



March 2023

Barcroft News

Vol 120, Issue 7

Missing Middle Housing Plan: Comment by March 18

By Debra Bass

The Arlington County Board will vote on the Missing Middle Housing (MM) plan on March 18, but they are seeking community feedback until then. The Planning Commission will meet on March 6 to advise the Board on MM. (The term “missing middle” refers to a style of housing that is not either a high-rise or a single-family home.)

This MM change to Arlington’s zoning standards would allow for condos, townhouses, duplexes, and multiplexes up to six units to be built in areas now zoned for single homes. The County Board contends that buyers who cannot afford new single-family homes might be able to afford a new duplex, townhouse, or multi-plex unit. Up to 58 permits per year (the cap would sunset in 2028) would be granted to builders.

MM has generated much controversy,

with Arlington and Barcroft residents expressing a variety of views both for and against the proposal as a whole and its specific elements. Implementation of the proposal could result in additional infill development in Barcroft. Interested Barcrofters should make their voices heard before March 18.

Many issues were discussed, pro and con, by Barcroft residents at the February BSCL meeting including a number of concerns and possibilities: more cars, impact on tree canopy, overload of multi-family units in areas with lower-priced properties, school overcrowding, the effect of higher density on infrastructure, and whether MM will address the issue of housing affordability.

Those concerned about MM feel that Arlingtonians need more time to react to the proposal and to obtain updated housing mar-

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Next Meeting:

Thursday, March 2, 7:30 p.m., On Zoom

Topic: Sparrow Pond Renovation Project

➡ Send an email to zoom@bscl.org to request an invitation to the meeting.



Barcroft News

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Next Deadline: March 15, 2023

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ArNAC Alternate: Deborah Wood

Arlington Civic Fed. Delegates:
Eric Harold, Christopher Hoh,
Randy Swart, Deborah Wood

Alternates: Gary Mason, Daniel Weir

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President's Message

By Matthew Field

Our February BSCL meeting featured a lively discussion of Arlington County's advertisement of a proposed Zoning Ordinance and General Land Use Plan amendment you may have heard of — the Missing Middle. Vice President Daniel Weir walked us through the advertisement (which defines the scope of options the Board can consider at its March meeting) and answered questions about technical aspects of the proposal: what types of housing would be allowed where, how restrictions on development using the proposed ordinance would compare to provisions governing redevelopment into single-family homes, and how current regulations, such as the Chesapeake Bay Preservation ordinance, would apply in the context of Missing Middle development. I want to thank everyone who showed up and shared their views. The discussion was respectful and informed, and definitely of higher quality than one might find in the comments of some local news sources.

Whatever its merits or demerits, the Missing Middle proposal is a reaction to a real issue facing the county: the demand for housing in Arlington is greater than the supply. In some ways that's a good problem to have. It's certainly better than the opposite: property values (and rents) declining because people are leaving the area. It's a sign that Arlington is a desirable place to live.

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President's Message, continued

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Of course, what makes Arlington a desirable place to live is different for everyone. For some, it's the availability of relatively quiet, low-traffic neighborhoods, away from the hustle of D.C. For others, it's the proximity to that hustle and the more urban features of Arlington itself, including neighborhoods in walkable distance to shops and restaurants. Ultimately, though, the demand for housing in the area is probably driven by more fundamental factors, primarily the availability of better jobs than can be found elsewhere. Couple that with limited undeveloped land, and you have a supply issue that forces prices and

rents up within Arlington and development outward into exurban areas.

Preferences regarding how Arlington should act to make sure it remains a desirable place to live as these structural factors continue to bring people to the area are going to be colored by differing ideas of what's best about the county now. However the Missing Middle debate is resolved, these issues are not going to go away. Barcroft today looks much different than it did 100 years ago, when my house was built; I'm sure it will look even more different 100 years from now. I hope we can continue to have productive discussions to guide how we best get there from here. •



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Equal Housing Opportunity

BSCL Membership Offers Many Benefits

By Linda Gaines, Membership Secretary

Neighbors, it is that time of year again when your BSCL membership renewal or new applications are now due. Membership runs with the calendar year. Your membership supports the upkeep of the community house, the 4th of July parade, the newsletter, our monthly meetings with their insightful discussions, and

more. You also get huge discounts on community house rentals.

You can submit your application via the form included on page 5 along with a check or cash to the address noted in the form. You can also submit the form online and pay via PayPal at <https://www.bscl.org/join-or-renew>. Please contact me if you have any questions. •

Missing Middle, continued

Continued from page 1

ket information.

There is a great deal of technical information behind this proposal but the main issue is simple—do we want to change the zoning in Barcroft and Arlington as a whole to allow multiplex housing and increased density as a way to expand housing options to those in the “middle income” category?

Editor’s Note: *The Barcroft School and Civic League Board has taken a neutral stance on the Missing Middle Housing plan. Minutes of the discussion at the February BSCL Community Meeting on the topic were posted on the chatlist and will be available in the “Files” section of the chatlist at <https://bsclchat.groups.io/g/main/files> when they are approved at the next meeting. The Missing Middle Advertisement can be found at <https://www.arlingtonva.us/files/sharedassets/public/county-board/documents/mmhs/missing-middle-ordinance-advertisement-version.pdf#page=15>. Feedback can be given at <https://publicinput.com/t5806>. Arlingtonians*

for Our Sustainable Future (asf-virginia.org) opposes the Missing Middle, and YIMBYS of NOVA (<https://www.yimbysofnova.org/events-advocacy/arlington>) supports it. •

Celebrate Change with First Thought Yoga

As springtime approaches, we welcome a boost of vigor and renewed engagement with others and our surroundings.

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Saturday, March 18, 2023

1:00 - 2:30 p.m.

Onsite: \$30. Online: \$25.

Please register at firstthoughtyoga.com.

www.firstthoughtyoga.com

anna@firstthoughtyoga.com

571.214.8482



2023 BSCL MEMBERSHIP APPLICATION or RENEWAL

January 1, 2023 - December 31, 2023

You may check the current roster at <https://www.bscl.org/membership>. If you don't see your name listed please complete the entire form and return with dues to:

*Barcroft School & Civic League
c/o Treasurer
811 South Taylor Street
Arlington, VA 22204*

Check one: New Member Application Membership Renewal

<input type="checkbox"/> Individual Membership (\$ 5.00)	\$ _____
<input type="checkbox"/> Couple/Family Membership (\$10.00)	\$ _____
<input type="checkbox"/> Additional Tax Deductible Contribution to the Community House Conservation Fund	\$ _____
Total (<i>Please make check payable to BSCL</i>)	\$ _____
Check Number _____	

Name(s): _____

Address: _____ Apt: _____

Home Phone: (____) _____ Cell Phone: (____) _____

Cell Phone: (____) _____

E-Mail Address (s): _____

I/we would like to volunteer to help with:

Snow Removal for Elderly/Disabled

Yard Work for Elderly/Disabled

Barcroft Players

Food Events (*Dinners, Cookouts, etc.*)

Distribution (*Newsletters, Flyers, etc.*)

4th of July Parade and Picnic

Grant Writing

One-Time Efforts (*as they arise*)

Serve on a Committee — Specify which: _____

(*Crime Resistance, Parking, Traffic*)

Other (please specify): _____

Safety Around School Drop-Offs and Pick-Ups

By Louise Shutler

We all want our children and parents to be safe on our streets. As you are probably aware there is a LOT of activity around drop-off and pick-up times on South Wakefield Street at Barcroft Elementary (8:30 to 9 a.m. drop off and 3:15 to 4 p.m. pick-up). There are county posted signs regarding no-parking and no U-turns. They are there to:

- protect pedestrians using the crosswalks, allowing open space for drivers to see who is in the crosswalk,
- allow buses to enter and exit the school loop (they need the space to maneuver),

- and to prevent accidents.

There are also school zone speed limits for both sides of the road approaching and leaving the area.

The no parking signs allow passing traffic to see the crosswalks and children in them. If a car is stopped or parked between them or in front of the driveways – the view of the crosswalk is blocked. (Would you like a car parked in front of your driveway?)

The same rules apply to standing in those areas. The parked or standing vehicle is still blocking the view of crosswalks and exiting vehicles. •

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Neighbor to Neighbor Listings

These listings are free to BSCL members, and run on a space-available basis. The listings run for three issues unless removal, renewal or update is requested. Email listings and renewals to editor@bscl.org.

Private Drum Lessons in Barcroft: All ages/levels either In-Person or Virtual! Local musician offering instruction from Barcroft home studio on 3rd Street South. Fully equipped studio with two full drum sets. Multiple styles--rock, jazz, classical, musical theatre. Lessons can be via Zoom, FaceTime, Google platforms, Skype. References provided. Contact: mitchbassmusic@gmail.com

Pet Sitting: Colin and Emmett (5th-6th grades) are happy to pet sit for your cats or other small animals. Sorry, no dog sitting at this time. We have experience with fostering and pet sitting animals. Call (703)474-2691 and ask for Colin and Emmett or email Lauren.alyssa@gmail.com.

Barcrofter Loki Mulholland Books and Movies: His complete works available (save shipping costs!) and timely, especially the movies dealing with voting and institutional racism. Several kids books too. Great for gifts. Call and come by: Joan Mulholland, 501 South Taylor Street, 703-979-4719. Pay by cash, check, or Venmo. •

First South Arlington Slow Ride Will Be March 25

By Bailey Vanderpoel

The first slow bike ride of 2023 is scheduled for Saturday, March 25. The ride will begin at the Our Savior Lutheran Church front steps and end at our driveway at 4307 9th Street, South. The route will be posted on the South Arlington Slow Riders Facebook group and is suitable for riders 6 and up. Rides start at 4:10 and are a slow pace that everyone can keep up with, ending within 30 to 45 minutes.

Need a tuneup? I have 10 plus years volunteering with Vélocity Bicycle Coop and am experienced ensuring bikes are safe and ready to ride. Please email me ahead of time at Baileyvanderpoel@gmail.com or arrive ear-

ly. I'll be arriving at 3:30 with my tools.

Can't make the ride but interested in the happy hour? The happy hour will begin right after the ride or about 5 p.m. My family will provide refreshments and snacks. A small donation is appreciated but not necessary. •



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Barcroft School and Civic League
800 South Buchanan Street
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The graph below shows inventory levels in the US have continued to drop since the peak in 2008. From 2020 to early 2023 the supply of homes has declined. Hopefully we will see a seasonal inventory increase sooner in 2023 than we saw in the last few years.



If you have questions about home prices or how much equity you have in your current home, 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, www.caseyoneal.com Free Notary for Barcrofters!**