarendon Circle and North Kirkwood Rd. into a four-lane road by removing the reversible lane and eliminating the “pork chop” at the 13th St. intersection. 13th Street North will be realigned to create a conventional “T” intersection at Washington Blvd. This project will be more complicated once the Red Top Cab Phase II project begins construction in October. Please let us know if you observe any unsafe conditions.

### Bulletin Delivery Person Needed

The LVCA is looking for a volunteer to distribute one route of the monthly *Bulletin*. The delivery occurs every month, with a break in the summer. Your section of bundled newsletters will arrive on your doorstep, often around a weekend. The route consists of 34 houses along Kirkwood St. and Jackson St. -- although you don't need to live over there to volunteer. This is a good way for students to get volunteer hours. If you are interested, please contact Bob Braddock at 571-329-4657 or [bobbraddock@gmail.com](mailto:bobbraddock@gmail.com)

### Food Scraps Recycling Begins

Beginning on September 6, Arlington County expanded residential organics collection services to include food scraps co-collected in the green organics cart, along with yard trimmings. This new service has the potential to divert up to 20% of the residential waste stream from incineration to composting, among many other environmental benefits. Arlington will be the first jurisdiction in Virginia to provide food scraps collection to all residential customers.

**How to compost food scraps.** Step 1 - Place food scraps in your county-provided collection caddy (or your own container) lined with a compostable bag. A list of acceptable materials has been provided to residents. A good rule of thumb is: “If it grows, it goes.” Step 2 - Place food scraps contained in compostable bags, paper bags or loose in the green organics cart along with yard trimmings. Step 3 - Place the green organics cart at the curb every week on your collection day by 6:00am.

### Latest Lyon Village News

For the latest Lyon Village and Arlington County news and events, please check out the Lyon Village website: [LyonVillage.org](http://LyonVillage.org). It is updated daily by our webmaster, Tom Piowar. You can also subscribe to our listserv from here.

Please submit items for the OCTOBER *Bulletin* by Sept. 25 to [adam@ksaplus.com](mailto:adam@ksaplus.com).