



The Lyon Village Bulletin

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Lyon Village Citizens' Association (LVCA)
Arlington, VA

www.lyonvillage.org

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NEIGHBORHOOD ALERT

WE NEED YOUR HELP TO SAVE SINGLE-FAMILY HOUSING IN LYON VILLAGE...AND ALL ARLINGTON NEIGHBORHOODS

Arlington County has released a so-called Missing Middle Study, which would allow the construction of duplexes, triplexes, and larger buildings, up to 8 units, on virtually all, if not all, lots in single-family residential zoning districts in the county (including Lyon Village). They are moving extremely quickly this summer to push the plan through and we need your help to oppose this plan—or at least allow for a more careful discussion.

The Lyon Village Citizens' Association opposes this plan because:

IT IS NOT AFFORDABLE: The county has acknowledged the Missing Middle proposal will not provide affordable housing, a pipedream in a neighborhood like ours, where the land is so expensive. Instead, it will accelerate the replacement of the least expensive housing in our neighborhoods with more expensive housing, which may negatively impact diversity and accelerate gentrification and exclusionary displacement across the county.

IT RISKS DISPLACEMENT OF OUR SENIORS: The “upzoning” of our single-family lots will increase the tax burden on seniors across the county who are at risk of displacement from their homes as they try to age in place.

IT WILL REDUCE OUR TREE CANOPY: 60% of Arlington’s trees are found in residential areas and the Missing Middle plan reduces the required tree coverage requirements by up to 50% in those areas.

IT WILL INCREASE SCHOOL OVERCROWDING: Additional housing density across the county will add to the already difficult problem of school overcrowding that we have been experiencing for years at Arlington Public Schools.

WATER RUNOFF AND PARKING: Missing Middle housing will add to countywide water runoff problems and create parking challenges in our neighborhoods.

MISSING MIDDLE HOUSING ALREADY EXCEEDS SINGLE-FAMILY: Arlington already has more Missing Middle housing (34K) than single-family homes (27.5K).

THEY ARE MOVING TOO FAST AND WITHOUT OUR VOTE: The process is moving very quickly, with goals to approve the plan by the Fall, There will be no opportunity for Arlingtonians to vote on one of the most significant changes ever to our county’s zoning rules.

More than a dozen civic associations, and groups such as the Arlington Civic Federation and Arlingtonians for a Sustainable Future, are working to get answers to critical questions and to extend the time frame for consideration so that the community has a chance to more thoughtfully and thoroughly weigh the pros and cons.

Thirty years ago, Arlington wisely adopted the concept of an “Urban Village,” with development centered along the Metro and other major corridors like Langston Blvd. and Columbia Pike. That common-sense approach helped create the community we cherish. But now, in the name of greater density, the current County Board seems determined to destroy “the Village” part of the equation. Not just our village, all single-family residential neighborhoods are at risk.

We can do something about it.

Take action at lyonvillage.org. The website features:

- Upcoming information on how to pick-up or request a yard sign, announcing your opposition to this proposal.
- Research about the potential impact on neighborhoods, traffic, parking, school overcrowding, displacement, stormwater runoff and other environmental damage, and more.
- Updates on what the LVCA is doing to combat this latest threat, including working closely with many other neighborhood associations to lobby the County Board.
- Advice on how to contact County board members, staff, and media, including sample letters and emails.

It’s not too late, but we need to move quickly and comprehensively to show our opposition to this proposal. A large show of opposition through emails and letters makes a difference. The County Board expects to have a work session on the proposal in mid-July. Many thanks in advance for your help. **MAKE SURE TO STAY UP TO DATE BY SIGNING UP FOR OUR NEW LISTSERV. SEE BACK PAGE.**

Village Market

Sofa for sale. Large grey sofa for sale. Excellent condition. 97 inches wide by 44 inches deep. \$75. Men's brand new leather, steel toe boots, Size 11D, never worn, \$20. Call or text inquiries to 202-437-8257.

Wanted. Family seeks piano teacher to provide beginning piano lessons to our kids over the summer months and potentially into the school year too if possible. Flexible schedule but tend to prefer weekdays and/or evenings. Please contact Kat at kat31400@yahoo.com

Wanted. Part time bookkeeper at LV based child care center. Co-op preschool is looking for a part-time bookkeeper. Commitment is about 5 hours a month in person (Clarendon). We are looking for someone with Quickbooks experience; familiarity with childcare or small business accounting is preferred but not necessary. If interested please reach out to kacy.reams@gmail.com.

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.

Lyon Village Fourth of July Parade and Picnic. Volunteers Needed.

A great Lyon Village tradition continues this year! And unlike two years ago when we had to limit it to just a parade, this year we will have a fun time in the Lyon Village Park after the parade.

Please note: The parade will begin promptly at 11am on Monday, July 4th at the corner of Key Blvd. and N. Jackson Street. Come and start lining up at 10:30am. Included in the parade will be antique cars, and police and fire vehicles. We are encouraging people to also patriotically decorate the front of their houses. Come and march in the parade with family and friends and just enjoy the parade as it passes near your house. We are also putting out a special call for all **antique car owners to sign up** in advance and join the parade. Please email John Carten at GJCarten@verizon.net.

Line-up for the parade will be on N. Jackson Street just before Key Blvd. The parade this year will travel east on Key Blvd. to Edgewood Street, where it will turn left, and continue to the Lyon Village Park. Following the parade, we encourage folks to enjoy a good patriotic picnic in the park with family and friends. Bring your own picnic. We will provide ice-cold water and popsicles.

Volunteers needed! Below are volunteer opportunities. To volunteer, email Kimberly Schmidt at KimberlyHSchmidt@gmail.com. for • Set-up • Clean-up • Parade Banner Carriers • Servers • Games for kids

Election of Officers

At the May meeting, the LVCA elected the following officers of the Lyon Village Executive Committee, the governing board of the Lyon Village Citizens' Association. The new, one-year terms begin on September 1.

President	Jason Harrier
1 st Vice President	Andy Rude
2 nd Vice President	John Armstrong
3 rd Vice President	Bob Braddock
Recording Secretary	Beth Ferrill
<i>Bulletin</i> Editor	Adam Kernan-Schloss
Corr. Sec / Web Master	Robert Toupin
Treasurer	Don Gay
Asst. Treasurer	Bill Gearhart
Volunteer Coordinator	Kimberly Schmidt
Historian	Martha Moore
At Large	Jackie Snelling
At Large	Andrea Negroni
At Large	Loria Porcaro
Immediate Past President	John Carten

Sign Up for New ListServ!

Everyone must resubscribe to the online listserv. Sorry. We inadvertently lost the email addresses for the LVCA listserv when we converted the website. So, we need folks to resubscribe--or subscribe for the first time--by going to the Lyon Village website (lyonvillage.org) and using the easy sign-up form (just your email). It's a great way to stay up to date on all Lyon Village-related news and events, including very time-sensitive matters. As always, we won't sell your information, but use it only for official LVCA email messages, including online delivery of the *Bulletin* newsletter.

May Meeting Recap

At the May meeting, Peter Rousselot, a former Lyon Village resident and former officer of the LVCA and member of Arlingtonians for Our Sustainable Future, provided an overview of the County's Missing Middle Housing proposal. He explained that the proposal would essentially do away with zoning as we know it in all R-5, R-6, R-10, and R-20 residential zoning districts in the county. (Lyon Village is mostly R-6, with some R-5. The number refers to the minimum lot size; R-6 means minimum lot size of 6,000 square feet and so forth.) He said the proposal would permit the construction of duplexes, triplexes and larger units, up to 8 units, to be built on virtually all, if not all, lots in single family residential zoning districts in the county -- which is substantially all non-commercial property in Arlington.

Rousselot explained that the number of units that could be built would be dictated by the size of the lot. The larger the lot, the more housing units that could be squeezed in. Under this proposal, an empty single-family-zoned lot, such as a lot created by tearing a house down, would allow the lot owner or a developer to build two or more living units on the lot. The size of the structure would be subject to existing rules for single-family homes, in terms of setbacks and height, coupled with reduced on-site parking requirements. This would have the potential to turn streets into a hodgepodge of building forms and uses, encourage much larger houses, exacerbate water runoff problems, lead to loss of trees, and cause noise, parking, and street access problems.

Community House Board Seeks Social Media Handler

We need someone to set up and maintain the House's website and social media accounts. It's not a lot of work—we just need someone with the know-how! Call 703-399-2130 if interested or email lvchsecretary@gmail.com

Happy Summer

The *Bulletin* will resume publishing in September. But sign up for the listserv and check the lyonvillage.org website to stay up to date.

Please submit items for the SEPTEMBER *Bulletin* by August 25 to adam@ksaplus.com.