

The What-All

THE NEWSLETTER OF THE WAYCROFT □ WOODLAWN CIVIC ASSOCIATION

President's Message

Hello everyone!

After 5 years of service to WWCA (2 as Vice President and 3 as President), this is my last President's message to you. It's been my privilege to serve the community and I know I leave WWCA in good hands. The past 5 years have been very fruitful and we have accomplished much.

We have:

- expanded the 4th of July event to include Arlington County police
- established 2 new annual events:
 1. the annual Holiday Event with Santa riding through the streets on a fire engine (from Fire Station 8) including treats and photos with Santa
 2. the annual Spring Egg Roll & Hunt with the Easter Bunny visiting and lots of candy for the neighborhood children and those young at heart
- redesigned and implemented a WWCA website
- re-instituted paper newsletters and home delivery
- volunteered annually for holiday decorating at the Hospice
- initiated/shepherded 3 Neighborhood Conservation Projects
 1. Woodlawn Park – New playground and landscaping initiated during Hans Bauman's presidency – completed and dedicated last summer
 2. N. Evergreen St. and 11th St. N – traffic and pedestrian safety project – initiated in late 2013, funded in 2015 and currently expected to be completed by the end of 2018
 3. George Mason Drive – 11th St N – I66 – traffic and pedestrian safety project – initiated in late 2016, funded in 2017 and will move into active design beginning in July of this year
- In 2015 established the Virginia Hospital Center Expansion Neighborhood Task Force (with Tara Leeway Heights CA and John M. Langston CA) to ensure the hospital's expansion plans are not intrusive and detrimental to our neighborhoods (see following article)
- Represented the CA on the Lee Highway Alliance

Our next general meeting will include voting on the open positions of the civic association leadership as well as an open discussion on what's happening in the neighborhood, and planning for next year.

MOST important! We need volunteers for our July 4th celebration. (see the list of needs in this newsletter).

Thank you to everyone who has lent me a hand these past 5 years and for those who will continue to support the team!

Sharon



The Easter Bunny greets neighbors at the WWCA egg hunt in Woodlawn Park. Thanks to everyone who helped out with the event and donated items! We had over 50 neighborhood children attend.

WWCA Monthly Meeting

TUESDAY, May 15th, 7:30 P.M.

Location: Mt. Olivet UMC

1500 N. Glebe Rd., Room L9



Agenda:

Elections of WWCA Officers & Delegates

- President – Diane Kelly
- Vice President – Jackie Hoggins
- Secretary – Vacant
- Treasurer – Pam Nichols
- Delegate (CivFed) - Lee Davis
- Delegate (Lane Use/Zoning) – John Schell
- 2 Delegate Positions – Vacant

Planning for Next Year – Open discussion of topics and issues to be covered

July 4th Parade and Picnic – Planning

(If you are interested in filling any of the above vacant positions, send a note to [Sharongdorsey@gmail.com.](mailto:Sharongdorsey@gmail.com))

July 4th Parade and Picnic – ISO Volunteers

by Sharon G. Dorsey

We had a fabulous parade and picnic last year that was really well attended. Just to remind everyone, the event this year is in Woodlawn Park on Wednesday, July 4th. This activity is for residents of WWCA who have up-to-date memberships. If you don't know where you stand with your membership, please check in at the membership table where we'll gladly get you caught up. If you have visitors from out of town you would like to bring, please contribute additional monies to cover their costs at \$5 per person. This, however, is NOT a public event – it is only for WWCA.

What does the civic association contribute? We provide plates, napkins, plastic-ware, hotdogs, hamburgers, veggie-burgers, condiments. We also provide ice water and lemonade as well as the pies for the pie-eating contest. What should the residents bring? If you prefer something other than water and lemonade, you need to bring it (non-alcoholic please!). Also bring a side dish or dessert for the masses! Last year we had approximately 150 – 200 in attendance.

Schedule:

- 10:00 Picnic Setup in Park (tables, signs, barbecue, etc.)
- 11:00 Decorate bicycles, strollers, wagons, etc. for parade (13th & Abingdon St); decorations provided
- 11:20 Line up for parade
- 11:30 **Parade !!**
- 11:45 Picnic & Socializing
- 12:30 Games (Sack Race, Over/Under, Tug O'War)
- 1:00 – 1:30 **Pie Eating Contest !!!**
- 2:00 Official Cleanup Start

CALL FOR VOLUNTEERS: As always, the success of this event is dependent on those who volunteer. We need the following positions filled:

- 1 - **Project Manager** (I've held this position for the past 4 years – I will be out of town prior to July 4th and can help on the day but can't prior, so we need someone to take over – I'll provide all the info needed)
- 4 - Cooks
- 6 - Setup
- 6 - Cleanup
- 2 - Buyers
- 2 - Parade Marshals
- 1 - Music Coordinator
- 1 - Membership Table
- 1 - Tattoo Table
- 1-2 - Games Coordinators

EQUIPMENT NEEDED:

- 4 - Drink Coolers (5 gallon – CA has 2)
- 3 - Styrofoam Coolers for meat
- 7 - Tables (or more)

Please contact me before June 30th, Sharon Dorsey at sharongdorsey@gmail.com if you can volunteer. We'll make sure we have enough so you're not stuck in a job for the entire event.

WWCA Executive Board

Office / Name	Term	Committee Assignments
President / Sharon Dorsey	2016-2018	Lee Highway Alliance CivFed & NCAC (Alternate)
Vice-President / Diane Kelly	2016-2018	Lee Highway Alliance
Secretary / VACANT		
Treasurer / Cathy Ax	2017-2019	
Delegates / Evelio Rubiella	2017-2019	Park
Jackie Hoggins	2017-2019	Social
Kutlay Ebiri	2017-2019	Westwind
Kurt Hyde	2017-2019	Park
Lee Davis	2017-2019	Civic Federation
John Schell	2016-2018	Land Use/Zoning
Pam Nichols	2016-2018	Welcome
OPEN	2016-2018	Membership (VACANT)

WWCA Appointed Representatives /

NCAC	Tracie Morris & VACANT
Lee Highway Alliance	Sharon Dorsey, Diane Kelly

What-All Editor / John Schell

Virginia Hospital Center Expansion Task Force /

Tracie Morris, Sharon G. Dorsey, Rob McDonald, Michael Bruce, Louise Megargee

www.waycroftwoodlawncivicasociation.org

Civic Federation Update

by Lee Davis

It has been a busy year for the Civic Federation. From the candidates forums last fall where we heard from candidates for elected offices, both locally and state wide, to meetings including the county board and school board, the Civic Federation has been in direct contact with state and local government officials in ways that allow it to advocate for the community on pressing issues. Beyond these interactions, the Civic Federation also passed a number of resolutions advocating for specific issues, including resolutions supporting the County Manager's recommendation to maintain the current tax rate, Arlington's transition to 100% renewable energy by 2035, urging that the Virginia General Assembly to transfer the redistricting authority to an impartial independent commission, among others. Most recently, the Civic Federation passed a resolution supporting the passage in Virginia of the Equal Rights Amendment to the U.S. Constitution. The Civic Federation also spent part of the year working on updating its incorporation status and passing new bylaws.

The Civic Federation has also been working to expand participation, to which end several local organizations have been admitted as members during the past year and is planning to, beginning in fall 2019, change its regular meeting date to the third Tuesday of each month instead of the first in order to not conflict with the majority of elementary school PTA meetings.

The Civic Federation will continue its valuable work within the Arlington community. Please look at the website, at <http://www.civfed.org/> to see what is going on and let the Waycroft Woodlawn Civic Association know what you think so we can advocate for the issues that you care about.

Virginia Hospital Center Expansion

TIME IS RUNNING OUT TO SHARE YOUR CONCERNS!

By Sharon G. Dorsey

Virginia Hospital Center has submitted its site plan for the Edison Street property to Arlington County for approval. The vote from the County Board is now expected to happen in June.

In the original submission, the hospital proposed two giant rectangular buildings (nicknamed "the wall") that sat right on two residential streets (19th St. N. and N. Edison Street) with residential like setbacks of ~25 feet. With much push-back from the surrounding civic associations, the latest submission from the hospital has added in more setback, a "smaller garage ~1800 spaces and more levels underground.

The "wall" remains, the setbacks are still not what the residents feel they can live with and there is only ONE MORE SITE PLAN REVIEW meeting before it goes to the planning commission.

To date there are still major issues with the submitted site plan that will adversely impact us in the following categories:

- *Traffic and Pedestrian Safety*
- *Building setback, design and height*
- *Noise – Street, Garage and Light*

The current VHC expansion plans fails to effectively address our resident's feedback gathered over 3 years and we're concerned our voices are now hostage to an aggressive development agenda and commercial interests that will drown out our needs.

(FOR MORE INFORMATION: Google Arlington County Site Plan Review Committees – information and documents can be found for the hospital beginning on December 18, 2017.)

WHAT CAN YOU DO?

Arlington County pays attention when many residents gather to share their concerns. Please attend the following meetings:

Site Plan Review Committee Meeting

May 15 7:00 PM to 9:30 PM NREC International, Ltd, 4301 Wilson Blvd, Arlington VA 22203

Open Door Mondays – Chat With A Board Member About Any Topic: 7:00 – 9:00 PM Mondays (The board has a closed door meeting scheduled for June 19th, so the chat on Jun 18th may be the last opportunity for input before the vote on the site plan.)

<u>1st Monday</u>	<u>Langston-Brown Community Center</u>
Jun 4	2121 N. Culpeper Street
<u>2nd Monday</u>	<u>Arlington Mill Community Center</u>
May 14, Jun 11	909 South Dinwiddie Street
<u>3rd Monday</u>	<u>Central Library</u>
Jun 18	1015 N. Quincy Street
<u>4th Monday</u>	<u>Aurora Hills Library</u>
Jun 25	735 South 18th Street

Write the County Board - encourage them to hear and address our issues now!

Katie Cristol - kcristol@arlingtonva.us
Christian Dorsey - cdorsey@arlingtonva.us
Libby Garvey - lgarvey@arlingtonva.us
John Vihstadt - [jihstadt@arlingtonva.us](mailto:jvihstadt@arlingtonva.us)
Eric Gutshall - egutshall@arlingtonva.us

Marymount Farmers' Market

by Diane Kelly

Good News! The weekly (Saturday) Marymount Farmers' Market is returning! Opening day is Saturday, May 26, from 9 am to 1 pm on Marymount University's Main Campus. The market will have many returning vendors as well as several new offerings.

Last year's Adopt-a-Saturday program was a great success. It is time to sign up for the 2018 market (May 26-November 17). Each week 6 much appreciated volunteers are needed for 2-hour shift slots:

- 8:00-10:00 am: Volunteers assist the market manager in setting up the market signs, chairs and tables. They will also staff the market booth, which provides an excellent opportunity to share information about your organization.
- 10:00-noon: Volunteers continue to staff the market booth answering questions and selling MFM merchandise.
- 12:00-2:00 pm: In addition to staffing the market booth, volunteers assist in taking down the market.

How does my organization sign up?

Go to the MFM web site

at: <http://www.signupgenius.com/go/4090c4fafa928a4fdo-marymount>. Select an open Saturday and insert the name of your contact person for each of the time slots. You need not have particular volunteers identified at this time. Sign up early to claim your preferred Saturday. The market season runs through November 17, so feel free to claim more than one Saturday.

Additional information is available on the MFM website (<http://www.marymountfarmersmarket.org/>) or by contacting the market manager, Stephen Cunningham at cunningham.stephen@gmail.com.

Finally, feel free to forward this email to other organizations that may be interested.

New Neighbor Welcome

by Pam Nichols

I had the pleasure of meeting and welcoming so many new neighbors to Waycroft-Woodlawn this year! It's always fun to drop-off a Welcome Packet that is chock-full of information on Arlington and the WWCA, and get to know a new face in our community. I know that there are a few of you that we missed, and next year I want to make sure that every new neighbor gets a proper welcome. But I need your help.

With more than 500 homes in Waycroft-Woodlawn, it is hard know when new neighbors have moved in. If you have a new neighbor on your street or you've recently moved into the community, let us know by sending an email to wwcaemail@gmail.com. You can also volunteer to be a Block Captain for your street. You'll let the WWCA Board know when you have a new neighbor or if there are any other concerns the neighbors on your street might have. It is easy - there are NO meetings to attend. You are just a voice for your street.

I'm looking forward to seeing new and familiar faces out and about in our neighborhood this summer. Thanks for helping make Waycroft-Woodlawn the best community in Arlington!

Plant Grant for Woodlawn Park APPROVED!

by Evelio Rubiella

WWCA and Arlington Master Naturalists recently conducted a tree and shrub-planting event in Woodlawn Park. This was one of a series of planting events in the park coinciding with the recent restoration of a riparian habitat along the park’s streambank.

Waycroft-Woodlawn’s tree canopy current stands at 45%, a decline of 3% since the last survey in 2011.

<https://arlingtonva.s3.dualstack.us-east-1.amazonaws.com/wp-content/uploads/sites/13/2018/01/Arlington-County-Tree-Canopy-Report-2016-.pdf>

In order to improve the ecological condition and appearance of the park along the playing field, the WWCA recently sought a matching grant from Earth Sangha--a non-profit public charity focused on ecological restoration. Earth Sangha grows plants from locally collected native seed (known as “local ecotype”) at its greenhouse and nursery facility in Springfield, Virginia. Its largest project is the native plant arboretum at the Marie Butler Leven Preserve located in McLean, Virginia. As part of its outreach to schools and community groups, [Earth Sangha](#) recently began a matching grant program to encourage the planting of native local ecotype plants and trees across the Northern Virginia area. WWCA applied for and was awarded approximately 100 trees, shrubs and other plants for Woodlawn Park.

Funding for WWCA to participate in the grant-matching program came from a donation by a former resident for the provision of park projects. The most recent planting event resulted in the planting of approximate 35 shrubs and trees. As the remainder of plants awarded under the grant become available from Earth Sangha, additional planting events will take place to install those trees and plants. Among the trees and shrubs that will be planted will be many hardy, native "floodplain" and understory shrubs and trees that support wildlife and are beautiful for landscaping. This includes Elderberry, American hornbeam, Ironwood, Possumhaw, Arrowwood Viburnum, Pawpaw and Black Cherry.

WWCA volunteers and [Arlington Master Naturalists](#) will be responsible for installing the plants and maintaining them once they are in the ground. If you are interested in participating in future planting events, helping maintain the plantings that have already been installed, or want to volunteer with any other park restoration effort, we'd love your help! If you are younger than 14 years of age, please ensure that a parent will accompany you at all times for any planting or restoration event in the park. If you have any questions about this project, please contact Evelio Rubiella at rubiella@yahoo.com or Beth Kiser at kisersmith@gmail.com for additional information.

Membership - Sharon Dorsey

To continue providing you quality programs and events that cost us nearly \$3500 annually, we need to have a minimum of 350 (61%) out of 575 households – to date we’re only at 157 (27%). Membership is only \$10 annually. (less than 2 Starbuck’s coffees!) Please signup via PayPal (on our website – www.waycroftwoodlawncivicasociation.org) or cash/check mailed or dropped off to 4808 14th St. N, Arlington, VA 22205.

If you're not sure you're paid up – send me a note – sharongdorsey@gmail.com (NOTE: I'll continue to manage the membership data after my presidency ends!)

Street Name	Homes	Members	%
N. 11th St.	24	7	0.29
N. 13th St.	40	10	0.25
N. 14th St.	53	15	0.28
N. 15th St.	44	12	0.27
N. 16th Rd.	34	6	0.18
N. 16th St.	40	13	0.33
N. 17th St.	54	21	0.39
N. Aberdeen St.	2	1	0.50
N. Abingdon St.	44	11	0.25
N. Buchanan St.	46	18	0.39
N. Columbus St.	10	3	0.33
N. Dinwiddie St.	12	2	0.17
N. Edison St.	27	7	0.26
N. Evergreen St.	29	11	0.38
N. George Mason Dr.	50	7	0.14
N. Glebe Rd.	18	1	0.06
N. Washington Blvd.	40	9	0.23
N. Woodstock St.	9	3	0.33
TOTAL	576	157	0.27

WWCA MEMBERSHIP SIGN-UP AND DUES PAYMENT FORM

Renew your WWCA membership, or join us, today! (For fiscal year 2017: 7/1/2017 to 6/30/2018) There are two ways to sign up:

- Cash or check (made out to WWCA) can be mailed or dropped off at 4808 14th Street N., Arlington, VA 22205
- Or, pay online at www.paypal.com. Click on the “send money” link, leave it on “friends & family” selection, and put WWCAtreas@gmail.com in the “pay to e-mail address”. Follow the rest of the prompts. Please note your household address and the names that you want listed as voting members.

Thank you!

Cathleen, WWCA Treasurer cathleen.ax@verizon.net

* * * * *

Address: _____

Phone Number: _____ E-mail: _____

Voting Member Names:

1. _____
2. _____
3. _____

I am interested in being my street liaison to the WWCA Executive Board (no meetings required).

Enclosed is:

\$ **10.00** Household dues for the year 7/1/17 to 6/30/18

\$ _____ Voluntary donation

\$ _____ **Total Enclosed**

WWCA Budget for Fiscal Year 2017-2018**PERCENTAGE OF BUDGET SPENT: 68%****SUMMARY**

Total Annual Budget	\$3,552.00
Total Annual Expenditures to Date	\$2,424.45
Total Member Dues Received to Date	\$2,082.05

SHORTFALL \$1,469.95**ACCOUNT BALANCES**

Checking Account	\$6,978.29
Savings Acct. Balance (Designated Park Fund)	\$2,291.95
Petty Cash Balance	\$ 66.34

Data as of 5/7/2018 Fiscal year runs from 7/1/17 - 6/30/18

by Cathy Ax, WWCA Treasurer

Lee Highway Alliance Budget Update

by Diane Kelly

On April 21, the Arlington County Board approved the FY 2019 Budget, which included an \$85,000 grant to the Lee Highway Alliance (increased from \$60,500) and an allocation of \$615,000 for the Lee Highway Planning Initiative (increased from \$250,000).

Prior to this, on March 19, LHA defended before the County Board its request for full FY19 funding, which was threatened by reductions. These funds support LHA's Generalized Land Use Plan, Educational Forums, Civic Engagement activities, and for an Executive Director to ensure that LHA can assume a greater role as a stakeholder and community advocate. The budget defense, both comprehensive and spirited, provided strong justification for the requested funding and enumerated LHA's creative, collaborative and efficient planning contributions to the County and its citizens. Multiple community associations, including WWCA as a member of the Community Advisory Committee, joined in backing LHA's request.

(Note: for additional LHA detail:

www.leehighwayalliance.com and the December 2017 Waycroft-Woodlawn What-All)

**Accessory Dwellings:
Highlights of Recent Changes to the Regulations**

by John Schell

At their meeting last November the Arlington County Board voted to amend the zoning regulations which apply to the creation of an accessory dwelling on a residential property. An accessory dwelling (AD) is defined as a second dwelling on a residential property with a kitchen, bathroom, and second entrance. The new regulations are designed to increase the supply of housing to meet community needs; to support older adults aging in place; and to encourage the creation of accessory dwellings. Since the accessory dwelling regulations became effective in 2009, with a limit of 28 approved units per year, only 20 units have been approved through 2016.

A significant change in the regulations is to allow accessory buildings to be used to create accessory dwellings. This would seem to allow accessory dwellings in an accessory building such as a garage, which it does. However, the accessory building must exist prior to November 27, 2017 and the renovations to convert the building to a dwelling must be interior renovations only. It must be noted that there are zoning ordinance restrictions regarding height and footprint and the statewide building code contains regulations pertaining to safety which will require fire-resistant construction, means of egress and will regulate the amount of windows permitted.

The maximum permitted size requirements have been slightly revised. In the new regulations there is no limitation on size to an accessory dwelling located wholly within a basement. When any portion of the accessory dwelling is above the basement level in a main building, a maximum of 35% of the combined floor area of the main and accessory dwelling, up to a maximum of 750 square feet (sf) is permitted. The same size limitations apply to an accessory dwelling in a detached structure. Previously, the maximum size permitted was also 750 sf, but the maximum percentage of the combined area allowed was 33%.

The door to the accessory dwelling is now permitted to be on the same side of the house as the entrance to the main dwelling, as long as it is not facing in the same direction. And, previously, an exterior stair to a second floor entrance to an accessory dwelling could not be visible from the street. The new regulation states that an exterior stair cannot be on the same side of the house that faces the street.

As in the previous regulations, the owner of the property must occupy the property on which the accessory dwelling is located. However, if the owner does not occupy the property as his/her primary residence, the new regulations restrict the occupancy of the entire property to one family. This seems to say that the owner's dwelling must remain vacant while the owner is not living there.

The annual limit to the total number of accessory dwellings that may be approved per year has been removed.

Home occupations are now allowed in accessory dwellings, when permitted by the zoning district regulations and when such use is clearly subordinate or incidental to the principal use of the premises for dwelling purposes.

In order to obtain approval for an accessory dwelling a submission and review process must be successfully completed. For further information about the process, follow this link to the Arlington County website:

<https://building.arlingtonva.us/project/accessory-dwellings/>

The Accessory Homestay Permit: Things to Know About Renting to Overnight Guests

by John Schell

If an Arlington County resident is interested in renting to overnight guests in their home using online booking platforms such as Airbnb, Craigslist, or Vacation Rentals by Owner (VBRO), they must obtain an Accessory Homestay Permit from the Zoning Administrator. The permit allows residents to host overnight guests for stays of less than 30 days in a home they live in as their primary residence. The following are some of the regulations that govern accessory homestays:

- All rented bedrooms must be in your home or in an accessory building which has been approved as an accessory dwelling.
- An applicant must occupy their home for 185 days per year to qualify as their primary residence. Proof of residency is required at the time one applies for the permit.
- The maximum permitted occupancy is 6 lodgers or 2 lodgers per bedroom, whichever number is greater. If an Accessory Homestay Permit is obtained for both a main dwelling unit and an accessory dwelling unit on the property, they must both be rented under the same contract and no more than 3 lodgers can stay in the accessory dwelling.
- Each living area (i.e. living room or bedroom) must meet the minimum spatial requirements of the Virginia building code.
- The accessory homestay regulations include meeting the requirements of a traditional home occupation.
- It appears that accessory homestay permits may be issued for multi-family residential units (townhouses, condominiums or apartments). However, the zoning ordinance does not address this type of unit specifically. It must be noted that an accessory homestay permit does not exempt any dwelling from the rules or restrictions imposed or enforced by condominium or homeowners associations. Also, an accessory homestay permit does not preempt rules or restrictions imposed by a lease agreement.
- The accessory homestay permit must be renewed on an annual basis.

Full regulations are contained in the Zoning Ordinance (§12.9.11 and §12.9.12). Additional information about accessory homestay and how to apply for the permit can be found at: <https://building.arlingtonva.us/project/starting-accessory-homestay/>

KIDS 4 JOBS

B - babysitting	L - lawn mowing	S - snow shoveling
C - cat sitting	O - odd jobs	T - putting out trash bins
D - dog walking	P - pet sitting	W - plant watering
H - house sitting	R - leaf raking	
Megan Goodell (B)	465-1919	mc.goodell@hotmail.com
Andrea Goodell (B)	465-1919	a.goodell@outlook.com
Bennett Hanke (B,C,D,L,O,P,R,S,T,W)	243-6166	bennett.hanke4@gmail.com
Caroline Laybourn (B)	351-7516	cmlaybourn@gmail.com
Matthew LesStrang (B, L, P, R, S, T)	528-2376	matthewlesstrang@hotmail.com
Michael LesStrang (B, C, L, P, R, S, T, W)	528-2376	michaellesstrang@hotmail.com
Joseph Mason (B*)	571-302-0948	jbmason15@icloud.com
Kate Mulvaney (B, C, P, T, W)	527-9757	ssmulvaney@comcast.net
Rachel Mulvaney (B, C, P, T, W)	527-9757	ssmulvaney@comcast.net
Devin Nemirow (B)	628-0700	heathnem@gmail.com
Karuna Sinha (B, C, O, P, T, W)	248-9690	mail4kanoo@gmail.com
Rudy Smith (C, S, T, W)	663-0267	rudyessmith@gmail.com
Jacob Wheeler (C, D, L, O, S)	875-2029	dessertlady@mac.com

* Red Cross certification

Please submit any additions or revisions to thewhatal@gmail.com.

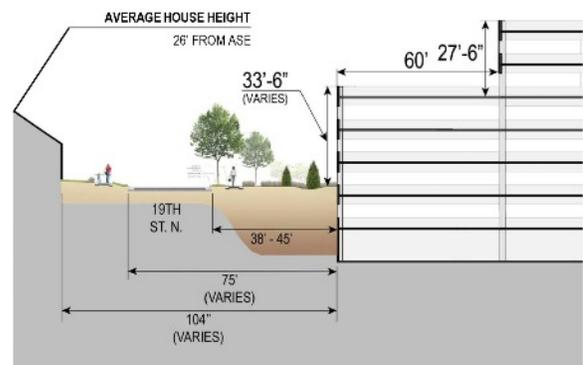
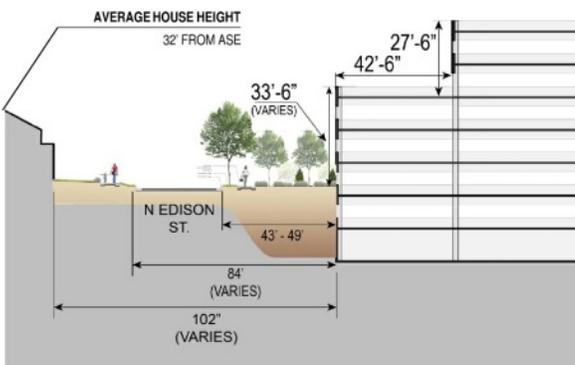


View at the intersection of N. Edison St. (to the left) and 19th Street N. (to the right) from the SPRC#5 presentation to the Site Plan Review Committee by Virginia Hospital Center on April 19th



SETBACKS ON N. EDISON STREET-SPRC#5 PROPOSED DESIGN

SETBACKS ON 19TH STREET-SPRC #5 PROPOSED DESIGN



Section details showing setbacks and proposed building heights from the presentation on April 19th