

# The Arlington Connection

Singer Ean Eschenburg belts out the lyrics for the college-aged crowd.

Cover Worthy Kitty  
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Residents React  
To Sweeping,  
Swift Housing Plan  
PAGE 3

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PHOTO CONTRIBUTED

JULY 20-26, 2022

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# Calendar Cover Model: Hollyleaf, Former AWLA Cat

Hollyleaf had an extended stay at AWLA.

BY ASHLEY SIMPSON  
ARLINGTON CONNECTION

Last time we told you about Hollyleaf a year ago, she had been one of the Animal Welfare League (AWLA)'s longest ever cat residents. With her diabetes, she was perhaps misunderstood. Her medical needs were likely intimidating to potential adopters.

At the time The Arlington Connection initially covered Hollyleaf's story, Hollyleaf was being shuffled between foster homes – albeit loving ones – but she had not yet landed in a forever home.

Well, things have certainly changed for Holly over the last year. These days, we are happy to report that she – now around five or six years old – is now a member of a beloved, permanent household in Northern Virginia.

"I had been following her story on the AWLA's Instagram page for a long time," Alyssa, Hollyleaf's adopter, said. "I'd always thought she was so cute, and after the holidays, I realized I just had to bring her home."

And, the AWLA team was incredibly excited with this development – a perfect home for their perfect Hollyleaf.

"We are very happy to report that Holly-

leaf was adopted on Jan. 22nd of this year after being at the shelter for a few days shy of one year," Chelsea Jones, senior communications specialist, said. "Her new mom is totally in love with her and we are thrilled."

Alyssa is also still tickled that she decided to bring Hollyleaf home, which provided the perfect, quiet atmosphere for a cat who needed to finally be the apple of someone's eye.

"Taking her in was one of the best decisions," Alyssa said. "I love her so much and she makes me laugh every day."

What's more is, Hollyleaf's turnaround story doesn't end there.

Not only did she find a home that seemed practically designed for her, but she is also the official cover model of the AWLA's 2023 calendar.

The AWLA calendar, Jones explained, is an annual project to raise money for the non-profit organization.

"We made just a tiny bit under \$20,000 – an amazing effort from our supporters," she said. "The money raised helps care for the thousands of animals that come through AWLA's doors each year, from tiny newborn kittens to injured wild animals and more."

Hollyleaf – once a seemingly unwanted



PHOTO CONTRIBUTED

Hollyleaf snoozing in her new home.

cat – won the main feature status by gaining the most votes in a contest. Hundreds voted for who would be the cover girl, as it turns out, and Hollyleaf was the clear choice.

"Hollyleaf was voted as the winner by hundreds of our wonderful supporters," Jones said. "Essentially, supporters vote for their favorite pets in the contest (and one dollar equals one vote) over a two week pe-

riod, and the pet with the most votes won."

Hollyleaf beat out 113 pet contestants for her position on the cover. Many were AWLA alumni, but many were not – so Hollyleaf had a full spectrum of competition.

"Anyone who entered the contest made it into the calendar," Jones explained. "The cover and month models were chosen by votes, so after the winner [Hollyleaf], the five pets with the next highest votes received full month features."

Hollyleaf's new owner Alyssa was not surprised at all when her resilient cat was named the AWLA's ultimate calendar winner.

"I think she had a devoted fan base on Instagram all along– the way I found her in the first place," Alyssa said. "And I think people were so excited to see her again. I imagine people were so touched by how strong she was. People were just drawn to her story and how much progress she's made."

And it's been amazing progress at that.

"She is doing so well with her diabetes," Alyssa said. "She's so brave about all the treatments and all we have to do with it. I was more scared at first than she ever was – she's super tough."

When it comes to her emotional state of being, Hollyleaf also couldn't be doing any better. She hasn't let her modeling career go to her head, either.

SEE HOLLYLEAF, PAGE 6

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# NEWS

## Allowing Up To 8-Plexes in All Residential Areas

### County Board proposes minor changes to Missing Middle Housing Study.

BY SHIRLEY RUHE  
ARLINGTON CONNECTION

In 2019 Arlington County began a process to address shortfalls in housing supply, fewer options in housing types and rising housing costs. The County announced a framework for a Missing Middle Housing study “to explore if and how missing middle housing could help address Arlington’s limited housing supply and inadequate housing choices.” The announcement said it was starting from a blank slate with no proposed policy or zoning changes.

County staff’s report to the County Board on Dec. 18, 2019, emphasized that neither an across-the-board rezoning, nor an elimination of single-family zoning, would be the right fit for Arlington. “Solutions will need to be context-sensitive — not a one-size-fits-all approach.”

At the end of a lengthy community input process, the County Board announced on April 28, 2022 the results of a study that recommended the Board approve a countywide change from single to multi-family zoning, allowing up to 8-plexes in all residential areas in Arlington that do not already permit it.

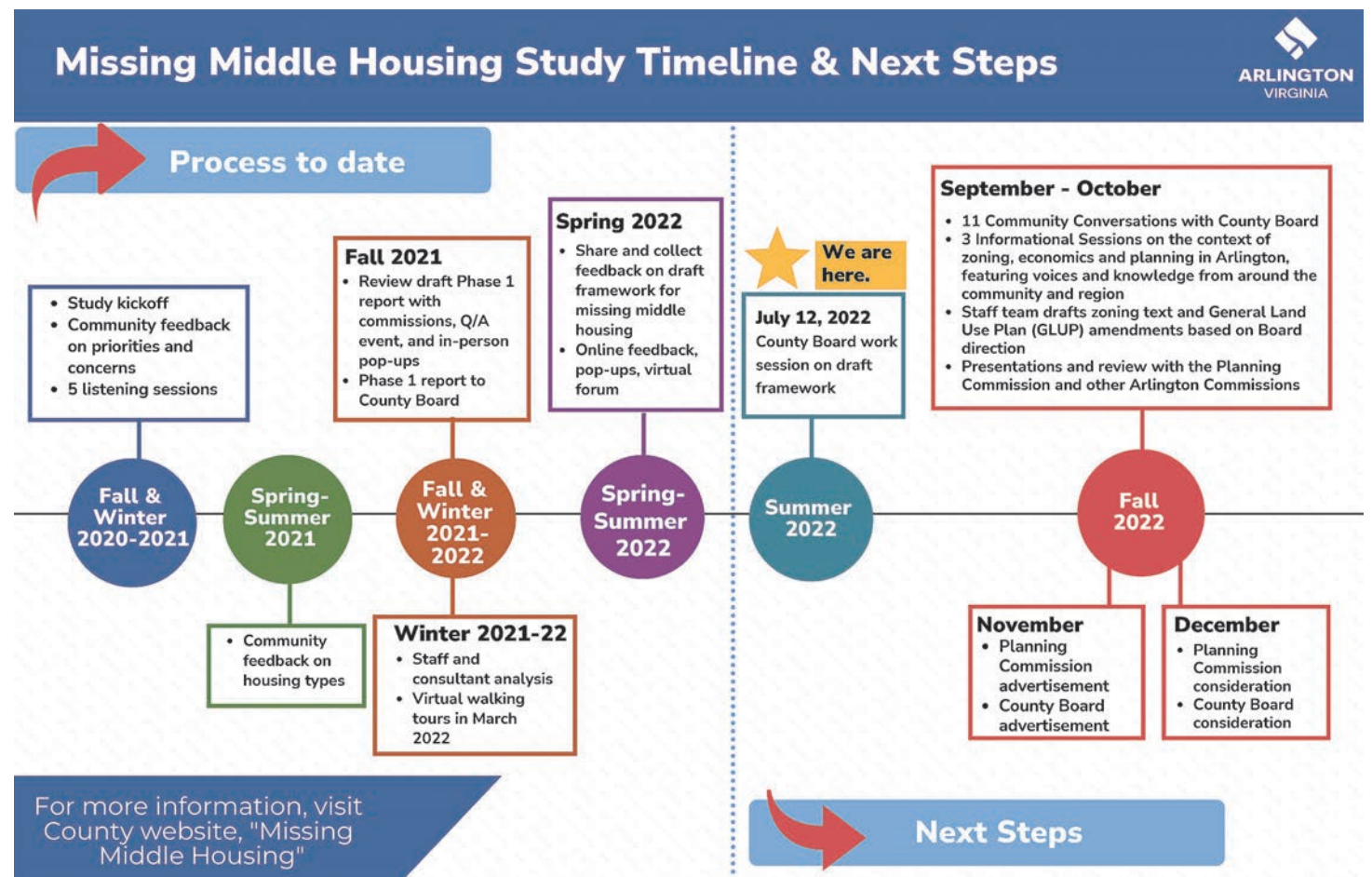
#### Residents are asking, how did this reversal take place?

Katie Cristol, Chair of the Arlington County Board, addressed the technical concern about rezoning. “The Phase Two framework is not an across-the-board rezoning. Rezoning classifies lots or areas from, for example, residential principal use to commercial use or industrial use to institutional use.

“Changing the constraints, such as the density or dimensional standards or legal accessory uses, within a zoning category is a different activity. It is not unusual activity for the Board or the community. Legalizing accessory dwellings, such as granny flats and English basements in residential districts, for example, was not a rezoning but rather a change to density and accessory units ... . Another good example, in which there is a lot of community interest, is changing lot coverage and dimensional standards to reduce the size of a single dwelling that can be built within R-districts. Similarly, that would not be a rezoning.”

At the June 18 County board meeting, opponents and proponents of the missing middle report lined different sides of the room with their signs as they awaited an opportunity to speak in the public comment

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**“My colleagues and I know that housing is not only the most important policy issue facing Arlington County collectively, but also among the most personal issues experienced by residents individually.”**

— County Board Chair Katie Cristol

period. Even though the process of reviewing housing needs had been underway for a couple of years, many Arlingtonians expressed surprise at the outcome of the study. With COVID dictating everyday life, many residents hadn’t paid much attention to the invitations to comment on housing in Arlington. When the results of the study were announced on April 28 and it affected the entire County, many were shocked at the broad implications.

The next step in the process was a County Board working session on July 12 to discuss the community input and the report and make recommendations for any necessary zoning changes. A report of the July 12 changes is included below.

#### Next Phase of Missing Middle Housing Study

On Tuesday, July 12, the Arlington County Board provided feedback to guide the next phase of the Missing Middle Housing Study, including housing types, parking requirements, and building design standards. During a work session with County Manager

Mark Schwartz and staff on Tuesday afternoon, Board members received a presentation summarizing the community feedback received over the past two and a half months and considered key policy questions regarding the next phase of the study.

The work session marked the end of Phase 2 of the study, which was a focused study of specific housing types that sought to balance the community’s priorities and concerns. A draft framework for expanding housing options was released in late April, and the County embarked on a multifaceted public engagement period.

Phase 3 will focus on additional public engagement and the drafting of zoning text and General Land Use Plan amendments, which will be brought before the Planning Commission and County Board for public review in late fall 2022.

Based on community feedback and the policy questions placed before them, the County Board asked County staff to draft zoning text and amendments that could:

- ❖ Allow buildings with 2-8 housing units under two different possible approaches:

One in which existing zoning standards regulate the number of units; and, another in which the number of units would be further restricted based on newly established minimum lot sizes.

- ❖ Specify a minimum required lot size based on the number of units in a building.

- ❖ Allow the option for missing middle housing in all areas zoned only for single-family detached development.

- ❖ Vary parking requirements based on site-specific factors (e.g., proximity to transit, cul-de-sacs, on-street parking availability).

- ❖ Establish design standards for missing middle housing to support compatibility with the surrounding neighborhood.

**MORE:** Work session documents and presentations

<https://www.arlingtonva.us/Government/Programs/Housing/Housing-Arlington/Tools/Missing-Middle/Community-Engagement>

During the work session, the Board and the manager outlined upcoming informational sessions and community meetings to further accept stakeholder opinions and answer questions. “My colleagues and I know that housing is not only the most important policy issue facing Arlington County collectively, but also among the most personal issues experienced by residents individually,” said County Board Chair Katie Cristol. “We are grateful to the many Arlingtonians who

SEE MIDDLE HOUSING STUDY, PAGE 4

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# Minor Changes to Missing Middle Housing Study

FROM PAGE 3

have shared their perspectives on the Missing Middle Housing Study so far and look forward to continuing this dialogue in the months ahead.”

Steps for Phase 3 engagement will take place in September and October and will include 11 Community conversations with the County Board and three Information sessions in the context of zoning, economics, and planning in Arlington, featuring voices and knowledge from around the community and the region.

MORE: View the schedule and next steps <https://www.arlingtonva.us/files/share-datasets/public/housing/documents/missing-middle/timeline-and-next-steps-graphic-mmhs-v2.pdf>

For more information on the Missing Middle Housing Study visit the County website. <https://www.arlingtonva.us/Government/Programs/Housing/Housing-Arlington/Tools/Missing-Middle/Community-Engagement>

## Reactions of Arlingtonians:

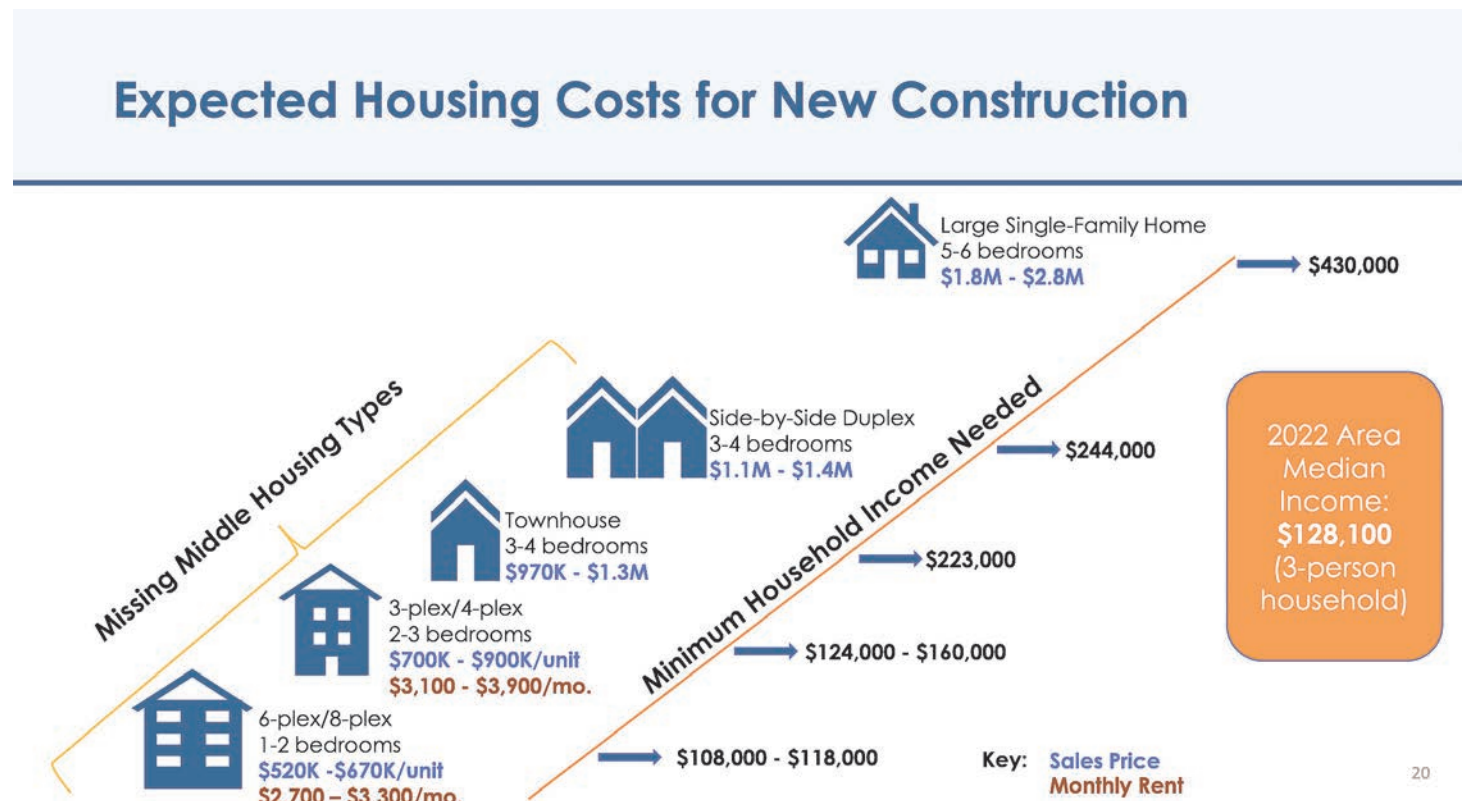
Jane Green, President of YIMBYS (Yes in My Backyard) of NOVA says, “I am pleased they left the majority of the framework in place. It was good not to tie the new units to transportation as some have suggested because that will change.” She is pleased they offer flexibility on parking because it is not one size fits all. “I hope they go no higher than one vehicle per unit.” She wishes the county had looked at the four story option on arterial roads. “We know the 2-on-2 is a popular option.” She doesn’t personally support tying the unit numbers to lot size but thinks it is worth further study.

She says we have 90 years of not allowing this kind of housing. It will take time to change. Missing Middle is an incremental over time approach. “No one is going to take over your place and make it a duplex without your consent. It is really about options. We don’t demand that everyone get the house they want where they want it but right now we need to open up the market more.”

She adds that the inventory of available homes is at a historical low and many more people are looking than places available. She says she wishes people could walk along with someone’s home buying efforts and see what they go through. “I’ve talked to people who are having a really difficult time.”

Green is hoping the Phase III upcoming conversations will bring people together from different sides who can talk to each other. “I’m a little worried. We’ve had some inappropriate behavior from people against the change.”

Peter Rousselet on the leadership team of Arlingtonians for a Sustainable Future (ASF), an anti-density group says, “The



Housing costs for new construction paired with minimum household income needed to afford each housing type (p 20)

**“I am pleased they left the majority of the framework in place. It was good not to tie the new units to transportation as some have suggested because that will change.”**

— Jane Green,  
President of YIMBYS  
(Yes in My Backyard) of NOVA

**“Over the last few weeks more and more people have become aware of the scope and transformative nature of the proposal. Still I believe the vast majority have absolutely no idea this is on the table.”**

— Peter Rousselet,  
Arlingtonians for a Sustainable Future

Board has obviously begun to feel the anger and tension in the community because over the last few weeks more and more people have become aware of the scope and transformative nature of the proposal. Still I believe the vast majority have absolutely no

## Missing Middle Housing Study: Expanding Housing Choice

### Meeting a Wider Range of Housing Needs



Missing Middle Housing term created by Daniel Parolek/Image © Opticos Design, Inc./For more info visit [www.missingmiddlehousing.com](http://www.missingmiddlehousing.com)

idea this is on the table.”

He says the Board made small modifications of things they wanted to learn more about. “They didn’t make any major changes and they didn’t address any of the big macroeconomic issues.” He explained the County doesn’t have plans for the 63,000 new people that are projected between now and 2045 under current zoning. He talks about the gaps in planning. “Those people will need schools, flooding control, and the current infrastructure is inadequate to accommodate these new pressures.” He says we need to understand 10-year implications and how to pay for them before changing zoning to accommodate more people. “We shouldn’t do anything until we have the by-right under control.”

But he doesn’t think he was really sur-

prised. “The County had already signaled to us that they wouldn’t postpone to get more information which the Civic Associations and ASF had requested. And we had also requested a public hearing before their July 12 work session but they refused to change their work schedule so that was a sign.”

Rousselet says of the upcoming community conversations, “They fanned out in the community in 2019. Some of us went. But the conversations were carefully controlled by the organizers without much interaction. The board never envisioned the possibility of not doing anything.”

“As more people learn, anger is building. Some people may lose their cool. They can’t understand how elected representatives

SEE MIDDLE HOUSING STUDY, PAGE 5  
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# Minor Changes to Missing Middle Housing Study

FROM PAGE 4

could have gotten to this point. ASF will continue to reach out and to educate on what is really in this proposal and give our opinion to the County Board.” He thinks that if anger continues to boil over people will find out ways to express their anger. But if enough people find out, there can be fundamental alterations in the proposal.

Julie Lee, President of the Glen Carlyn Civic Association and active in a 14-member Coalition of Civic Associations says, “We are very disappointed they are ignoring the majority of Arlington residents. We believe there will be more development than predicted by the study.” She wonders if it will be disproportionately in S. Arlington where the land is cheaper and it would be more profitable for builders. “They need to look at how to control the geographic dispersion.”

She says she doesn’t know how it will play out. “Our hands are tied. It is an inadequate plan. Why do they have to do it in such a hurry? We want to make sure they do it right.” She says there hasn’t been enough information given to the Board by the staff or by the staff to the Board. “The more people find out, the more upset they get. First they think ‘it won’t impact us in our little neighborhood’ and then they find out it affects the whole county. They’re only now waking up.”

A North Arlingtonian circulated a petition at a neighborhood ice cream social on a recent Friday night. He says the Missing Middle proposal is a gross

**“We are very disappointed they are ignoring the majority of Arlington residents. We believe there will be more development than predicted by the study.”**

— Julie Lee, Glen Carlyn Civic Association

overreach by the County government. “The more you look into the factual basis, the more holes you can poke into it.” And the results of the July 12 working session did little to change the original proposal released on April 28. “It is an unbelievable power grab.”

He thinks there is no detailed plan with foresight on storm drains, for instance, which is a problem in his neighborhood. They barely have a handle on storm drains now without remotely being able to fix what they have.” He says he and his wife saved for 24 years to buy their house in Arlington, all the time commuting from Kensington to downtown jobs. “Everyone doesn’t have to have a home in Arlington right now.”

For more background on the issue see the article “Deliberation on Major Housing Proposal Hits the Homestretch” in the July 6 Connection.

<http://www.arlingtonconnection.com/news/2022/jun/30/deliberation-major-housing-proposal-enters-homestr/> or

<http://connectionarchives.com/PDF/2022/070622/Arlington.pdf> Pages 8-9



PHOTO BY SHIRLEY RUHE/THE CONNECTION

Protest signs scattered across Arlington neighborhoods.

## Rocking Local

BY MIKE SALMON  
THE CONNECTION

**T**he Summer of George, is a local rock band that’s living it up this summer, playing house parties, local bars and a show at UVA, with an unconventional group name that came to one of the members while watching the sitcom Seinfeld. The “George,” is the quirky character George Costanza on the show and it just stuck.

“A lot of people will get it,” said drummer Nick Scyoc. “We’re throwing caution to the wind a lot,” he added.

That caution to the wind may come in the form of a police officer who came to bust up their loud show one time but ended up requesting a song. Or the mob of “young girls” that stormed the stage during their rendition of a Phil Collins tune. Those kinds of things are unplanned but add to the fun. “They kind of charged the stage, young girls hanging all over us,” said vocalist Ean Eschenburg, who kind of laughed it off.

Then there was the time the lead guitarist wrote their hit original “Drinking Smoking,” while he was on the way to



The drummer has a protective screen up, just in case.

Costco. “Sometimes it just clicks,” said Jon Kraft, the lead guitarist and songwriter. It sounds kind of like an Aerosmith song.

Drummer Nick agreed. “Songwriting is very much an evolutionary process, bouncing ideas off each other,” he added. The fourth member of the group is Jakob Markham on rhythm guitar.

It’s clicking for the band though, and they’re having the time of their lives rocking on stage while keeping it local. Eschenburg lives in Burke, Markham in DC, Kraft and Scyoc in Arlington. One time they hired a photographer for publicity, but it didn’t amount to much so social media is the extent of their publicity

**Local rock band is highlighted by Led Zeppelin covers, original songs and George Castanza.**

PHOTOS CONTRIBUTED



Singer Ean Eschenburg belts out the lyrics for the college-aged crowd.

campaign. “Most of the time it’s just my girlfriend with her cellphone,” Eschenburg said.

### On Stage

The Summer of George plays mainly cover tunes and throws in an original when the time is right. The crowds are there to party and there’s a lot of dancing and screaming, but this is life in a rock band, and it’s rarely a problem. Even when the cops come due to the level of noise coming off the stage.

“We always have the cops called on us,” Eschenburg said. One female officer, who was there to quash the noise, ended up requesting a song, “Sex on Fire,” by Kings of Leon.

Led Zeppelin covers are always part of the playlist, and other covers from the 1970s best-of list like Elton John, AC-DC and more recent pop-punk tunes. They throw in a country song occasionally.

“You’ve got to play to these kids what they want,” said Eschenburg.

There aren’t any tours planned anytime soon. They’re keeping it local, avoiding the travel to save money and build a reputation at the bars around the metro area. Word of mouth works well for them so when one nightclub owner likes their show, he tells the other club owners and they fill up their schedule that way.



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## News



Hollyleaf finding the perfect relaxing position in her new home.

## Hollyleaf

FROM PAGE 2

"She's adjusted so well," Alyssa said. "She went from hiding in a closet all day to taking car trips to the beach with me. She's met my friends, my family – who all love to see her – and it's just wonderful to see her come out of her shell."

### Donations Needed for 16 Ice Cream Kittens

Sixteen kittens were brought to AWLA on Saturday night, July 16, at 10 p.m., all sick and in need of medical care. AWLA team stayed at the shelter late into the night to make sure each kitten was comfortable and had any medical needs addressed. Now AWLA needs help to continue caring for the "Ice Cream Kittens" (check out all 16 names below) and make sure they grow up strong, healthy, and ready to find new homes.

All of these kittens have upper respiratory infections, as well as possible ear mites and other infections. All are doing well, but need daily medications, treatment, and more to make sure their health continues to improve. And then when they're older, all sixteen will need vaccines, microchips, and spay/neuter surgeries before they can be adopted. All of that care adds up, especially when the shelter is already completely full and more pets are coming to AWLA every day.

The sixteen Ice Cream Kittens are: Cherry Garcia, Chunky Monkey, Chocolate Chip, Cookie Dough, Butter Pecan, Rocky Road, Mint Chip, Mango Sorbet, Pistachio, Strawberry, Rum Raisin, Banana Split, Sundae, Moose Tracks, Neapolitan, and Cake Batter

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Client Engagement Analyst, Brand Tracker- Corporate Practice sought by Hanover Research Council in Arlington, VA to work closely w/ pool of 40+ B2B & B2C clnts & guide them on transltng resrch findings into actionable recomndatns to build brand & drive marketing strtgies. Communicate Hanover's methdlogicl capability & resrch findings to clnts & provide consultative guidnce. Dsgn & deliver clnt presentations on weekly basis. Collabrte w/ research, sales, product dvlpmnt, data engnrng & other intrnl teams, and sr lvl mngmnt to imprve clnt satisfctn & uncover prodct dvlpmnt opportunities. Requirmnts: Mstr's degree in Marketing, Communications or closly rlted field & 6 mnths' exp in business research design OR Bchlr's degree in marketing, communications or closly rlted field & 5 yrs' exp in business research design. Exp must incld at least 6 mnths in each of the foll: business strategy development; sales experience w/ B2B & B2C industries; Salesforce; Qualtrics; Margin of Error online calculator; Quantitative & qualitative research techniques; primary & secondary research techniques; project & budget management & Tableau. To apply email resume to careers@hanoverresearch.com. Must include job code CEA0722.

Employment	Employment
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Research Director (Education Practice Area) sought by Hanover Research Council in Arlington, VA to identify clnt needs & translte into well-defined rsrch requests. Dsgn custmzd rsrch projects for Higher Ed clnts. Scope & phase out complx multi-phase projects to fit clnt priorities & Hanover expertise. Mnge executn of educatn rsrch projects using variety of methodlgies. Work w/ Hanover's staff from various methdlogicl teams to ensure proper executn of individ rsrch projects. Edit rprts for content, structure & clarity to ensure quality cntrl. Communcte & expln Hanover's methodlgies & findings to clnts. Delivr actionble insights & strategic recommendtns to clnts & ldrshp. Prvde updates to Hanover clnts on on-going rsrch projects. Provide resrchrs w/ guidnce & fdbck on assignmnt projects. Collabrte w/ clnt Solutns staff to dvlp long-term relatnshps & ensure clnts satisfaction. REQ: Mstr's degree in Public Relations, Communications, Business, Social Science or closly rlted field & 6 mnths' exp in market research position or higher ed industry OR Bchlr's degree in Public Relations, Communications, Business, Social Science or closly rlted field & 5 yrs' exp in in market research position or higher ed industry. Exp must incld at least 6 mnths in each of the foll: developing strategic research plans includng defining research project scope, timeline, methodology & deliverables consistent w/ research purposes; Designing, conducting or overseeing & delivering research studies using primary (data analysis, survey, in-depth interview, focus group) & secondary (literature review, industry trends analysis) analysis methods; Overseeing data collection & operations for survey research includng survey instrument design, data collection, survey analysis & data visualization; Supervision of students or staff in management of research projects. To apply email resume & writing sample to careers@hanoverresearch.com. Must include job code RD0722

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## More Than I Bargained For

By KENNETH B. LOURIE



As a longtime homeowner of a historic home, one dating back to the early 1800s, to say there's ongoing upkeep/maintenance required is to state the obvious. What wouldn't be so obvious is the total inability of yours truly, cancer notwithstanding, to do any kind of constructive, presumed-to-be-within-the-man's purview-type repairs. Moreover, home improvement projects and/or any number of garden variety/common sense modifications like adding shelves, changing light switches/adding a dimmer, fixing a toilet, hanging pictures, et. cetera, are also outside of my comfort zone. A zone which barely exists. Nothing too complicated in the scheme of things mind you, but way too complicated for me. In addition, as you might imagine, tools are not my friends. In fact, they are my sworn enemies. If I pick up a hammer or a chain saw (which I do own), I'm more likely to hurt myself than I am to hit my target. I can live with my shortcomings. However, it's becoming increasingly difficult for my wife, Dina, to endure my incompetence.

Aside from my shortcomings, not being able to do anything costs money. And to hire anybody to do these kinds of homeowner tasks costs big money, usually a retail-type of cost to what it might cost compared to what it might cost a more capable homeowner - unlike myself, to do the job himself (wholesale). And other than Ghostbusters, who you gonna call? If you're lucky, you have a referral to somebody reliable and knowledgeable. If you're me, you don't so you have to find some other trusted resource. And that resource amazingly exists online. You simply list your project, your zip code and other pertinent information (cell phone and email specifically) and wait for the feedback. It's almost immediate. Within seconds almost, the plphone rings and/or your email receives - with offers. Within these offers are typically star-type evaluations and comments from previous users of this specific service. It's all, in my limited experience, reassuring and so I've hired these "pros" on multiple occasions and so far, so good. I still feel helpless, but I don't feel directionless - if that's even a word.

But there's a downside. The amount of communication either over the phone or electronically before the job and/or after the job has been completed is relentless. It's nonstop. Initially, there is the solicitation of the job which spawns any number of calls/emails offering. Once you're able to commit and hire the pro, the solicitations don't stop. On occasion, I've received calls/emails for another day or two until my non-reply eventually stops the outreach. It's intrusive enough before the job, but after, it's worse. In the pursuit of feedback, presumably (I've only responded electronically, never on the phone though), the calls continue for days. The caller ID tells me who's calling so I don't have to answer but I still make note - mentally, of who called. I don't tally the calls, but I can tell you, it's been upwards of a dozen over a couple of days - along with emails. I can appreciate that the service wants feedback from the person who hired the pro to post it on their site to educate the public, so to speak, but enough is enough. A good faith effort to contact me is all that's required. If I don't respond after a few calls, leave me be.

Nevertheless, because of this service, I have been able, recently to get out of my own way and let a professional handle the work. And so far, I have had good luck - with a plumber, an electrician, and a gutter/air-duct-cleaning service, to name a few. I feel as if we've made some progress, which as the owner of a historic home (yes designated as such), is a constant battle, one which I have consistently lost - for years. But I don't feel as irresponsible since I have a resource. I still can't do any homeowner-type stuff myself, but I can certainly hire someone. I just wish the cost - literally and figuratively, for the experience was less. Because, unfortunately for me, the demand far outweighs the supply, and the end is nowhere in sight.

Kenny Lourie is an Advertising Representative for The Potomac Almanac & The Connection Newspapers.



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