

Cherrydale Citizens Association meeting November 12, 2025

Call to Order: The meeting convened at 7:02 p.m.

Minutes: The minutes of the September 17, 2025 meeting were approved unanimously.

Elections: The slate of candidates for the 2026 CCA Board were approved unanimously.

Jim Todd, President

Cynthia, Vice President

Dorothy Sauer, Treasurer

Mary Byrne, Secretary

Historical Home Designation Presentation: John McNair from Arlington's Department of Community Planning, Housing & Development made a presentation on the county's [Historical Home Designation Program](#). Highlights:

- Historical home designation is a 'zoning overlay' that gets applied to your house. It does not affect the deed.
- It protects the exterior of the house. You can do whatever you want to the inside.
- Homes must be 50 plus years old.
- The process can take only a few months.
- John McNair is available for questions. His office number is 703-228-3838
- McNair recommends citizens look up the county's [historic and cultural resources plan](#) and learn about the historic resources inventory.

Treasurer's Report: Dorothy Sauer made a treasurer's report. (In file of minutes for this meeting.) Dorothy pointed out that the costs of printing are greater than what we're bringing in through advertising, partly because some advertisers haven't paid up.

- Jim reminded the group that since we don't collect dues anymore, donations are important.

CCA Meeting Dates for 2026: Five meetings are planned for 2026 – January 21st, March 18th, May 20th, September 16th, and November 18th. Members were urged to mark their calendars.

Neighborhood Noise/Traffic/Environment/Safety Issues: Updates from prior meetings included – Melanie Wynkoop reported on the effort to reduce noise disturbances near the car dealerships on Langston Blvd. Highlights:

- The neighborhood advocacy group requested meetings with dealerships to discuss problems.
- The group met with the Toyota general manager who said he would speak with employees again.
- Since the meeting, no more tractor trailers are coming down Quebec St.
- Honda's general manager was unavailable.
- Melanie asks the community to attend "open door" meeting held Mondays with county Board members to request action.
- Legislation, introduced by Del. Rip Sullivan, giving localities more authority to act against loud cars, was enacted but vetoed earlier this year. The legislature did not attempt to override this veto. Del. Sullivan intends to reintroduce the bill during the 2026 session beginning in January. Delegate Patrick Hope supported the bill.

- Alan Gajadhar reported that the Civic Federation agenda includes support for this kind of legislation.
- **A motion was made** to express the CCA's support for State legislation to allow local jurisdictions to take steps to address vehicle noise. The motion was passed with one abstention.
- Margie McKelvey noted that the county board is preparing its priorities in the upcoming legislature. She suggests citizens write to Board members to advocate for Delegate Sullivan's noise bill.

Cynthia Hilton reported for Camille Galdes about continuing noise/traffic, environmental/safety disturbances at Cherrydale Health & Rehabilitation Center (CHRC). Highlights:

- Members were reminded that CCA opposed the county's January 2025 approval of a variance allowing CHRC to build a dialysis unit in the basement without addressing already difficult parking,, traffic, noise, environmental, and safety problems.
- The terms of a 1977 agreement between the county and the developers of the Center state that the county is responsible for the upkeep of the exterior of the building and the grounds. Based on that agreement, neighbors believe the county should be doing more to improve conditions around the facility.
- The CHRC improvement neighborhood group has been going to County Board open door meetings to push the Board, as designated Arlington Health Center Commission "owners" of the site, to develop a traffic circulation plan.
- A recent inspection by the State Department of Health revealed substandard care at the facility, which prompted a new investigation by Medicare/caid in October. She reports that the county says things are ok at the facility now.
- Delegate Patrick Hope, chair of the VA Assembly Health Subcommittee, has been helpful in finding documents supporting neighborhood concerns.
- WTOP ran a story on the issue.

CVNACA: Jim Todd reported progress on incorporating CVNACA into our CCA. A recommendation from the Civic Federation is needed, but first it's necessary to obtain signatures from everyone in that neighborhood. Jim will draft a letter to be delivered to about 40 homes. Maureen Ross volunteered to walk requests around.

Langston Blvd Median Art: Maureen Ross proposed a restoration of the art project in the Cherrydale/Maywood median. Highlights:

- The history of the project was summarized.
- Maureen has been talking with the artist who created the piece. Restoring the work will cost \$2,300.
- Discussion prompted Jim Todd to say a committee would be formed to consider whether the community wants to restore the project or look toward another artistic representation of Cherrydale's values and make recommendations.
- The issue will remain on the agenda at the next meeting.
- Jim will reach out to the county or the arts commission to see what the rules are for restoring public art and who pays for it.

Tree Canopy: Jim Todd reported that county staff are declining to make preserving/expanding the tree canopy a priority, even after encouragement from many civic associations. Jim would like Bill

Richardson, DRCA, as lead on this issue for a coalition of civic associations (including CCA), invited to come and talk to members at our next meeting.

Mary Byrne reported on efforts to preserve an old oak tree on 18th Road. The developer of 1826 N. 18th Road has not been communicative, but it seems he's open to making a change to the design to preserve the tree.

Neighborhood Conservation Plan: Jim Todd discussed efforts to develop a new neighborhood conservation plan. A survey of the community's priorities has been conducted, but the results still need to be compiled.

- Arlington County parks department will pay for park playground improvement in Cherrydale Park.
- That means Cherrydale can choose a new project for the neighborhood improvement program.
- The CCA voted to focus on the southern end of the park to improve the entrance.
- Jim will meet with members with county staff to talk about creating a plaza or micropark there. The challenge is that the space is technically a road.

Langston Blvd Updates: Jim Todd reported on developments along Langston Blvd., including plans for –

The former Walgreens site on Langston Blvd:

- A 13-story apartment building is planned.
- County staff says the plan has come to full stop over stormwater issues.
- The developer is working on new design.
- Next review committee meeting could happen as early as December.

The Leckey Gardens site:

- The nonprofit developer, formerly the Arlington Partnership for Affordable Housing, filed site plans for a 10-story building with 249 committed-affordable units at the current Leckey Gardens site at 2031 N. Woodrow Street behind the Lee Heights shopping center.

CivFed: Allan Gajadhar, CCA's CivFed representative introduced Bob Cambridge, Andy McLeod, Fred Phillips, newly appointed CCA reps from the neighborhood, and updated on the CivFed legislative agenda. Highlights:

- Support for Patrick Hope's bill to allow local communities to change their form of government.
- Support resilience planning for flood control.
- Support the use of noise-measuring devices.

Also happening at CivFed:

- The Coalition of PTAs has joined the CivFed.
- Issues businesses are encountering during shutdown are being considered.
- Initiatives such as pedestrian safety are being studied.

Bob Cambridge encouraged citizens to study Arlington's Comprehensive Plan, including plans for Columbia Pike and Langston Blvd.

Adjournment: The meeting adjourned at 9:00.